

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

**CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING) (PLN250286)
RESOLUTION NO. 26-**

Resolution by the County of Monterey Planning
Commission:

- 1) Considering the Certified Final Revised Environmental Impact Report (SCH. NO. 1995083033) for the September Ranch Subdivision Project and find the approval of 22 inclusionary housing units does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162 and 15164; and
- 2) Approving a Design Approval to allow construction of 22 inclusionary housing units, comprised of two- and three-bedroom single-family residences in a Planned Unit Development, and associated site improvements, including 22 carports.

[PLN250286, CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING), 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan, Assessors Parcel Number: 015-171-019-000]

The CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING) application (PLN250286) came on for public hearing before the County of Monterey Planning Commission on July 8, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
 - 2010 Monterey County General Plan;
 - Carmel Valley Master Plan; and
 - Monterey County Zoning Ordinance (Title 21).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/or regulations of the applicable Monterey County Code (MCC).

- b) Project History. On November 9, 2010 the County of Monterey Board of Supervisors (Board) approved a Combined Development Permit (CDP) (Resolution Number 10-312) for the September Ranch Subdivision Project (HCD-Planning File No. PLN110173-AMD1) consisting of: 1) a Vesting Tentative Map for the subdivision of 891 acres into 73 market-rate residential lots and 22 affordable housing lots (15 inclusionary and 7 deed-restricted workforce housing lots) for a total of 95 residential lots; a 20.2 acre existing equestrian facility and accessory structures related to that use (Parcel E); 300.5 acres of common open space (Parcels A & C); 242.9 acres of public open space for donation/dedication (Parcel D); 250.7 acres of private open space (conservation and scenic easement) on each lot outside of the building envelope; 6.9 acres of open space reserved for future public facilities (Parcel B); annexation to the Carmel Area Wastewater District for sewage disposal; 2) a Use Permit for the public/commercial use of the equestrian center & stables for a maximum of 50 horses and a maximum water use of 3.0 acre-feet per year; 3) a Use Permit for an on-site water system including new wells, backup well(s), booster pumps, water tanks and piping for fire suppression and residents of the subdivision; 4) a Use Permit for removal of a maximum of 819 protected Coast live oaks; 5) an Administrative Permit for up to 100,000 cubic yards of grading in an "S" (Site Plan Review) Overlay Zoning District for subdivision infrastructure and improvements including, but not limited to, development of roads, water tanks, water system, and drainage detention areas; 6) a Use Permit to allow development on slopes greater than 30 percent for affordable housing on Lots 5 through 11, subdivision infrastructure and subdivision improvements; and 7) an Administrative Permit for affordable housing, equestrian center caretaker unit/public office, a tract sales office and a security gatehouse.

On December 8, 2020, the Board approved the Final Map for Phase I of the September Ranch Subdivision which includes dividing 540-acres of the total 891 acres into 40 parcels consisting of 33 conforming lots to be developed with market-rate homes, a parcel for inclusionary housing (Parcel F), the equestrian parcel (Parcel E), public use parcel (Parcel B), open space parcels (Parcel A & D), park parcel (Parcel C), and a parcel for future Phase 2 which may be used for inclusionary housing (Parcel G).

On April 28, 2026, the Board adopted Ordinance No. 5445 and Resolution No. 26-060 to rezone and reclassify the inclusionary housing parcel (Parcel F) of Vol. 24 C&T Pg 70 to reflect its intended uses (affordable housing), as required by Condition of Approval Number 37 of Board of Supervisors Resolution No. 10-312 for the September Ranch Subdivision Project. Pursuant to Condition 37, Parcel F was redesignated to *Residential – High Density 5-20 Units/Acre* and rezoned to *High Density Residential, 5*

units per acre, with Building Site, Design Control and Site Plan overlay (“HDR/5-B-6-D-S”). This enabled the 4.47 acre parcel to be developed with 22 inclusionary housing units, subject to appropriate permitting. This Design Approval authorizes the construction of the planned 22-unit affordable housing project on Parcel F. Therefore, no affordable housing is planned for Parcel G at this time, and implementation of this permit satisfies the affordable housing requirement of the September Ranch Subdivision project.

- c) Project Description. The Carmel Reserve LLC (One Grove Inclusionary Housing) project (project) site encompasses approximately 4.47 acres within unincorporated Monterey County, California (Assessor’s Parcel Number [APN] 015-171-019-000). The project site is located in Carmel Valley, within the September Ranch Subdivision, and is identified as Parcel F in the subdivision, also known as the Inclusionary Housing Parcel. The project, as proposed, allows for the construction of 22 inclusionary housing units composed of 17 two-bedroom units and 5 three-bedroom units (15 inclusionary and 7 deed restricted workforce housing units). Associated site improvements include, but are not limited to, retaining and debris walls, rubbish enclosures, two recreational areas, hardscape pathways, 22 carports, and associated grading and fill. The project includes approximately 11,230 cubic yards of cut and 7,800 cubic yards of fill. The September Ranch Subdivision project was entitled to allow the removal of 1,464 pine trees and 819 oak trees (PLN110173-AMD1). Implementation of this affordable housing project would require the removal of up to 205 Oak trees and 24 Pine trees, which is consistent with the tree removal authorized under PLN110173-AMD1.
- d) Allowed Use. The property currently does not have an address but is labeled as Parcel F in the September Ranch Subdivision (Assessor’s Parcel Number [APN]: 015-171-019-000), Carmel Valley Master Plan. The parcel is zoned High Density Residential 5 units per acre with a Design Control, Building Site, Site Plan Review overlays or “HDR/5-B-6-D-S”, which allows multiple dwellings not exceeding 5 dwelling units per acre, subject to the granting of a Design Approval pursuant to Title 21 Chapter 21.44. The September Ranch Subdivision project was entitled to allow the construction of affordable housing units, with an Administrative Permit (PLN110173-AMD1).
- e) Lot Legality. The subject lot is identified as Parcel F on “Tract No. 1547, September Ranch Phase 1 Subdivision Map”, filed for record in Volume 24, Cities and Towns, at Page 70, and therefore recognized by the County as a legal lot of record.
- f) Design and Visual Resources. Pursuant to Chapter 21.44 of Title 21, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The project is consistent with the requirements of Chapter 21.44 and complies with the applicable

visual resource policies of the General Plan and Carmel Valley Master Plan. See Finding No. 4 and supporting evidence below.

- g) Site Plan Review. Pursuant to Chapter 21.45 of Title 21, the project site and surrounding area are designated as a Site Plan Review District (“S” zoning overlay), which regulates the review of development, by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. Proposed development within the “S” zoning overlay may be allowed, subject to the granting of an Administrative Permit. The Combined Development Permit that was approved by the Board Resolution No. 10-312, which included an Administrative Permit to allow construction of 22 affordable units, 73 market-rate single-family dwelling units, tree removal, and grading in the “S” zoning overlay. No additional Administrative Permit is required for this project. Therefore, the project is consistent with the development standards outlined in Title 21.
- h) Site Development Standards. The project meets all required development standards for the HDR zoning district, which are identified in Title 21 section 21.10.060. Pursuant to Title 21 section 21.10.060, the maximum density is 5 units per acre, and the maximum site coverage is 60 percent. Consistent with the As shown on the attached plans, the site’s density is 4.92 units per acre, and the building site coverage is 48,710 square feet (25 percent). The proposed density and site coverage comply with the underlying zoning requirements.

Pursuant to Title 21 section 21.10.060, the minimum building site shall be “*5,000 square feet unless otherwise approved as a part of clustered residential subdivision.*” However, September Ranch Phase 1A (affordable housing for Parcel F) is a clustered Planned Unit Development (PUD) with building site sizes ranging from 2,339 to 5,780 square feet, as shown on the draft Final Map.

Pursuant to Title 21 section 21.06.060, main structures are limited to 35 feet in height and shall have setbacks of 20 feet (front), 5 feet (side), and 10 feet (rear), unless otherwise noted on the Final Map or a part of a PUD. For PUDs, “*no setbacks from the lot lines are required except as necessary to meet Building and Fire Code requirements, unless otherwise noted on the recorded final map*” (Title 21 section 21.10.060). A Final Map for Phase 1A (Parcel F) is concurrently being processed with this Design Approval and will be considered by the Board of Supervisors summer 2026. The draft Final Map for the inclusionary lots illustrated setbacks of 20 feet for the front (except for less than 20 feet on Lots 1A, 2A, 3A, 4A, 14A, and 15A), 0 feet for the side, and 10 feet for the rear. As shown on the attached plans, the maximum height of the tallest proposed single-family dwellings will not exceed 23 feet 10 inches. Not only is September Ranch Phase 1A a clustered residential PUD, but its draft Final Map also illustrates modified setbacks to

accommodate the proposed affordable units. Therefore, the proposed structures comply with the required setbacks and height.

Pursuant to Title 21 section 21.10.070.A, “*developments in excess of five dwelling units shall provide a trash enclosure area for the residents of the development*”. As shown on the attached plans, every dwelling unit has a trash enclosure, and the plans were reviewed and approved by the Environmental Health Bureau.

Pursuant to Title 21 section 21.10.070.B, “*developments in excess of five dwelling units on a lot shall provide a recreational area for the residents of the development*”. As shown on the attached plans, the project includes two recreational areas, including benches, tables, and recreational equipment for children and teenagers.

Pursuant to Title 21 Section 21.42.030.F, the lots will not be further subdivided.

- i) Parking. Pursuant to Title 21 section 21.58.040, 22 clustered homes are required to provide 2 spaces per 2-bedroom unit, 2.2 spaces per 3-bedroom unit, and 1 guest space for every 4 units or 50.5 parking spaces (45 resident spaces and 5.5 guest spaces). The project will provide 54 parking spaces (22 carports, 16 driveways, 14 on-street, and 2 handicapped spaces), which exceeds the required number of parking spaces pursuant to Title 21 section 21.58.040. Pursuant to Title 21 section 21.58.050.F, residential development in HDR is required to provide at least one covered parking space for each dwelling unit. As proposed, the project provides one covered parking space per residential unit, which satisfies the requirements of Title 21 section 21.58.050.F.
- j) Cultural Resources. According to Monterey County Geographic Information System (GIS), the property is located in an area of high archeological sensitivity, but not within 750 feet of a known archeological resource. An archeological report was prepared by four archaeologists with Archeological Consulting and Research Services, Inc., for the September Ranch Subdivision in February, 1981. This report was prepared in accordance with General Plan Policy and Title 21 section 21.66.050. The report identified a flat area of the subdivision as a possible prehistoric tribal cultural activity area, and no other artifacts were discovered. An Archaeological Report Waiver was requested by the developer for this Design Approval, which was approved pursuant to Title 21 section 21.66.050.C.2.b, given that a previous report for the site was prepared by a qualified archaeologist and clearly and adequately included the proposed development site within its scope of survey. Further, the application of Mitigation Measure 4.10-1 Cultural Resources as part of the Combined Development Permit (Resolution No. 10-312), as well as the County’s standard project condition (Condition No. 3), requires the contractor to stop work if previously unidentified resources are discovered during construction.
- k) Development on Slopes in Excess of 25 Percent. The project is located within the September Ranch Subdivision Project. On November 9, 2010, the Board approved the Combined

Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project, which included a Use Permit to allow development on slopes greater than 25 percent for affordable housing on Lots 5 through 11, subdivision infrastructure, and subdivision improvements. Resolution No. 10-312 incorporated evidence from Resolution No. 06-363, which includes evidence that *“there is no feasible alternative which would allow development to occur on slopes less than 30 percent [prior General Plan policies required an analysis of slopes over 30 percent rather than 25 percent]”*, and that the proposed development on slopes in excess of 25 percent *“better achieves the goals, policies, and objectives of the General Plan and Carmel Valley Master Plan by better meeting policies relating to aesthetics, general land use policies, and residential land use policies of the Master Plan”*. These include siting the proposed development in a manner that minimizes tree removal, impacts to biological resources, ridgeline development, impacts to open space, and visible alterations to natural landforms. Additionally, the development as proposed ensures visual compatibility with the Carmel Valley by minimizing visibility from Carmel Valley Road, ensuring visual compatibility with existing development, clustering the development near existing and natural features to minimize visibility, and preserving visible open space. Therefore, the project is consistent with the development standards for development on slopes in excess of 25 percent, and no additional entitlement is needed in this case.

- l) Biological Resources. As part of the original approval of the September Ranch Subdivision, an Environmental Impact Report (EIR) was certified and considered all potential impacts on nearby resources resulting from construction. A biological report was prepared by Michael Brandman Associates for the September Ranch Subdivision in January 2004. This report was prepared in accordance with General Plan Policy and Title 21 section 21.66.020. The report identified that less than 80 acres (approximately 9 percent) of the vegetation and wildlife habitats within the September Ranch Subdivision will be directly lost or disturbed as a result of the project. As part of the Combined Development Permit (Resolution No. 10-312), Mitigation Measures 4.9-1-14 have been applied to the subdivision to ensure the protection of Biological Resources to the maximum extent feasible.
- m) Tree Removal. As part of the original approval of the September Ranch Subdivision, an Environmental Impact Report (EIR) was certified and considered all potential impacts on nearby resources resulting from construction. On November 9, 2010, the Board approved the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project, which included a Use Permit to allow for the removal of 819 oak trees. As part of the original approval of the September Ranch Subdivision, an EIR was certified and considered the potential impacts of tree removal on forestry and biological resources as a result of construction. A Forest Management Plan was prepared by Vaughn Forestry for Phases 1 and 1a of the September Ranch Subdivision, which

estimated that tree removal would include 1,464 pine trees and 819 oak trees. The proposed project involves the removal of 205 Oak trees and 24 Monterey Pine trees. The proposed tree removal is the minimum required under the circumstances, and the removal will not involve the risk of adverse environmental impacts.

- n) Inclusionary Housing. As part of the original approval of the September Ranch Subdivision, the Board approved the Combined Development Permit (Resolution No. 10-312), which included the applicant submitting and entering into an “Inclusionary Housing Master Development Agreement” as part of the project approval. The project has been conditioned to ensure that the final and amended “Inclusionary Housing Master Development Agreement” pursuant to Condition No. 48 in Board Resolution No. 10-312 is required.
- o) Land Use Advisory Committee. The project was reviewed by the Carmel Valley Land Use Advisory Committee at the February 17, 2026, meeting, where the committee unanimously recommended the project for approval (6 ayes, 0 noes, and 1 absent).
- p) The project planner reviewed the application materials, plans, and County GIS records to verify that the proposed project on the subject parcel conforms to the applicable plans and Monterey County Code.
- q) The project planner and HCD staff conducted site inspections on January 23, 2026 and reviewed the project site’s satellite imagery to verify that the project on the subject parcel conforms to the plans listed above.
- r) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250286.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cypress Fire Department, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and HCD-Housing. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify that the project conforms to the applicable plans and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - b) The following technical reports were prepared for this property and are applicable to the proposed development:
 - “Geotechnical Investigation Report” prepared by Kimley Horn. May 2024 (County of Monterey Library No. LIB230214)
 - “Water System Engineer’s Report” prepared by Scaaf & Wheeler. July 2022 (County of Monterey Library No. LIB260010)

- “Arborist Report” prepared by Patric Krabacher. December 2025 (County of Monterey Library No. LIB260009)

Upon independent review, staff concurs with the conclusions of the report. There are no physical or environmental constraints that render the site unsuitable for the proposed project.

- c) Stormwater Control. As a part of the Combined Development Permit that was approved by the Board Resolution No. 10-312, the project is required to submit a comprehensive drainage and stormwater control plan pursuant to Condition No. 89 in Board Resolution No. 10-312.
- d) The project planner and HCD staff conducted site inspections on January 23, 2026 and reviewed the project site’s satellite imagery 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 the Monterey County HCD - Planning for the proposed development found in Project File PLN250286.

3. 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 Monterey County 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 January 23, 2026 to verify that the site has no violations.
 - c) There are no known violations on the subject parcel.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN250286.

4. FINDING: **DESIGN/VISUAL SENSITIVITY** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) Design, Material, and Colors. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. This project has been referred to the Planning Commission pursuant to Title 21 section 21.44.040.E as the Planning Commission is the Appropriate Authority “*to consider Design Approval application for those structures which have the greatest potential to impact public views, such as structures along scenic highway or road corridors..., or which may have a substantial adverse visual impact from common public viewing areas.*” Carmel Valley Master Plan Policy CV-1.1

requires that development follow a rural architectural theme to preserve the rural character of Carmel Valley. Policy CV-1.20 of the Carmel Valley Master Plan requires that materials and colors be consistent with the rural character of the valley and be compatible and appropriate for the immediate surrounding area. Condition No. 28, associated with Resolution No. 10-312, specified that the Commission shall make “*final approval*” of the inclusionary and workforce housing units and ensure that these structures “*follow a rural design & maintain compatible design consistency with the surroundings in keeping with the old farmhouse & equestrian center*”. Consistent with these policies, the project includes a design that incorporates natural stone and wood materials in a 21st-century material-based design that incorporates farmhouse elements, which include clean lines and natural materials that mimic the surrounding natural and rural environment. The project is consistent with the surrounding rural Carmel Valley Road character. Colors include cement plaster walls, bronze aluminum doors, and windows. These colors mirror the washed-out, rural nature of the Carmel Valley and ensure they blend in and disappear into the surrounding landscape. Materials include beige Carmel stone veneer, rustic weathered wood, wood board, and corrugated weathering steel. The project incorporates dynamic groove wood patterns that evoke the appearance of the native oak woodland, and stone that mirrors the natural white and tan stone outcroppings and cliffs on the site.

Compliance with General Plan Policy LU-1.13 and Carmel Valley Master Plan Policy CV-3.17 will ensure that all exterior lighting (street lighting and residential development) is downlight and will minimize off-site glare. Additionally, the lighting will be unobtrusive and harmonious with the local rural character and will be constructed and located in a manner to illuminate only the intended area. As a part of the original approval of the September Ranch Subdivision, the Board approved the Combined Development Permit (Resolution No. 10-312), which included Condition No. 12, to ensure compliance with the County’s exterior lighting standards.

- b) Visual Resources. The proposed project is not located in an area of high visual sensitivity and, as sited, designed, and conditioned, will not result in adverse visual impacts. Carmel Valley Master Plan Policy CV-3.2 requires that public vistas “*shall be provided and improved*”. Carmel Valley Master Plan Policy CV-3.3 requires that development not be allowed to significantly block views of the viewshed or distant hills as seen from key public viewing areas. Carmel Valley Master Plan Policy CV-3.4 requires that alterations to hillsides and natural landforms shall be minimized through sensitive siting and design. The project site will create alterations to hillsides and natural landforms; however, these alterations are intended to ensure that the project is minimally visible from Carmel Valley Road and to protect on-site biological resources. The proposed dwelling units are clustered on the site to minimize their impact on the public viewshed from Carmel Valley Road. During

staking and flagging, a small portion of the development was visible while driving south on Carmel Valley Road. However, this portion of the development will be minimally visible and substantially screened by the site's natural topography and tree cover. Further, from this vantage point, the introduction of the project as designed would not substantially degrade the semi-rural, vegetated viewshed, as the development is complementary and consistent in height, bulk, and mass with the surrounding development. No other scenic resources identified within the General Plan or Carmel Valley Master Plan are within proximity to the project site where the proposed residential development would interfere with the viewshed. The topography and vegetation between the project site and the area's scenic resources, and the scale and design of the proposed development, will ensure that the project will have a less-than-significant impact on scenic vistas.

- c) Staff conducted a site inspection on January 23, 2026 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 the Monterey County HCD - Planning for the proposed development found in Project File PLN250286.

5. FINDING:

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

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cypress Fire Department, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and HCD-Housing. . Conditions have been recommended, 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) Sanitary sewer services would be provided by Carmel Area Wastewater District (CAWD). CAWD has provided a can and will serve and has approved the revised project plans pursuant to a December 21, 2023, letter. Cal-Am will provide potable water through a Future Wheeling Agreement, pursuant to a June 9, 2023, letter from Cal-Am. This Future Wheeling Agreement, which is included as a condition of approval associated with the September Ranch Subdivision (Condition No. 40 associated with PLN110173-AMD1), will allow the September Ranch water system to deliver up to 57.21-acre feet per year (AFY) to Cal-Am for treatment at its offsite treatment plant. Further, the project has Condition No. 11-14 applied to ensure that all appropriate water system permits, improvements, and agreements are obtained as required pursuant to

the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project.

- c) Fire Hazard Severity Zone. According to Monterey County Geographic Information System (GIS), the property is located in a “Very High” State Responsibility Fire Hazard Area. The project is located within the September Ranch Subdivision Project. On November 9, 2010, the Board approved the Combined Development Permit (Resolution No. 10-312) for the September Ranch Subdivision Project. All new structures and utility infrastructure are required to include fire safety requirements, such as fire-residence rating and fire protection systems in accordance with Title 18 section 18.14.080. A Fuel Management Plan will be prepared for the September Ranch Subdivision Project and will be required prior to the approval of the Final Map for the September Ranch Subdivision Project. Therefore, the project would not require installation or maintenance of infrastructure or utilities that would exacerbate fire risk, and impacts would be less than significant.
- d) Staff conducted a site inspection on January 23, 2026 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN250286.

6. FINDING: CEQA (Previously Certified Environmental Impact Reports (EIRs): The project was analyzed in a previously certified Environmental Impact Report (EIRs) and Addendum (SCH # 1995083033).

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines sections 15162 and 15164 allow a project that was analyzed in a certified Environmental Impact Report (EIR) and Addendum to consider the certified EIR when the circumstances of the project are the same.
 - b) On November 9, 2010, the Board certified the Final Revised Environmental Impact Report (FEIR) (SCH No. 1995083033) for the September Ranch Subdivision as memorialized in Board Resolution No. 10-312. The project scope of the EIR and Addendum analyzed the subdivision of 891 acres into 73 market-rate residential lots, 22 affordable housing units, a 20.2-acre existing equestrian facility, and 794.10 acres of open space. Other appurtenant facilities and uses would include separate systems for the distribution of potable water, water tanks for fire suppression, a sewage collection and treatment system, a wastewater treatment system, a drainage system, internal road circulation, common open space, a tract sales office, and a security gate. Site improvements would also require approximately 100,000 cubic yards of grading, tree removal, and grading on slopes in excess of 30 percent. The EIR evaluated project impacts on biological resources, cultural resources, water quality, air quality, geology, traffic, flooding, the existing surrounding community, and cumulative effects of the project.

- c) The proposed project is consistent with the inclusionary housing development and associated site improvements that were anticipated for the subdivision at this site, and analyzed in the Certified EIR (SCH # 1995083033). The inclusionary housing development does not have substantial changes in the project that would result in new significant environmental effects or a substantial increase in the severity of the project impacts identified in the Certified EIR. The inclusionary housing development does not have substantial changes with respect to circumstances, and there is no new information that was not known and could not have been known at the time the previous EIR was certified that is of substantial importance. There is no change to the September Ranch Subdivision project resulting from this affordable housing project that would require new environmental analysis or warrant a subsequent EIR. Therefore, the project does not require any additional environmental review, and the project is consistent with the analysis of SCH No. 1995083033 pursuant to CEQA Guidelines section 15162
- d) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250286.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Board of Supervisors. Pursuant to Section 21.80.040.D of the Monterey County Code, the project is subject to appeal by/to the Board of Supervisors because it requires the Planning Commission to make a discretionary decision.

DECISION

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

- 1) Consider the Certified Final Revised Environmental Impact Report (SCH. NO. 1995083033) for the September Ranch Subdivision Project and find the approval of 22 inclusionary housing units does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162 and 16164; and
- 2) Approve a Design Approval to allow construction of 22 inclusionary housing units, comprised of two- and three-bedroom single-family residences in a Planned Unit Development, and associated site improvements, including 22 carports.

All in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of July 2026.

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____

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

NOTES

1. This permit does not authorize any development, land disturbance, or construction.
2. This permit expires 3 years after the above date of granting thereof unless use is started within this period.

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County of Monterey HCD Planning

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

PLN250286

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN250286) allows 22 inclusionary housing units comprised of two- and three-bedroom single family residences in a Planned Unit Development, including 22 carports, and associated site improvements. The property is located at an unassigned address (Assessor's Parcel Number 015-171-019-000), 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 Design Approval (Resolution Number 26-) was approved by the Planning Commission for Assessor's Parcel Number 015-171-019-000 on July 8, 2026. The permit was granted subject to 12 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. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congestion/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

Names and contact information (primary and secondary) of parties responsible for the project during construction.

Summary table including:

Types of construction vehicles and the number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc.) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc.) where no parking, stockpiling, or construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts, including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling. Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impeding on the travel lane of access roads. Construction vehicles shall be encouraged not to park directly in front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.

2. On-going through construction phases, Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

6. EHSP01 – WATER SYSTEM PERMIT (NON-STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain approval for a water system permit from the State Water Resources Control Board – Division of Drinking Water (SWRCB-DDW).

Compliance or Monitoring Action to be Performed: Prior to operation of the water distribution system, the applicant shall provide documentation to the EHB that a water system permit has been approved by SWRCB-DDW. Prior to filing the final map for each subsequent phase of the subdivision, the applicant shall provide documentation from SWRCB-DDW indicating that a valid water system permit is in place.

7. EHSP02 – WATER SYSTEM IMPROVEMENTS: STATE PERMITTED SYSTEM (NON-STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet the California Waterworks Standards (Title 22 of the California Code of Regulations), relevant sections of Title 17 of the California Code of Regulations pertaining to cross-connection control, and the Residential Subdivision Water Supply Standards. Each well and all individual connections shall be metered. Submit engineered plans for the water system improvements, including plans for the exchange of untreated water from the September Ranch well located on Parcel H with the off-site Begonia Treatment Plant within the Cal-Am Water Company – Monterey water system (State Water Resource Control Board – Division of Drinking Water (SWRCB-DDW) Water System No. 2710004).

Compliance or Monitoring Action to be Performed: Prior to construction of the water distribution system, the applicant shall submit engineered water system improvement plans to SWRCB-DDW for review and acceptance and to the Environmental Health Bureau. Submit documentation to the EHB confirming that the plans are acceptable to SWRCB-DDW.

8. EHSP03 –MEMORANDUM OF UNDERSTANDING (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Applicant (referred to as Carmel Reserve, LLC) previously entered into a Memorandum of Understanding (MOU) with California American Water Utilities ("Cal-Am) to provide operation and management services for the water system, dated July 8, 2020. The MOU shall be amended or replaced as appropriate to reflect the exchange of untreated water from the September Ranch well located on Parcel H with the off-site Begonia Treatment Plant within the Cal-Am Water Company – Monterey water system (State Water Resource Control Board – Division of Drinking Water, System No. 2710004), and to specify operational oversight and ownership of the water system facilities and sources.

Compliance or Monitoring Action to be Performed: Prior to construction of the water distribution system, the applicant shall submit a draft of an amended or replacement MOU to the Environmental Health Bureau (EHB) and County Counsel for review and approval. The applicant shall execute the County approved MOU and submit a copy to the EHB

9. EHSP04 – FIRE FLOW STANDARDS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.

Compliance or Monitoring Action to be Performed: Prior to construction of the water distribution system, applicant shall submit evidence to the Environmental Health Bureau that the water system improvements have been approved by the local fire protection agency.

10. EHSP05 – WATER DISTRIBUTION SYSTEM EASEMENTS (NONSTANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Water distribution and access easements shall be established for any portion of the water system that is not situated within a lot or easement established by the Phase 1 subdivision map.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit(s) on individual lots, the applicant shall provide evidence to the satisfaction of the Environmental Health Bureau that water distribution and access easements have been established.

11. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

12. Housing001 - Inclusionary and Workforce Housing

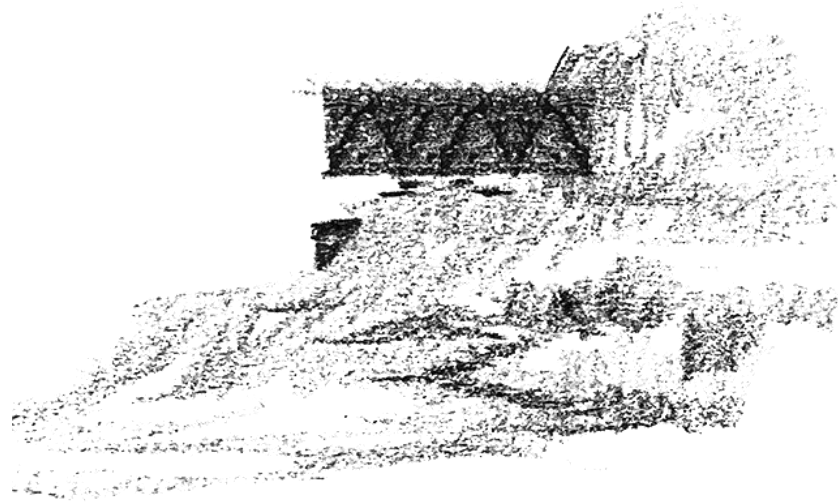
Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the recordation of the Final Map or issuance of the first building permit, the Applicant and County shall amend the recorded Inclusionary Housing Agreement (Master Developer – Inclusionary and Workforce 1 Units) recorded to satisfy PLN050001 & PLN110173 Condition of Approval 48. The amendment is necessary to clarify the number of 2- and 3-bedroom units required by level of affordability. Section 6 of the recorded Agreement requires a minimum of 5 3-bedroom units and Exhibit B of the Agreement implies that 2- and 3-bedroom units are required for each affordability level. The amendment shall indicate a minimum number of 3-bedroom units that will be marketed to moderate-income households.

Compliance or Monitoring Action to be Performed: The applicant and the County need to execute and record an amendment to the Inclusionary Housing Agreement (Master Developer - Inclusionary and Workforce 1 Units) that clearly specifies how the 5 3-bedroom units will be allocated between moderate-income and workforce-income levels of affordability.



ONE GROVE INCLUSIONARY HOUSING



11.2025

ONE GROVE DESIGN AESTHETIC



RURAL-AGRICULTURAL ARCHITECTURE
ONE GROVE INCLUSIVITY CENTER | CARROLL COUNTY, MD
DESIGNED BY BAR, 2022



A RURAL-AGRICULTURAL ARCHITECTURAL THEME



BAR architects A4.00

ONE Grove's design aesthetic was taken from the design guidelines of the market rate Housing to ensure cohesiveness across the development.

Key attributes brought into the design are:

- *"rural character and landscape preservation"*
- *"modern in expression that shall relate to the Northern California regional traditions"*
- *"low impact development"*

ONE GROVE MATERIAL INSPIRATION



CARMEL STONE VENEER WALLS



CORRUGATED WEATHERING STEEL
ROOFING AND WALL PANELING



WOOD TONGUE AND GROOVE SOFFIT



WOOD BOARD AND BATTEN SIDING



INTEGRAL COLOR CEMENT PLASTER WALLS



MEDIUM BRONZE EXTRUDED ALUMINUM
DOORS AND WINDOWS WITH LOW-E GLAZING

MATERIALS PALETTE

ONE Grove's design was inspired by the materials identified in the market rate design guidelines:

- 1) Slanted barn roofs*
- 2) Carmel stone*
- 3) Rustic wood*
- 4) Weathering steel*
- 5) Plaster*

MATERIALS PALETTE
ONE CARMEL EQUINE CENTER | CARMEL BY THE SEA, CA
DECEMBER 1, 2022

BAR architects A4.10



MATERIAL INSPIRATION



SITE PHOTO



SITE OAK TREE PATTERN



UH61



UH89



UH58



UH92



UH94



UH92

DYNAMIC GROOVE WOOD PATTERN

MATERIAL INSPIRATION



SITE PHOTO



Carmel Stone-Dry Stack

Carmel Stone-Mortar Set

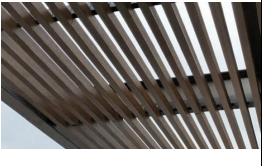
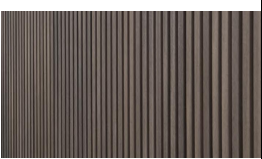


Keep Stonework Designs Simple And Traditional In Character.



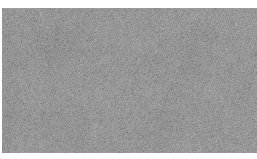
CARMEL STONE INSPIRED

MATERIAL BOARD

No.	Name	Illustration	Location	Brand	Color	Specification
1	Metal Roofing(Stan ding Seam)		Roof	AEP Span	Slate Gray	Zincalume Steel Width: 12" Panel Height :1-3/4"
2	WPC Ceiling Slats		Eaves	NewTech Wood (or equivalent)	Weathered Cliff	1-5/8"-Width
3	Fluted WPC Cladding		Elevations	NewTech Wood (or equivalent)	Weathered Cliff	7-3/4"-Width
4	Flat WPC Cladding		Elevations	NewTech Wood (or equivalent)	Weathered Cliff	5"-Width
5	Aluminum Composite Panel		Eaves/ Entry Area/ Balcony Area	ALUCOBOND (or equivalent)	Metallic Anthracite	4mm- Thickness

Exterior Lighting :

	Model	IP Rating	Brand	Color	Specification	Size	Certificated
	GKW3-S6565	IP65	XRZLux	Black	LED 3000K 36Vdc 15W-350mA	L3"*W3"*H12"	UL

No.	Name	Illustration	Location	Brand	Color	Specification
6	Stucco		Elevations	Merlex Stucco (or equivalent)	Slate Gray	3-coat System Light Sand Float
7	Manufactur- ed Stone		Elevations (Ground Floor)	Coronado Stone Products (or equivalent)	Weathered Taupe	Random ashlar Stone width≈8"-16"
8	High Thermal Insulation Windows	 	Elevations	NanaWall (or equivalent)	Slate gray	Framing :Thermal Break Aluminum, Glazing: 5mm Double Low-e Coating Tempered Glass +12Argon Warm Edge Strip + 5mm Low-e Tempered Glass + 12Argon Warm Edge Strip + 5mm Tempered Slate gray Glass.
9	Glass Guardrail		Balcony	InvisiRail (or equivalent)	Clear Glass	5+5 Laminated Glass
10	WPC Fencing		Fence	NewTech Wood (or equivalent)	Weathered Cliff	5"-Width

MATERIAL BOARD

LANDSCAPE LIGHTING – PATHWAY LIGHTS:

NLS
LIGHTING

TYPE : XB

TRAC 1

ARCHITECTURAL

LED Wattage Chart	
DRIVE CURRENT	16L
400 milliamps	21W (2412-2596 Lumens)
530 milliamps	28W (3508-3776 Lumens)
700 milliamps	36W (4385-4720 Lumens)
1050 milliamps	56W (6022-6482 Lumens)

FORM

- Elegant Rectilinear Extruded Aluminum Housing
- Corrosion Resistant Stainless Steel External Hardware
- Sleek, Low Profile Housing
- Spec Grade Performance
- Engineered For Optimum Thermal Management
- Anchor Base Plate For Easy Installation
- 8 Architectural Finishes Standard, RAL Colors Available

FUNCTION

- Micro Optics IES Distributions T2, T3, T4, T4FTW, T5, T5W
- 0-10V Dimming Drivers THD @ Max Load < 15% Power factor @ Max Load < 0.95
- Amber, Amber/PC, 2700K, 3000K, 3500K, 4000K, Or 5000K
- 16L LED Configuration
- 21-56 Watts (Single Head Wattage)
- CRI 70, 80, or 90
- Extruded Aluminum Heat Sink
- 5 Mils Powder Coat
- Aluminum Pole .250 Wall

RELIABILITY

- Silicone Micro Optics
- 5 Year Standard Warranty
- IP67 Optics
- Reduces Energy Consumption And Costs Up To 65%
- Dark Sky Approved

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

LANDSCAPE LIGHTING – POLE LIGHTS IN PARKS:

Shielded bollard - Asymmetric

BEGA

Application

The fully shielded design of this bollard provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation. DarkSky Approved (2700K and 3000K only)

Materials

Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Zinc plated carbon steel anchor bolts with template
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 12.8 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	11.5W
System wattage	15.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1650 lm
LED service life (L70)	60000 hrs

LED color temperature

- ☐ 4000K (K4)
- ☐ 3500K (K35)
- ☐ 3000K (K3) (DarkSky Approved)
- ☐ 2700K (K27) (DarkSky Approved)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

☐ Black (BLK)	☐ Bronze (BRZ)
☐ Silver (SLV)	☐ White (WHT)
☐ Natural Bronze (NTB)	☐ RAL:
☐ CUS:	

Type: TYPE: XA

BEGA Product:

Project:

Modified:

Available options

☐ 70895	Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS	Custom finish
☐ FRO	Frosted lens
☐ MGU	Marine grade undercoat
☐ NTB	Natural bronze (premium finish)
☐ RAL	RAL Classic, matte finish

Included (available for pre-shipment)

☐ B79817	Anchorage kit
---------------------------------	---------------

Shielded bollard - Asymmetric

LED	A	B
B64238	11.5 W	6 1/4 37 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com Updated 09/12/25

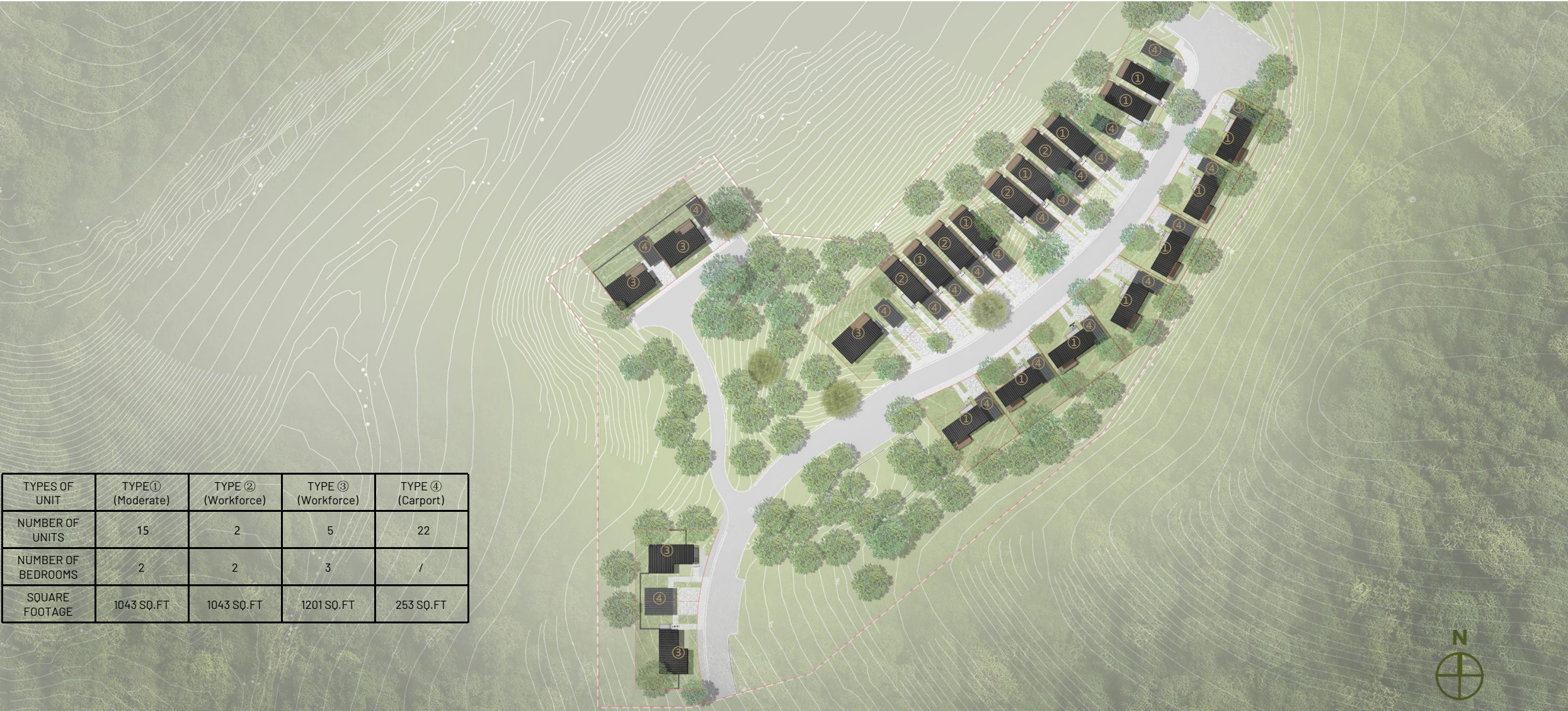
ONE Grove Inclusionary Housing

-6-

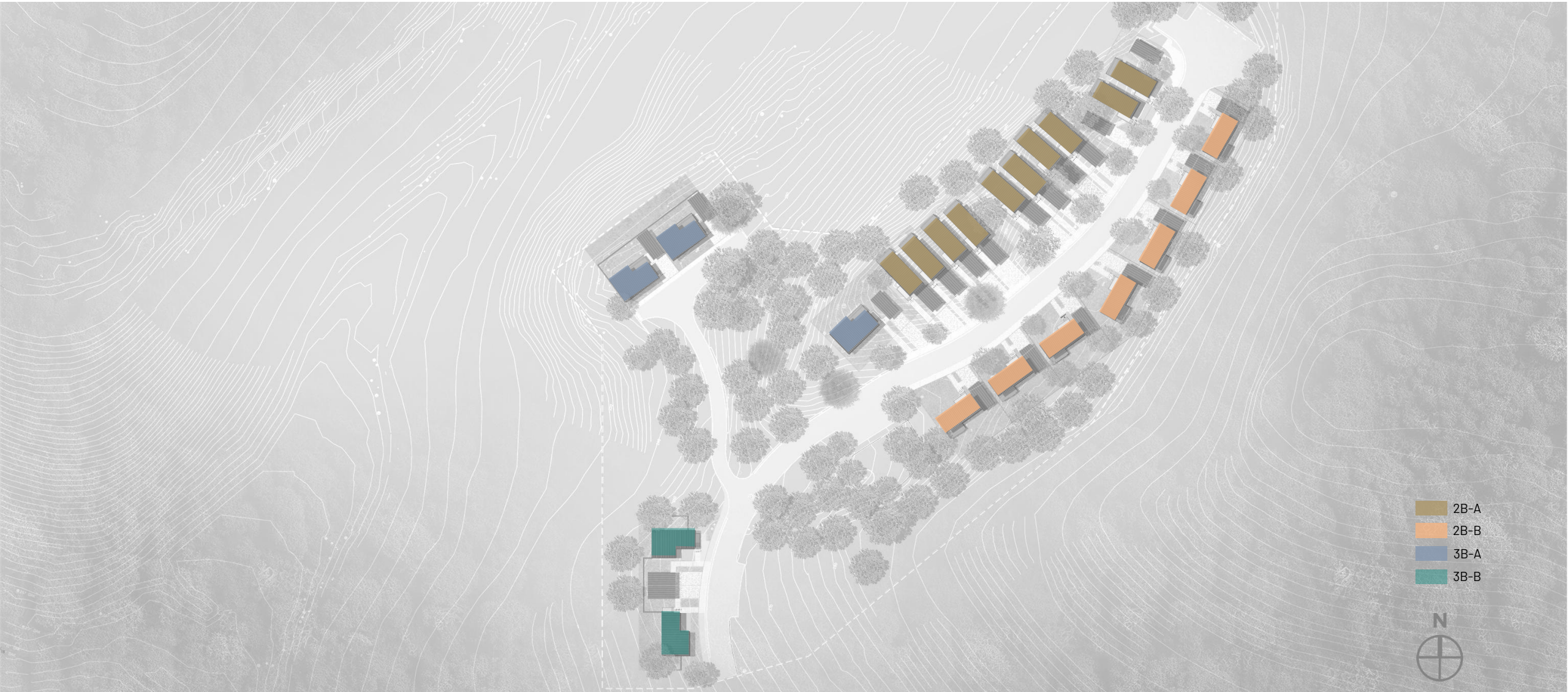
LIVELARGE

LADC
DESIGN • BUILD • MANAGEMENT

SITE PLAN



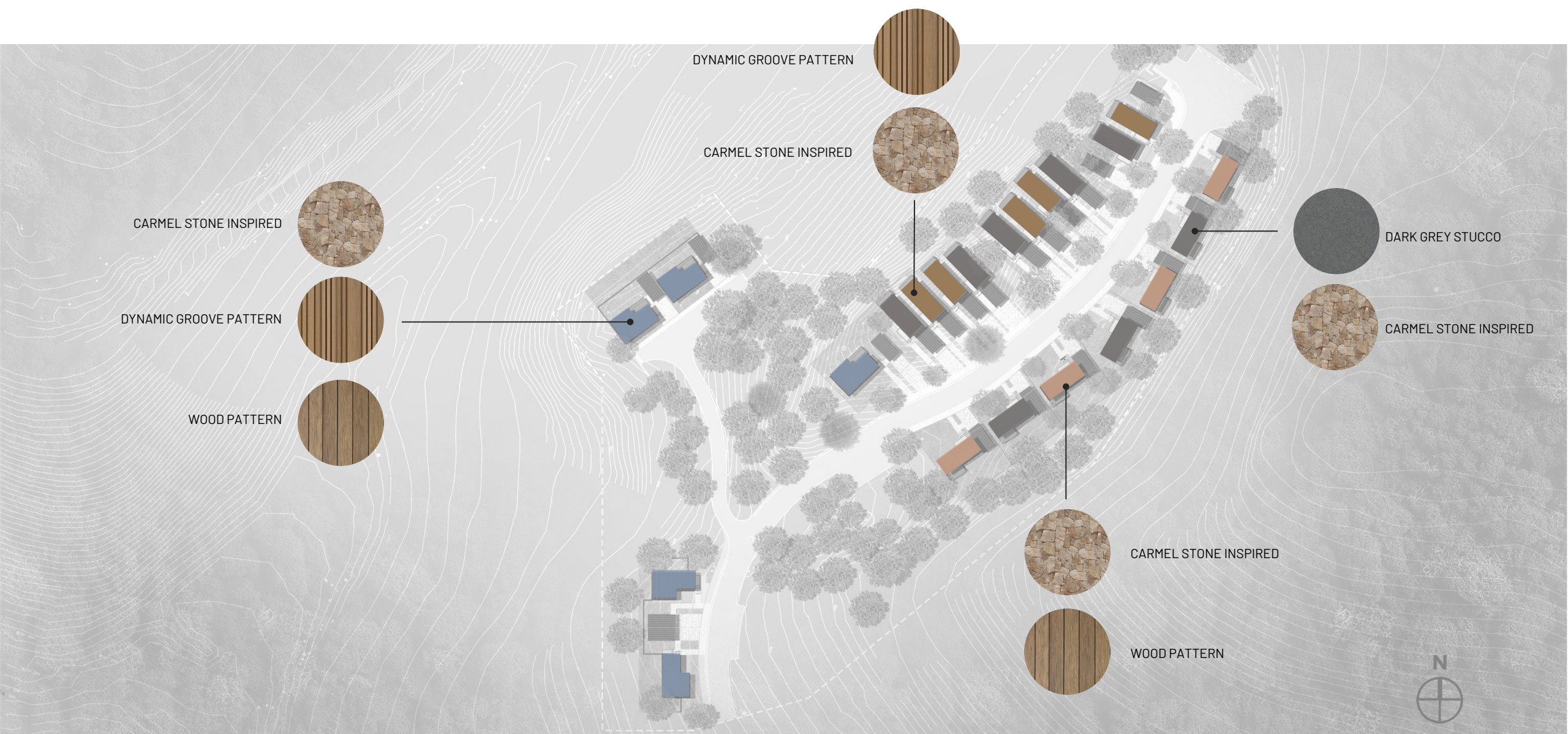
FLOOR PLAN TYPE ANALYSIS



- 2B-A
- 2B-B
- 3B-A
- 3B-B



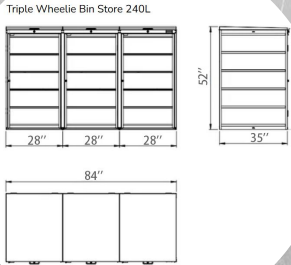
FACADE MATERIAL TYPE ANALYSIS



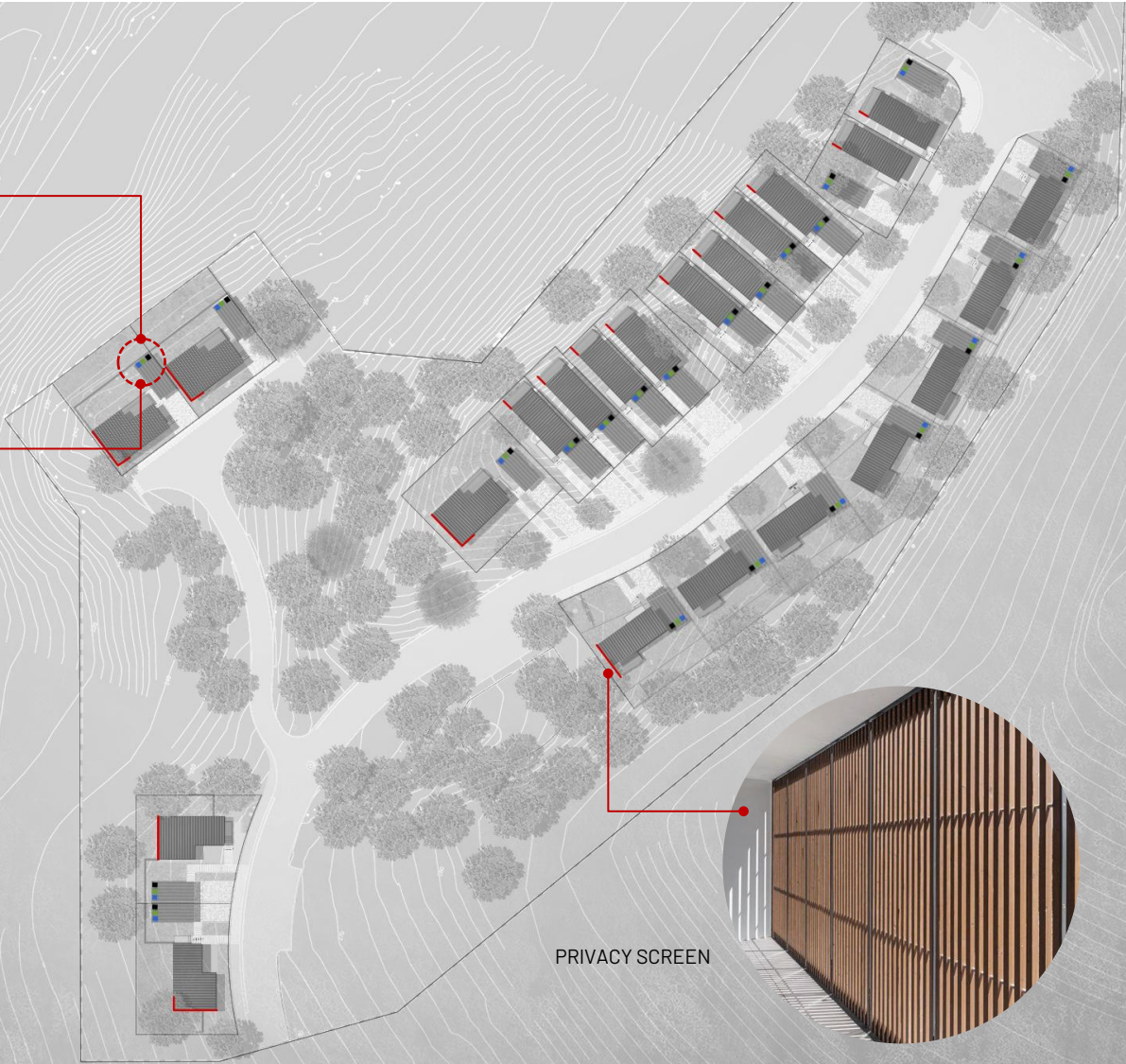
TRASH ENCLOSURES & PRIVACY SCREENS

ADD SCREENING
BEHIND TRASH ENCLOSURE

BLACK METAL
TRASH ENCLOSURE



SPECIFICATION

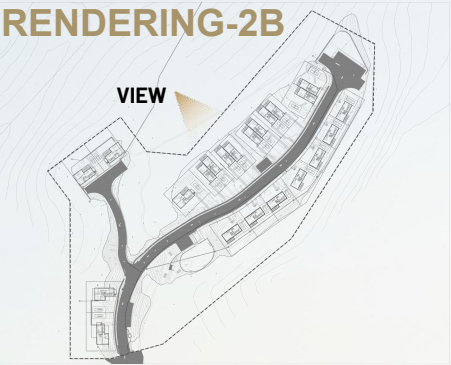


PRIVACY SCREEN

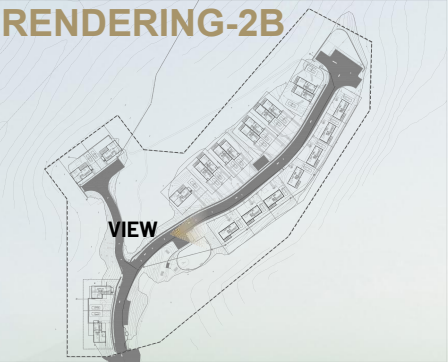
- BLACK GARBAGE CART
- GREEN ORGANICS CART
- BLUE RECYCLING CART
- PRIVACY SCREEN



RENDERING-2B

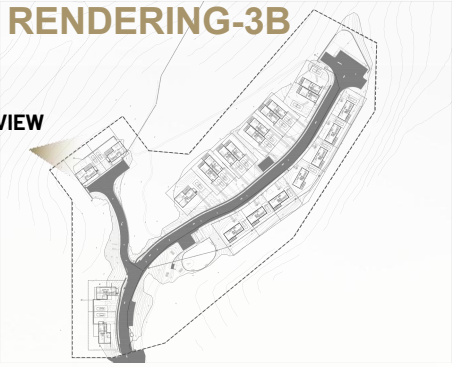


RENDERING-2B



RENDERING-3B

VIEW



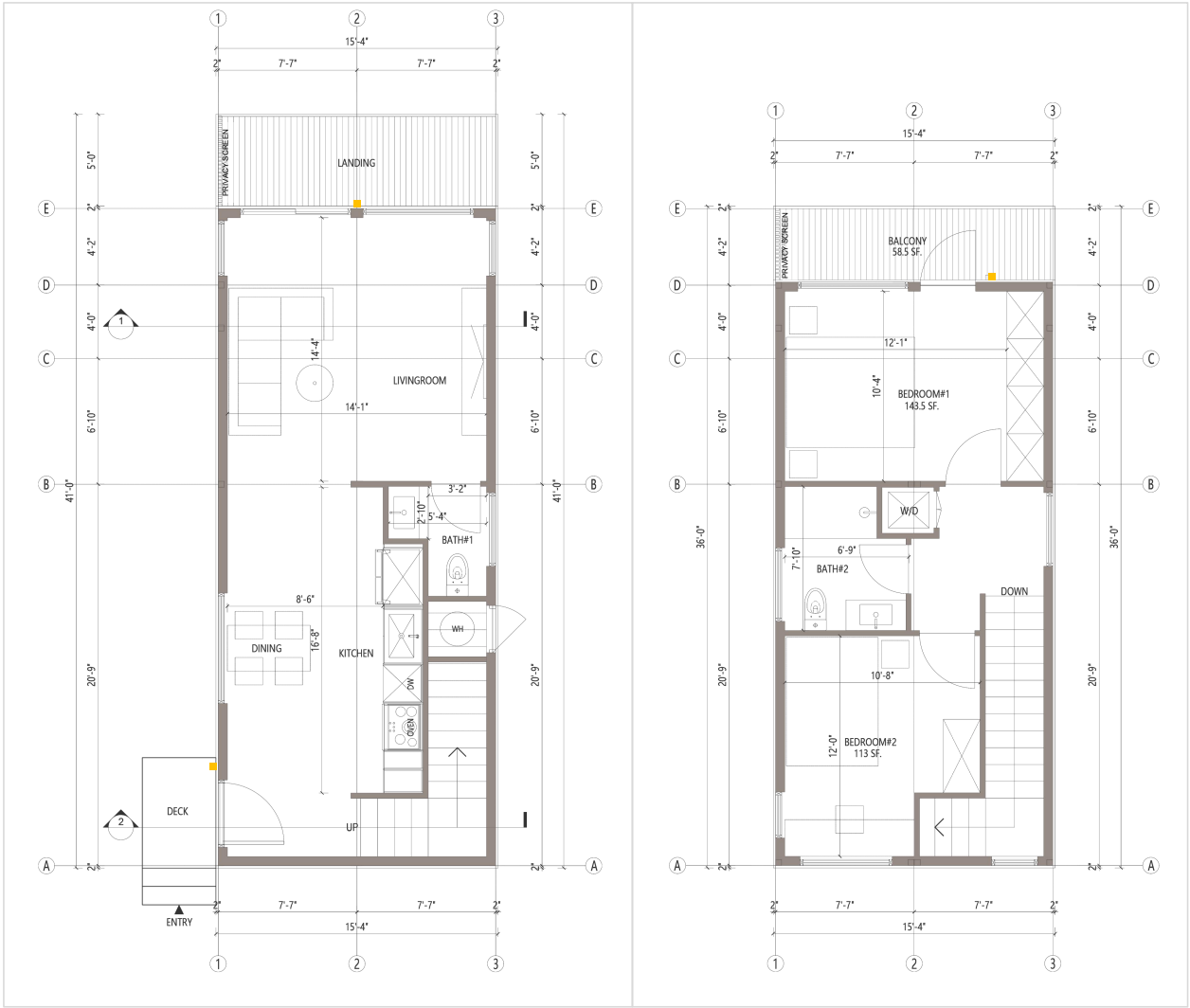
ONE Grove Inclusionary Housing

-13-



FLOOR PLAN-2B-A

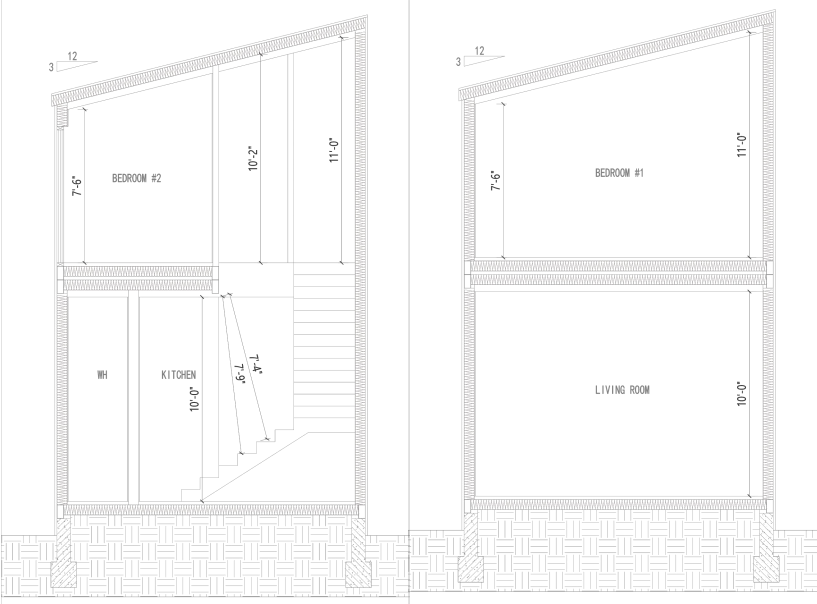
Total 1043 SQ.FT ■ :3 Downward Exterior Light / Unit



1ST FLOOR PLAN (552 SQ.FT)

2ND FLOOR PLAN (491 SQ.FT)

SECTION



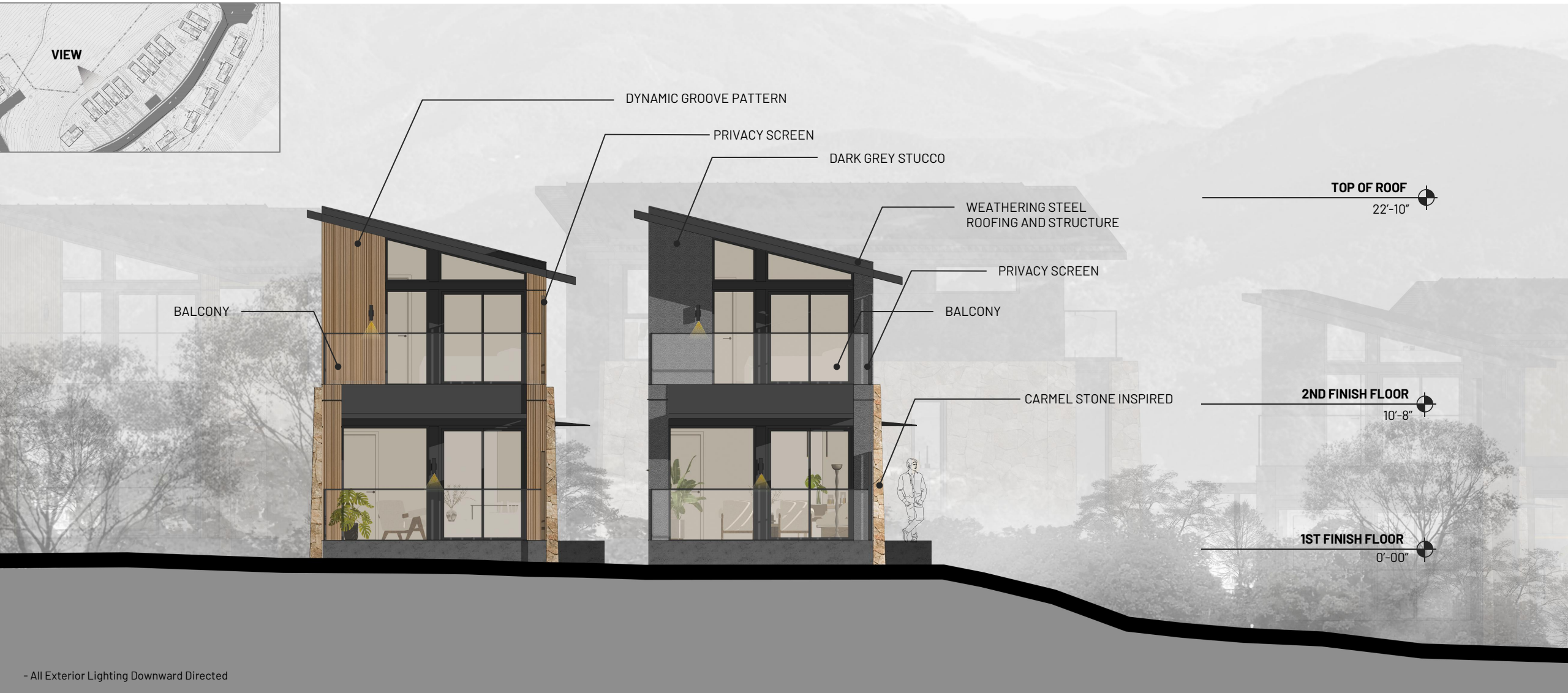
LOCATION



SOUTH ELEVATION-2B-A



NORTH ELEVATION-2B-A



- All Exterior Lighting Downward Directed



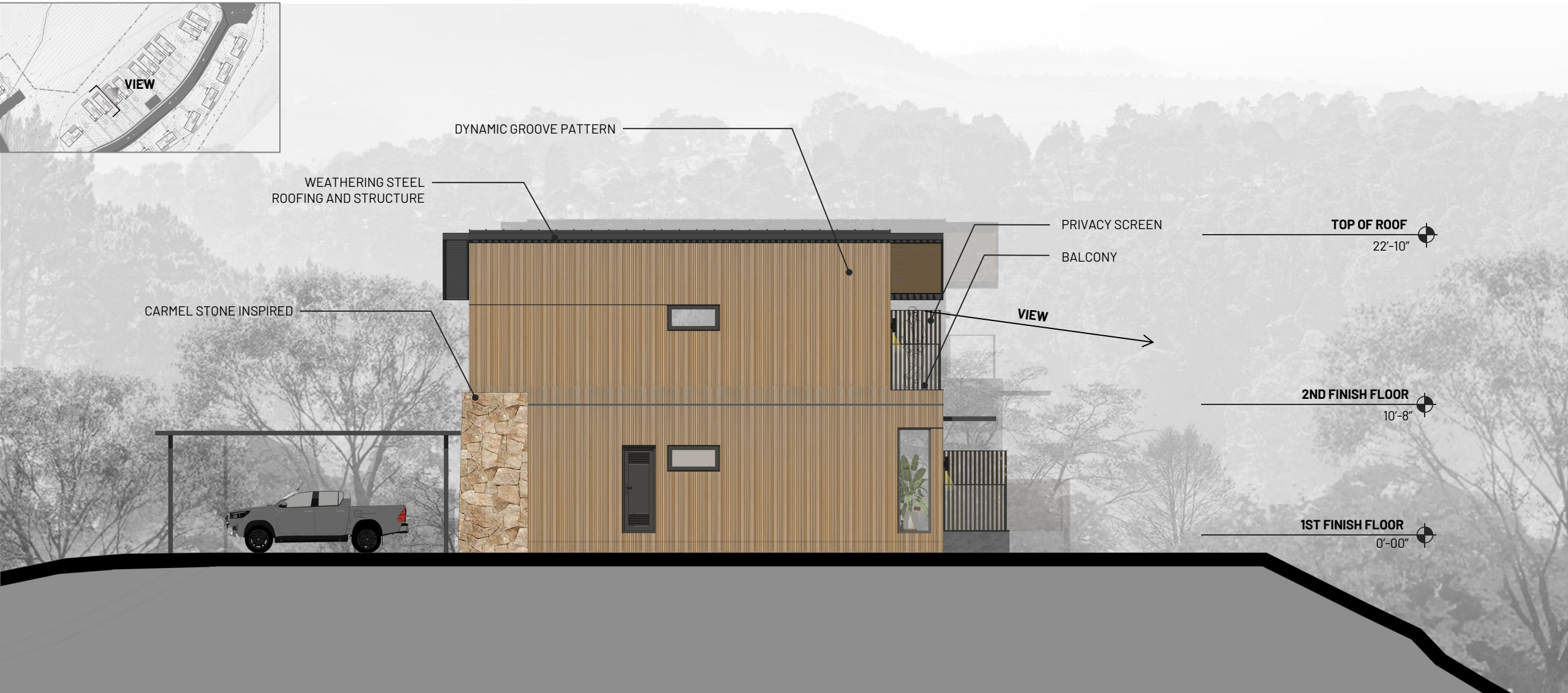
WEST-ELEVATION 01-2B-A



WEST-ELEVATION 02-2B-A



EAST-ELEVATION 01-2B-A



EAST-ELEVATION 02-2B-A

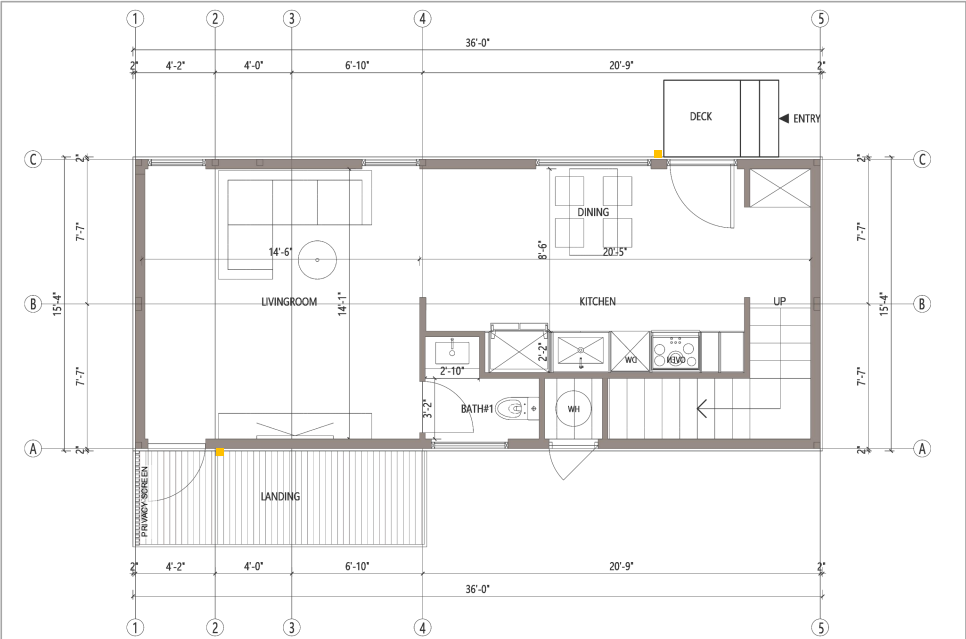


FLOOR PLAN-2B-B

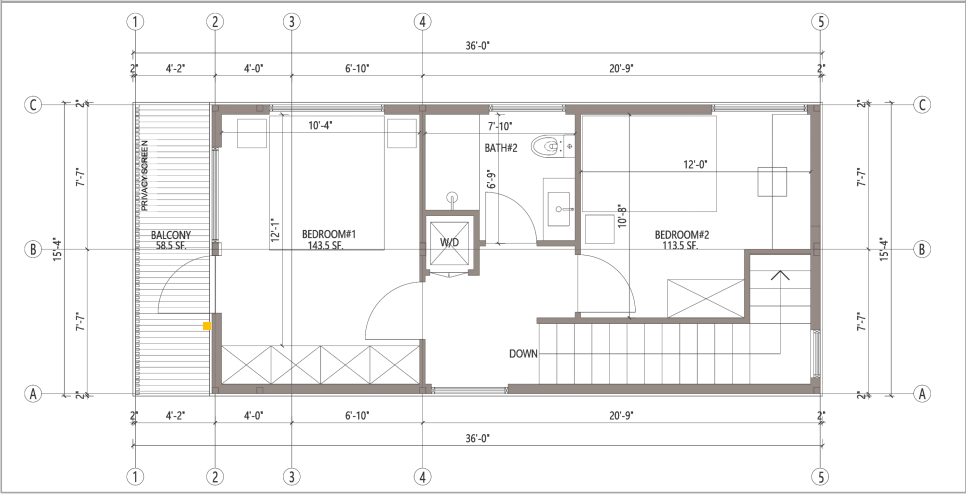
Total 1043 SQ.FT

■ : 3 Downward Exterior Light / Unit

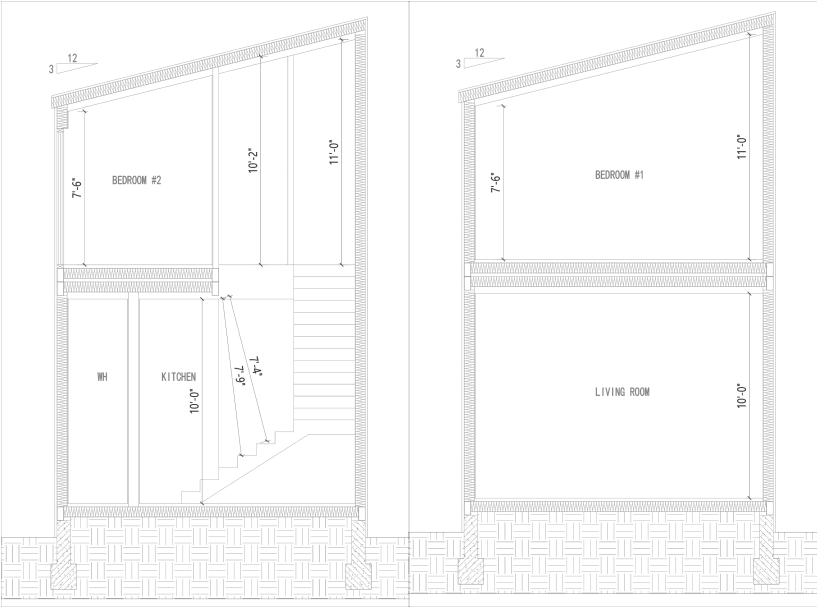
1ST FLOOR PLAN (552 SQ.FT)



2ND FLOOR PLAN (491 SQ.FT)



SECTION



LOCATION



NORTH ELEVATION-2B-B



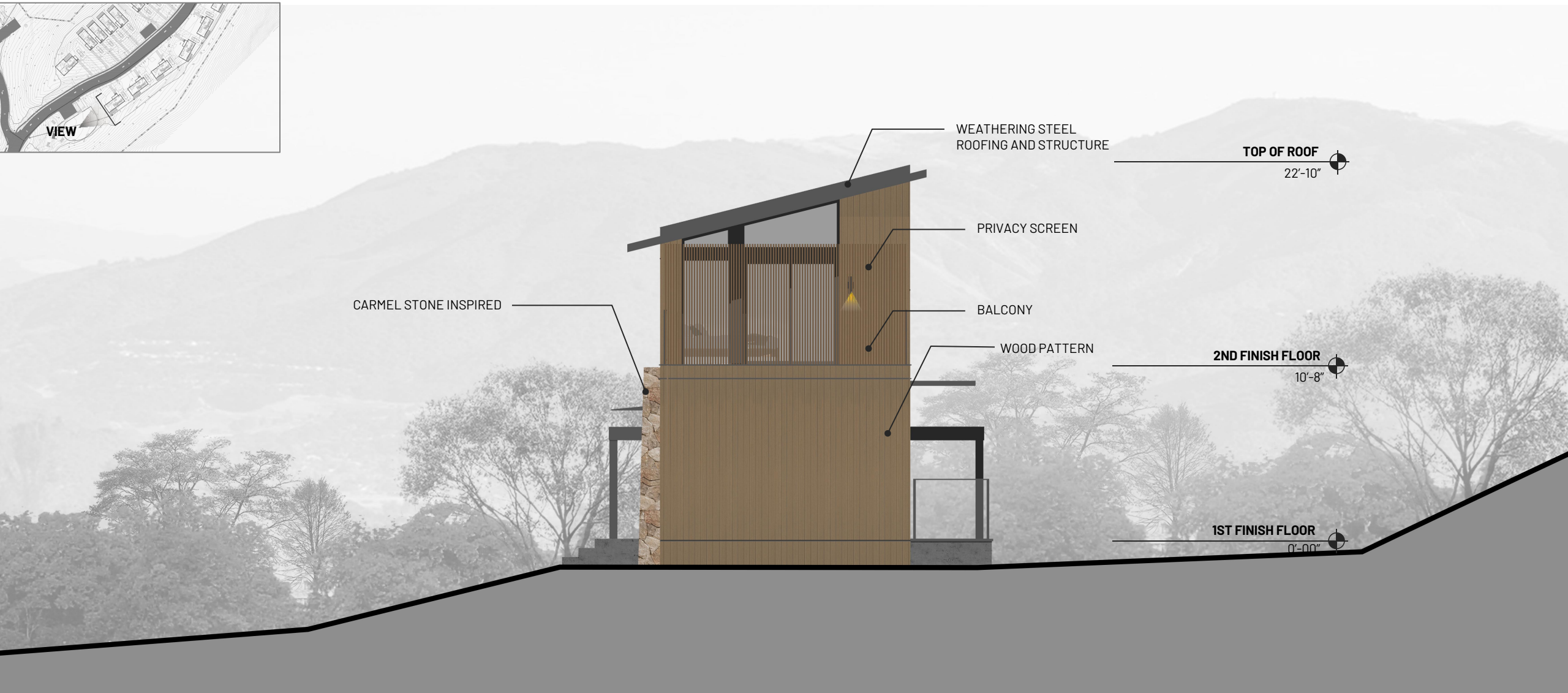
SOUTH ELEVATION-2B-B



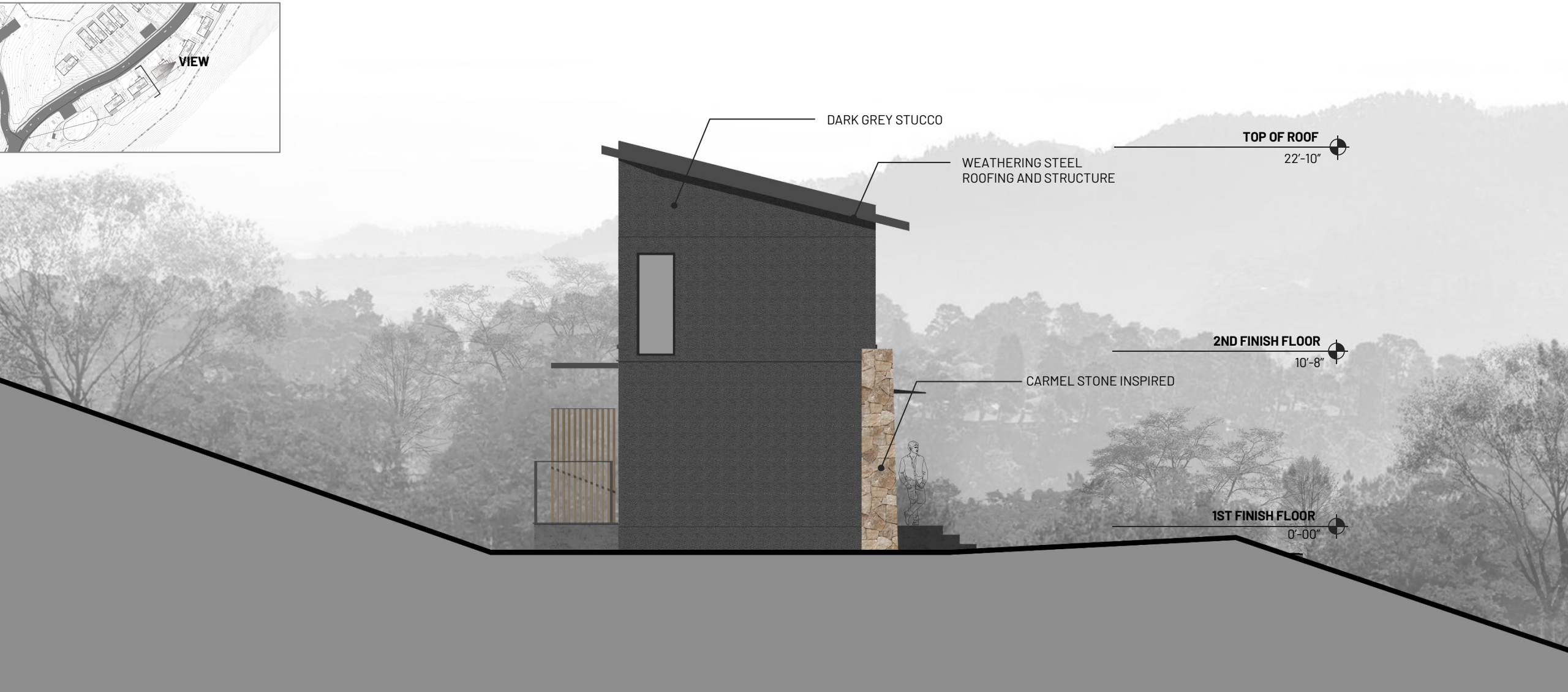
WEST ELEVATION 01-2B-B



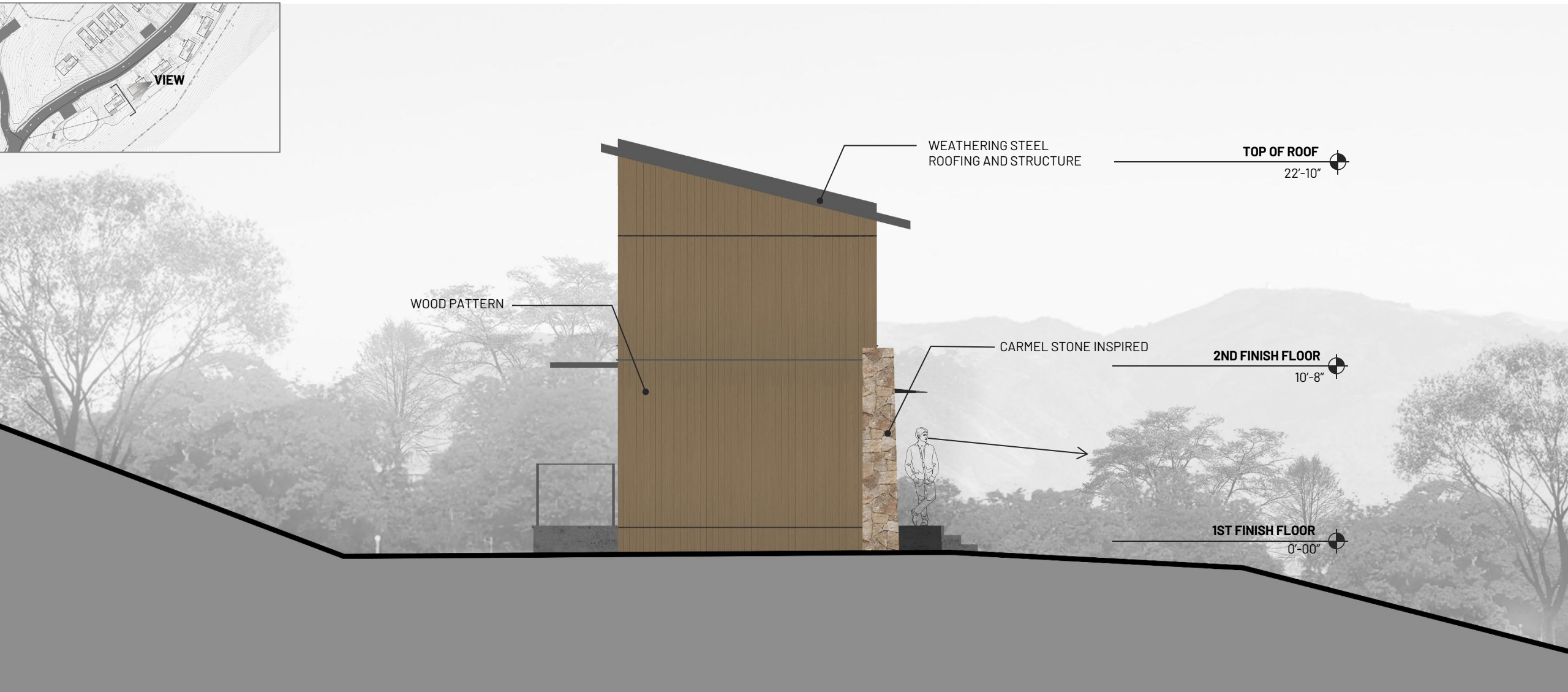
WEST ELEVATION 02-2B-B



EAST ELEVATION 01-2B-B



EAST ELEVATION 02-2B-B



SITE ELEVATION

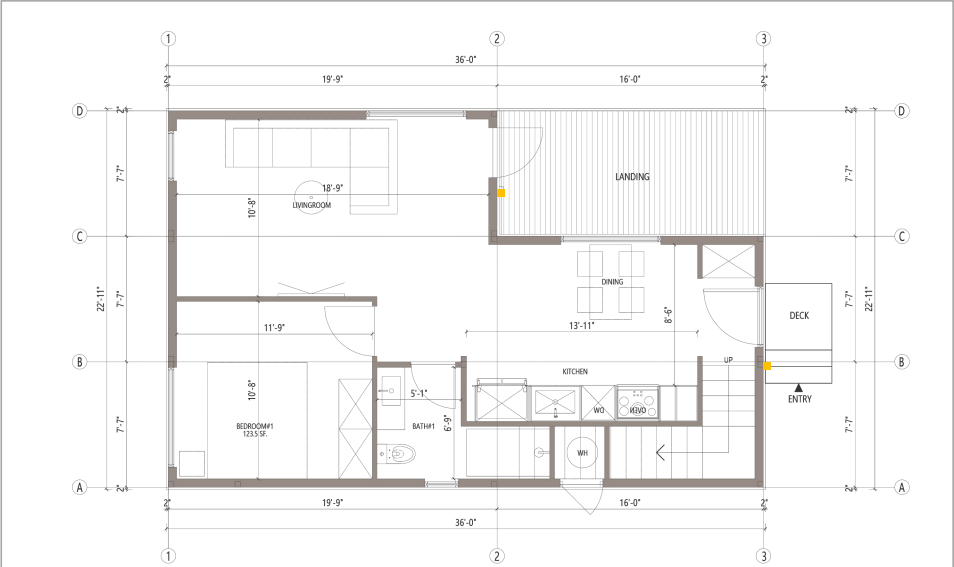


FLOOR PLAN-3B-A

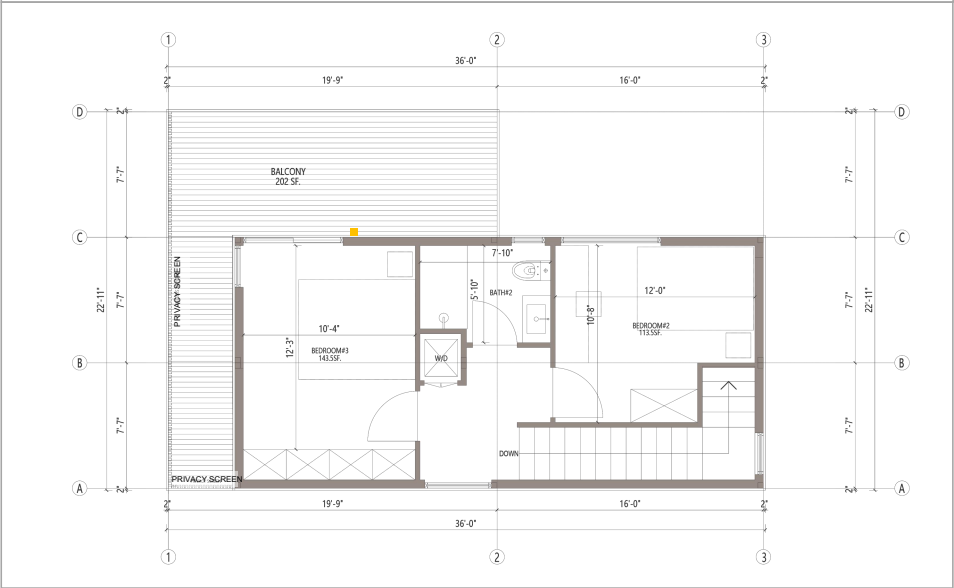
Total 1201 SQ.FT

■ : 3 Downward Exterior Light / Unit

1ST FLOOR PLAN (703 SQ.FT)



2ND FLOOR PLAN (491 SQ.FT)



LOCATION



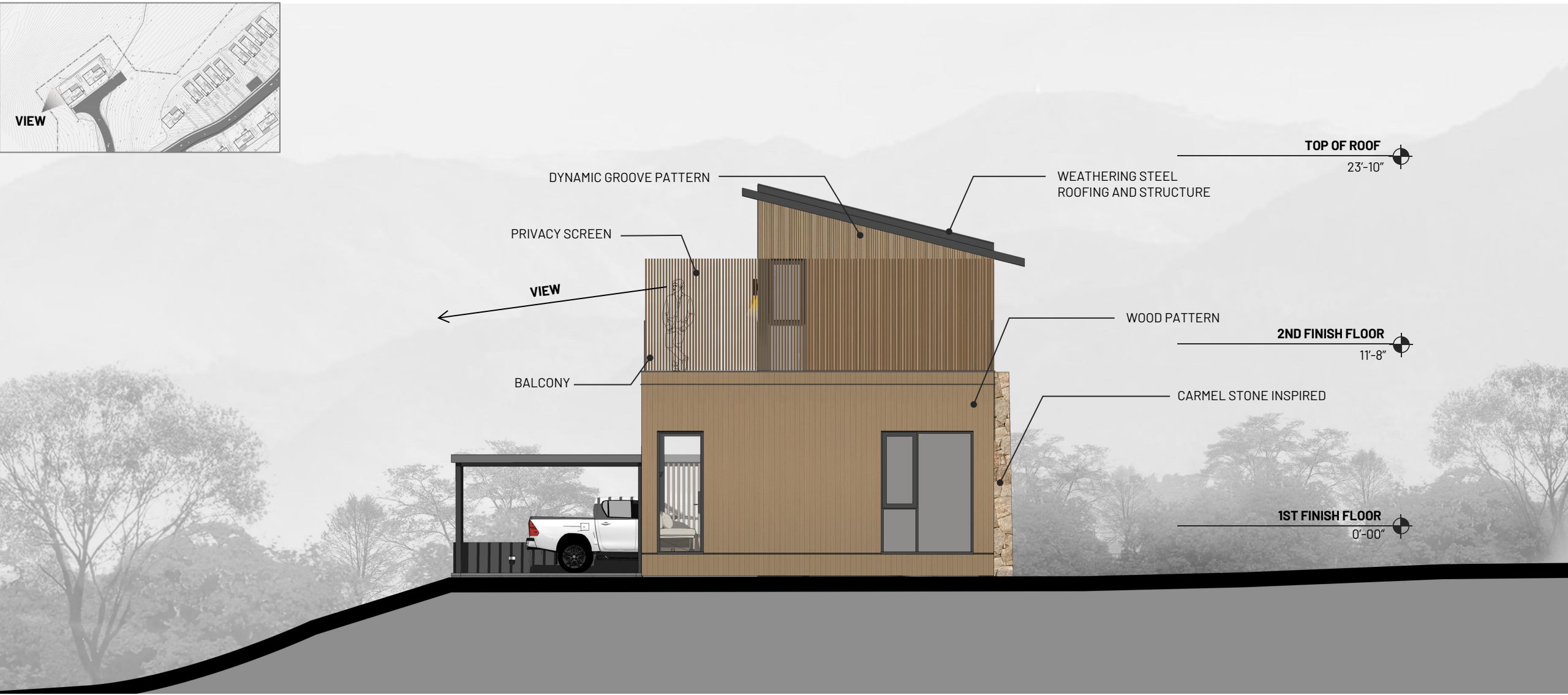
SOUTH ELEVATION-3B-A



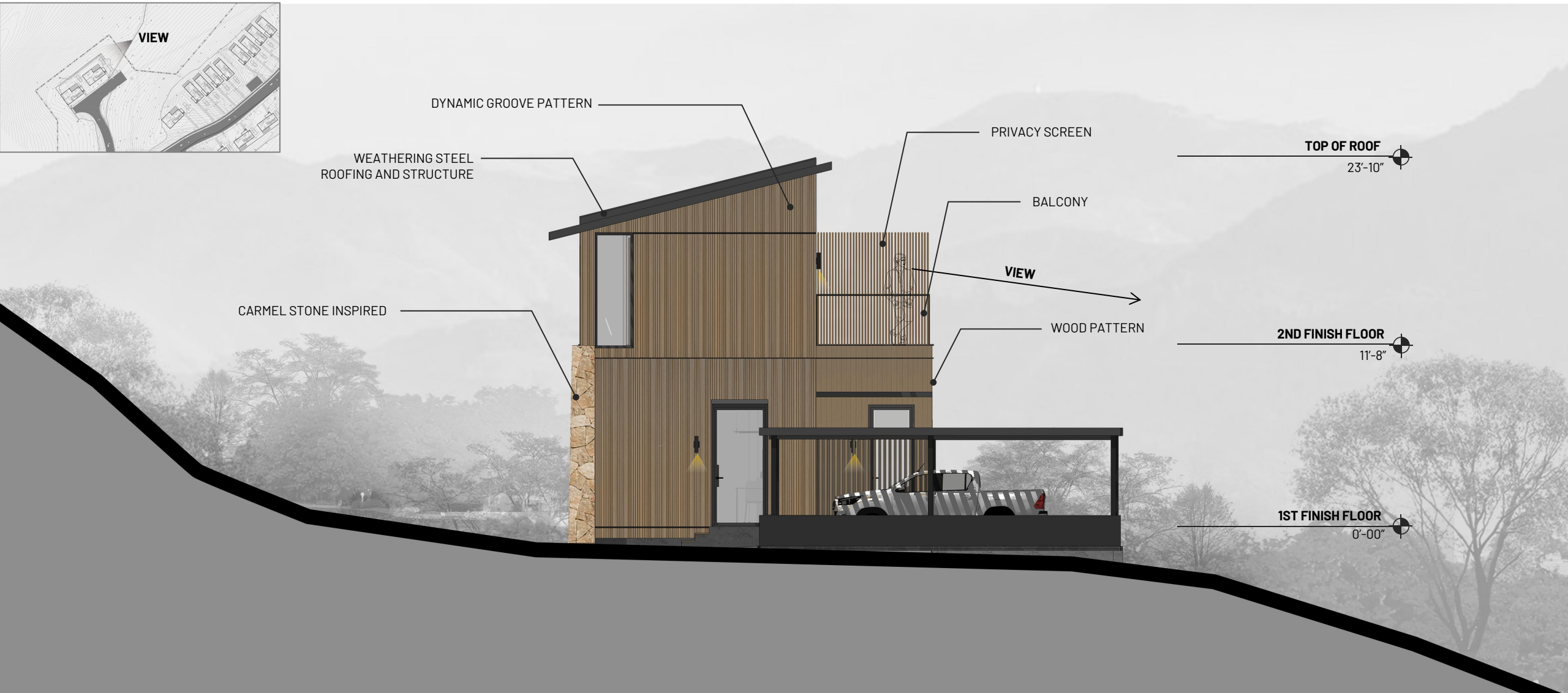
NORTH ELEVATION-3B-A



WEST ELEVATION-3B-A



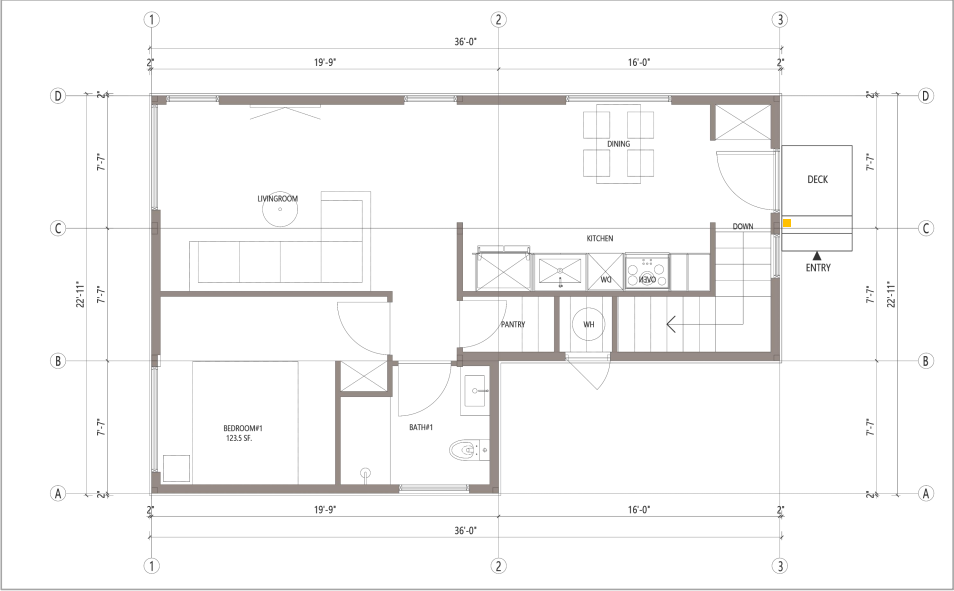
EAST ELEVATION-3B-A



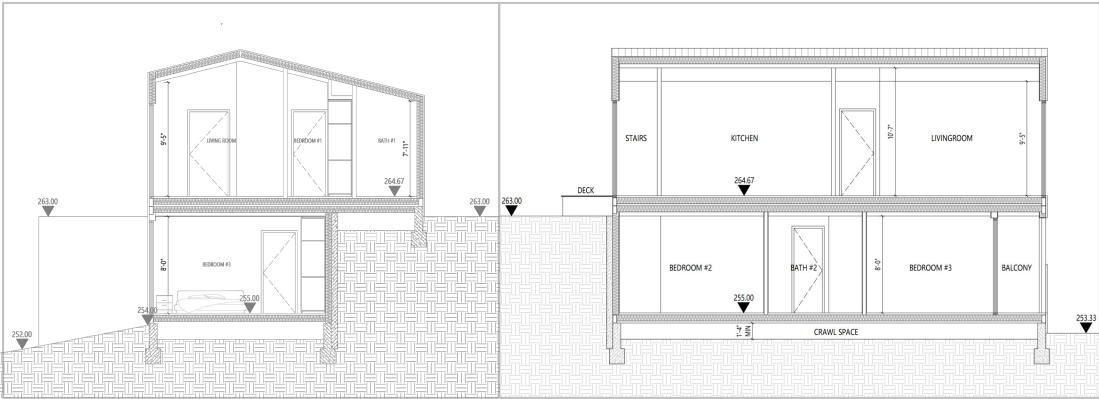
FLOOR PLAN-3B-B

Total 1201 SQ.FT

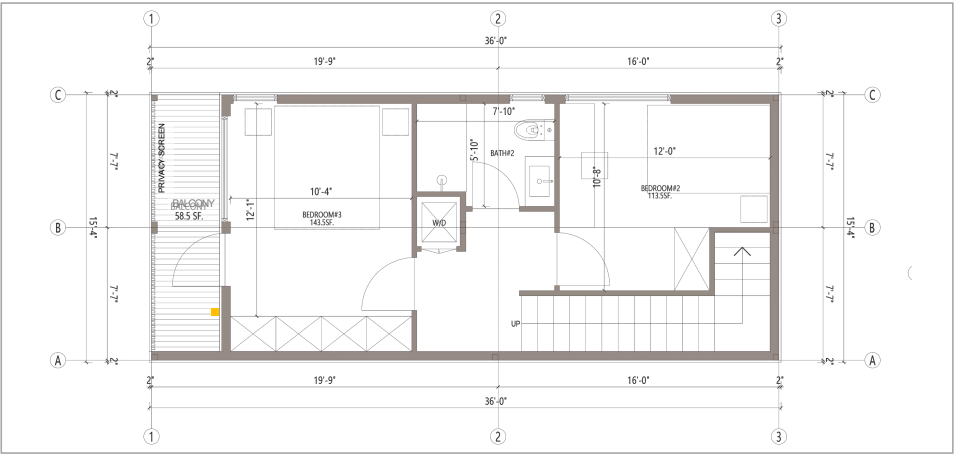
■ : 2 Downward Exterior Light / Unit



1ST FLOOR PLAN (703 SQ.FT)



SECTION



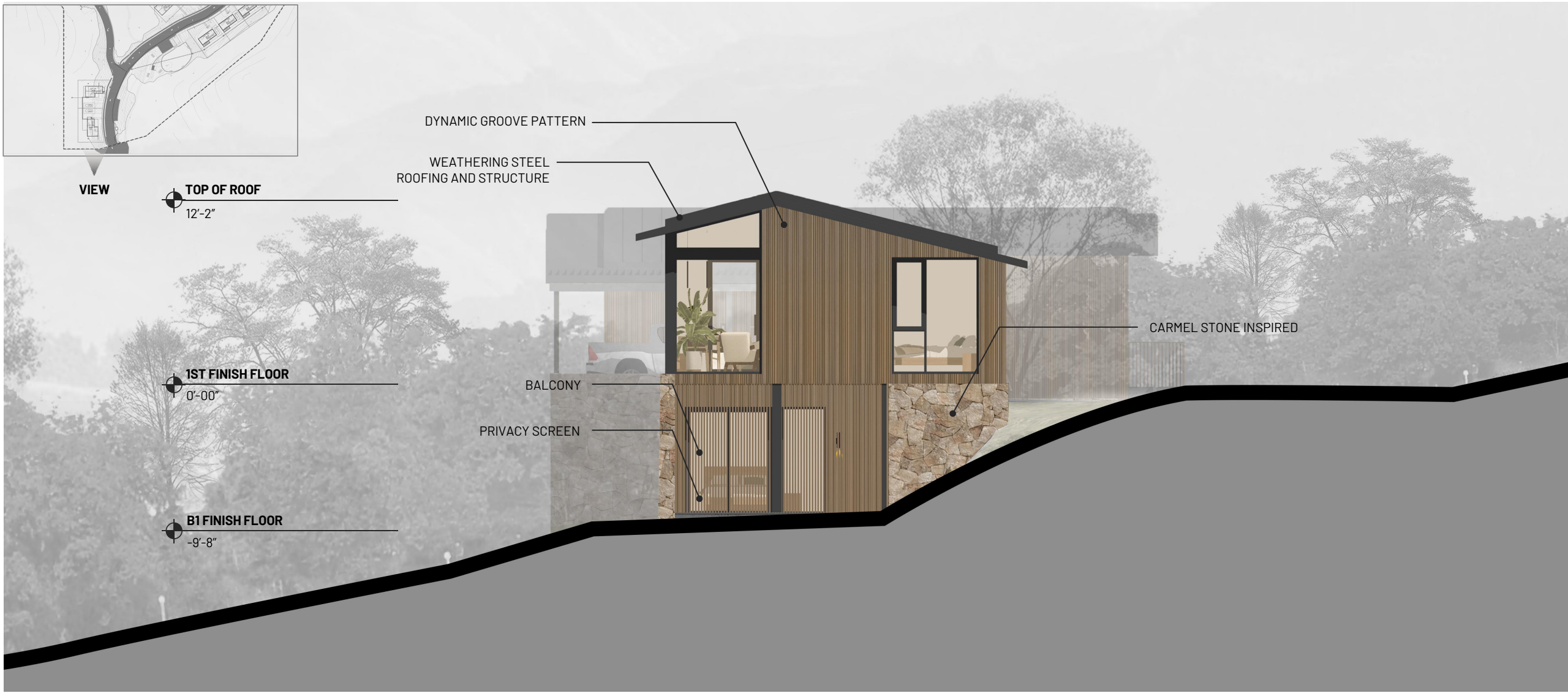
B1 FLOOR PLAN (491 SQ.FT)



LOCATION



SOUTH ELEVATION-3B-B



NORTH ELEVATION-3B-B



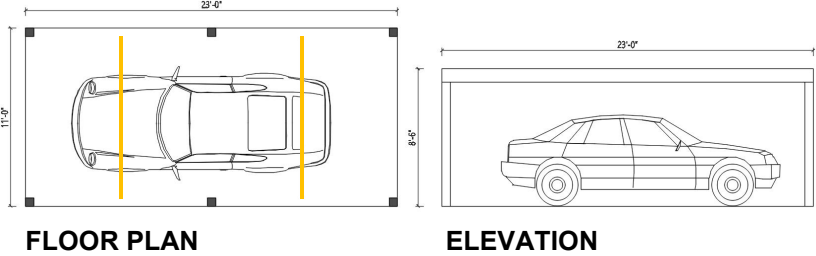
WEST ELEVATION-3B-B



EAST ELEVATION-3B-B



ALUMINUM HEAVY DUTY CARPORT



- ROOF PANEL**
- Slate Gray
 - 38"W1.75"H
 - Aluminum



- ALUMINUM STRUCTURE**
- Powder Coated In Dark Grey
 - Post/Beam 120*120*1.5
 - Scientific and practical drainage
 - Aluminum



- RECESSED LIGHT STRIP*2**
- Black
 - 3000K,9W,IP65
 - Aluminum/Silicone

SELECTED LIVELARGE/LADC CALIFORNIA PROJECT EXPERIENCE



Crane installation of 795-sqft ADU - Dublin, CA
795-sqft product series HCD approval - 5/2024
Building permit approval-12/2024



795-sqft ADU - Santa Clara, CA
795-sqft product series HCD approval - 5/2024
Building permit approval - 3/2025



795-sqft ADU, Sunnyvale, CA
795-sqft product series HCD approval - 5/2024
Building permit approval - 9/2024



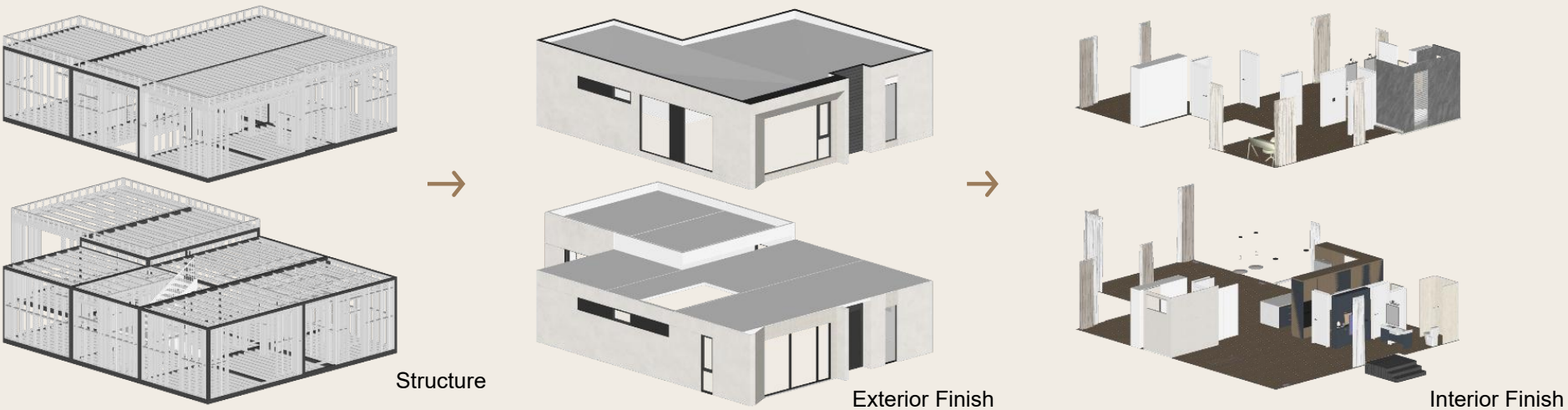
36,407-sqft 14-Town house units. Newark Under construction
Building approval-12/2020



750-sqft ADU - San Jose, CA.
750-sqft product series HCD approval-2/2025
Building permit approval - 3/2025

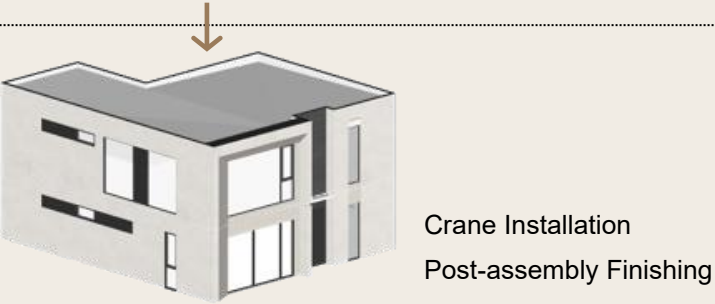
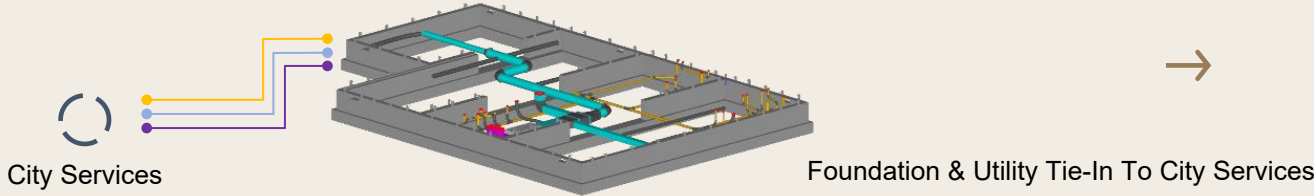
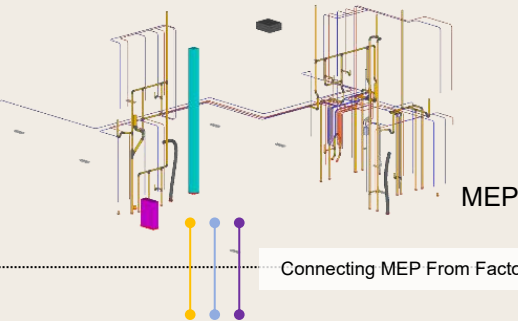


LIVELARGE MODULAR CONSTRUCTION WORKFLOW



Completed In The Factory

Completed On Site





THANK YOU



ONE Grove Inclusionary Housing





**Know what's below.
Call before you dig.**



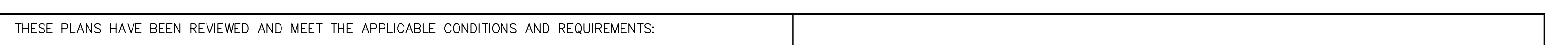
**Know what's below.
Call before you dig.**

UT	UNDERGROUND TELEPHONE
V	VERTICAL
W	WATER SERVICE (1" UNLESS OTHERWISE NOTED)
WM	WATER METER
WQ	WATER QUALITY
WS	WATER SERVICE
WV	WATER VALVE

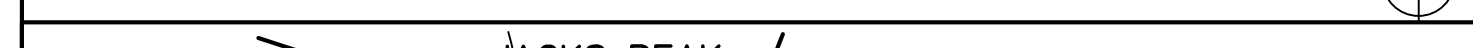
OVERALL KEY MAP

SCALE: 1" = 60'

PLANS HAVE BEEN REVIEWED AND MEET THE APPLICABLE CONDITIONS AND REQUIREMENTS:

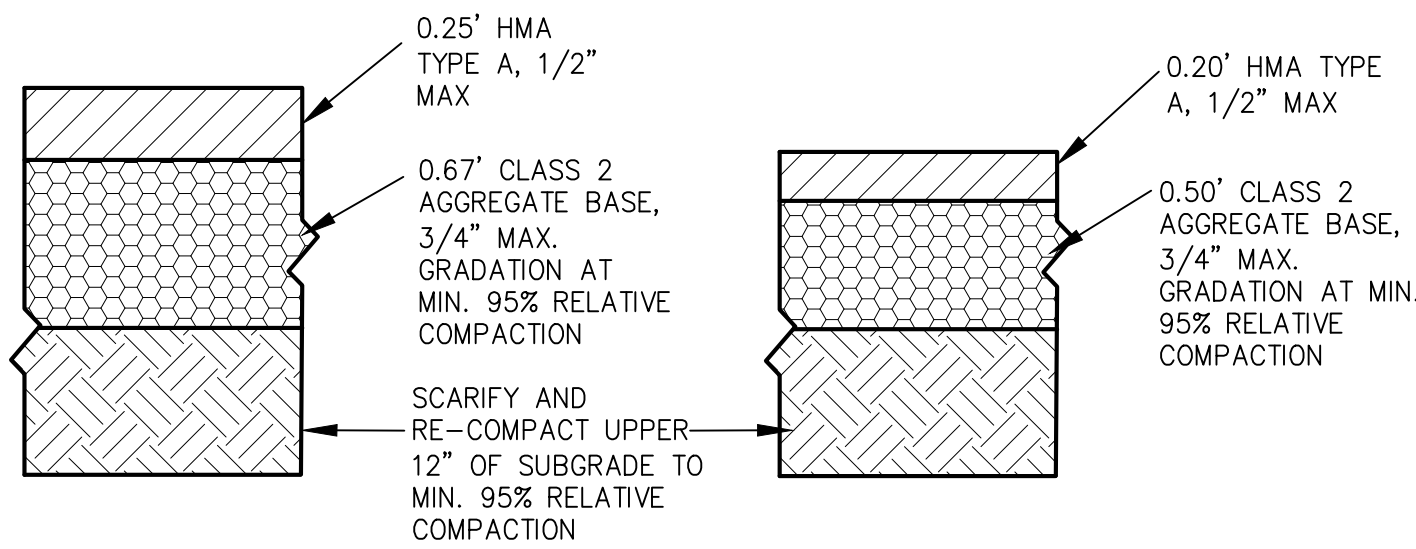


_____ / James Dean / _____



C0.01 CIVIL COVER SHEET

C0.02 CIVIL SITE NOTES

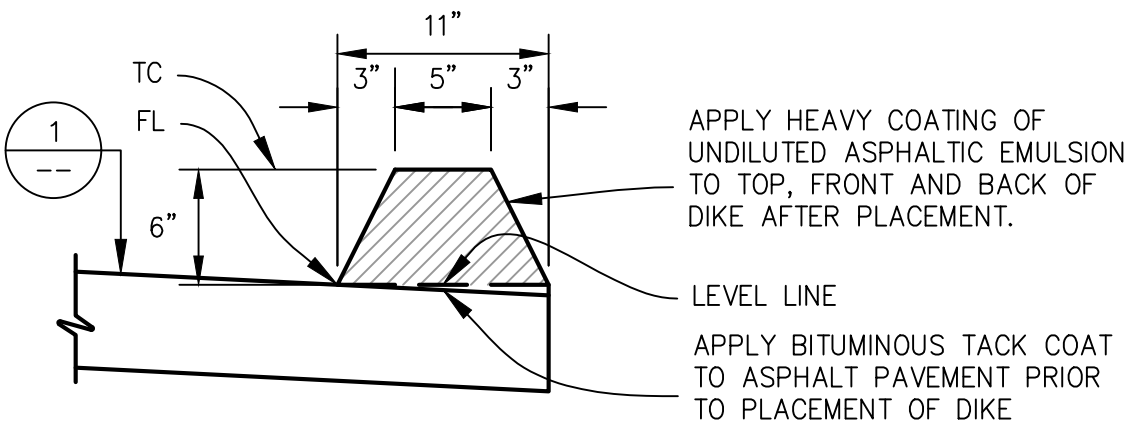


TYPICAL ROAD SECTION

DRIVEWAY SECTION
LOTS 3A & 4A

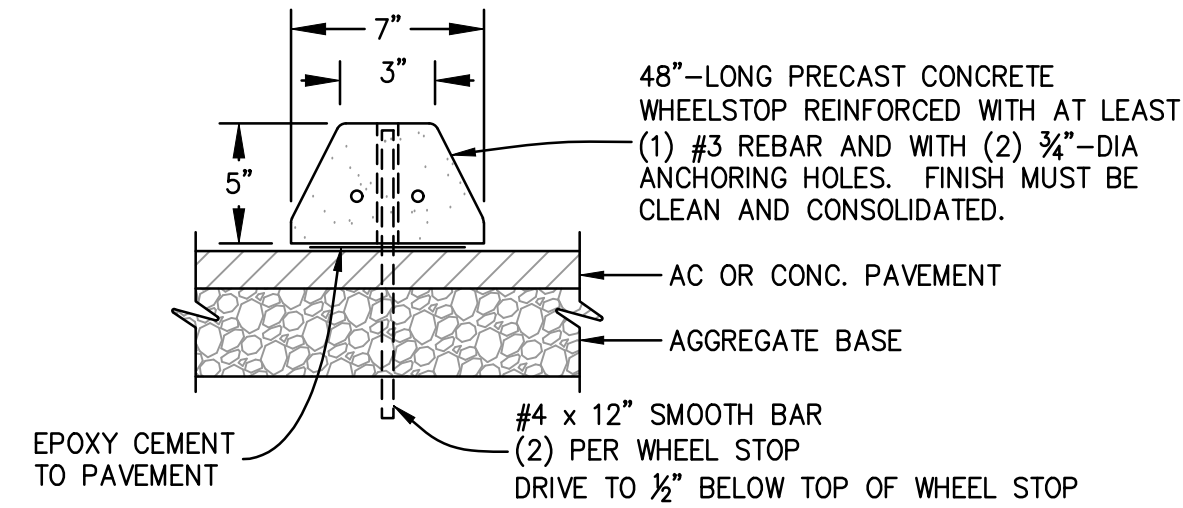
1 HMA PAVEMENT

SCALE: NONE



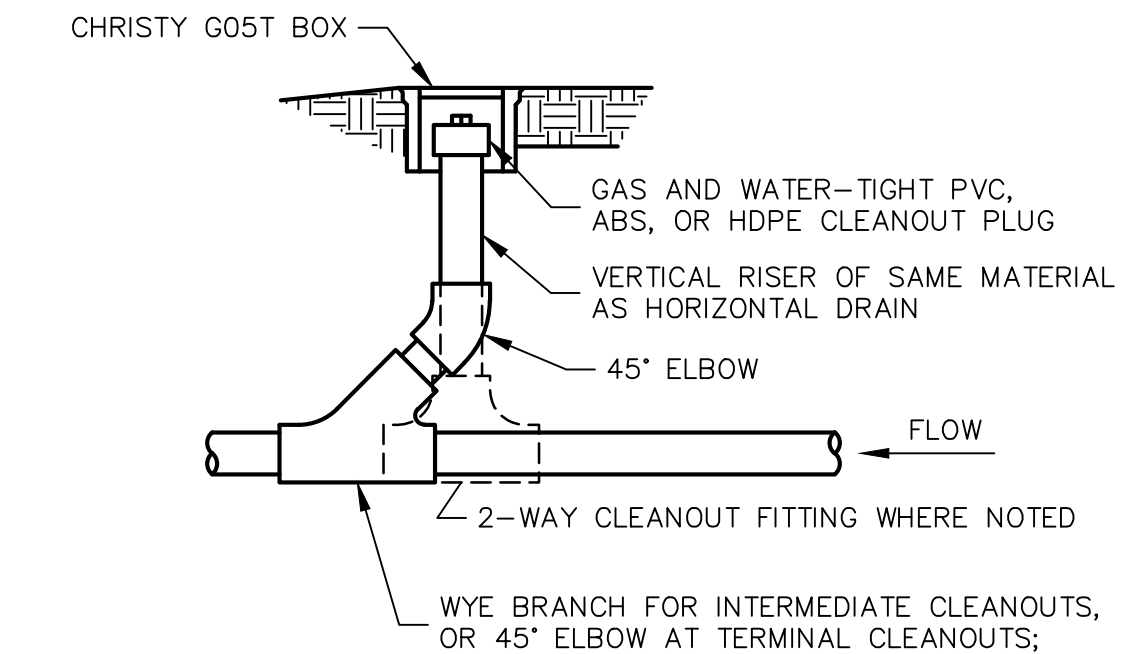
2 TYPE 'A' AC DIKE

SCALE: NONE



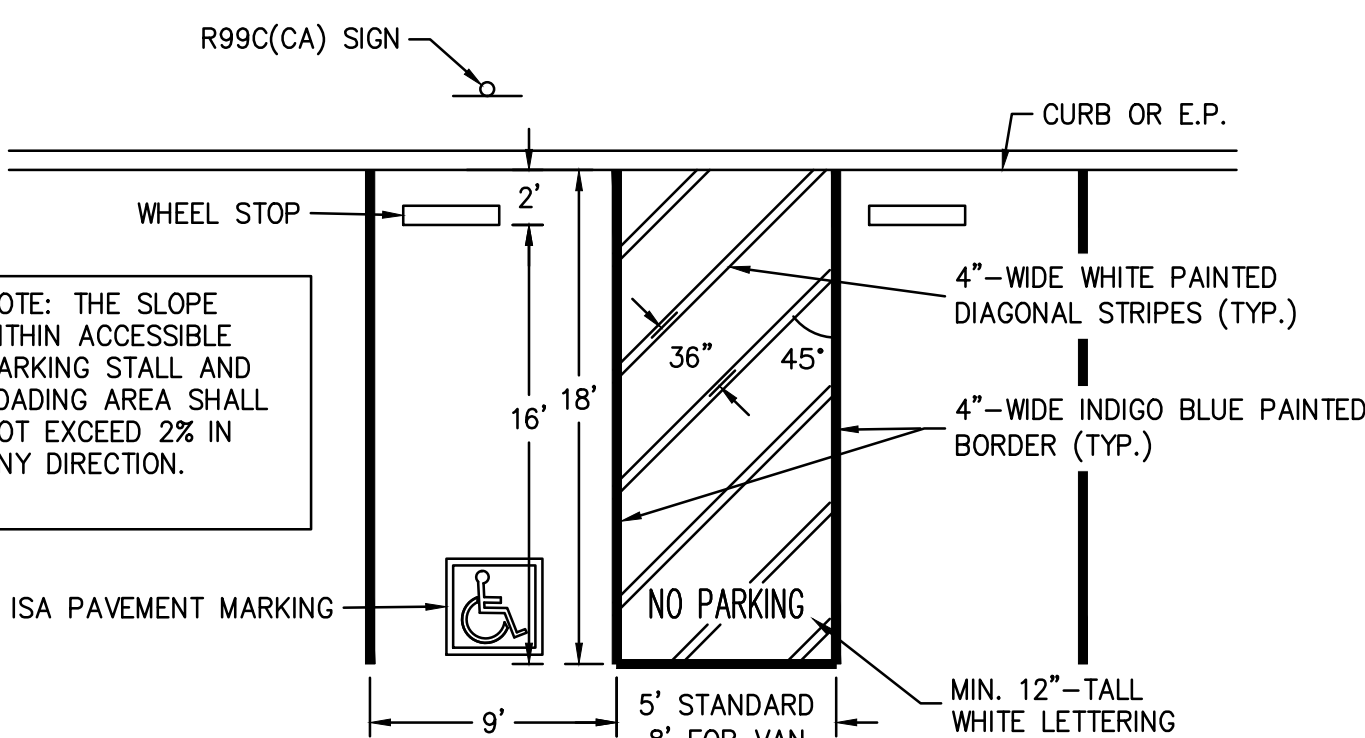
3 WHEEL STOP

SCALE: NONE



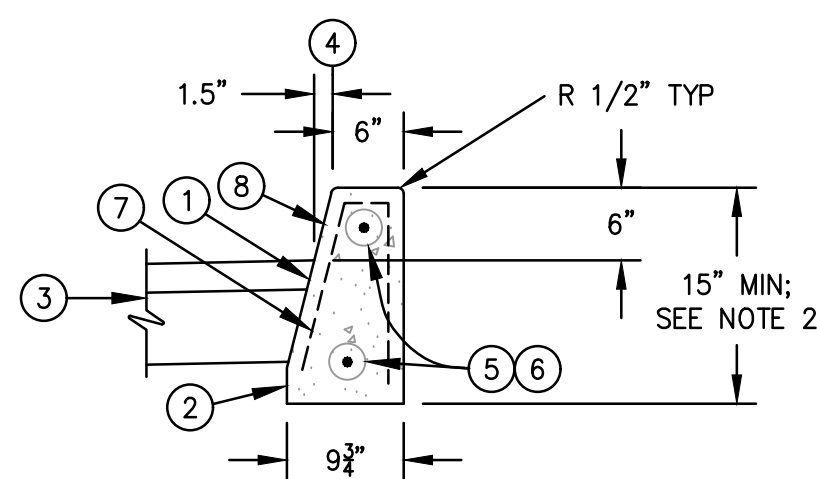
4 CLEAN OUT

SCALE: NONE



5 ADA PARKING STALL

SCALE: NONE

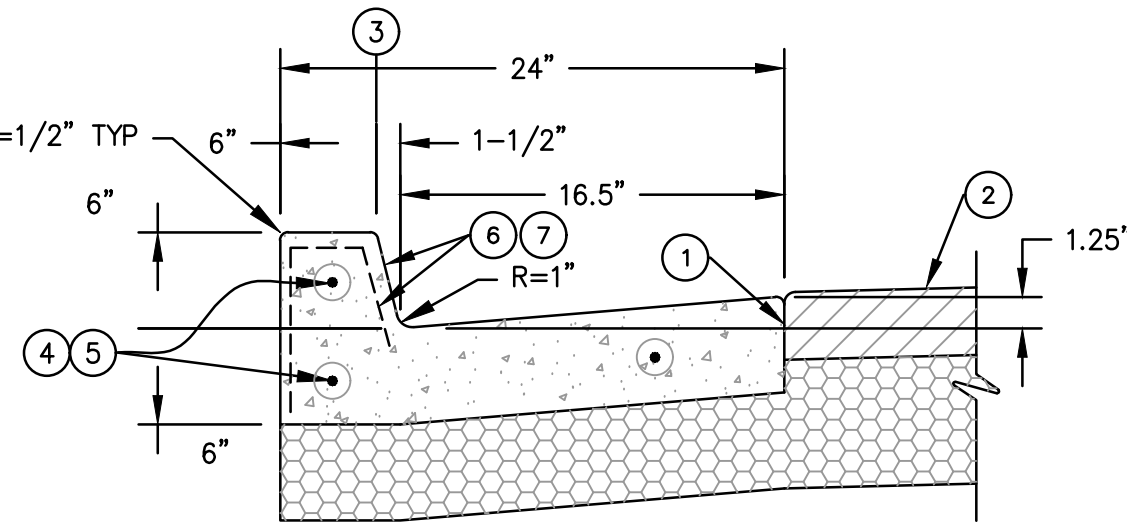


KEYNOTES:

1. APPLY TACK COAT TO FACE OF CURB PRIOR TO PAVING
2. EXTEND CURB MIN 2" BELOW BOTTOM OF AGGREGATE BASE COURSE
3. NEW AC PAVEMENT
4. CURB LINE PER PLANS
5. SLIP DOWEL EXPANSION JOINTS WITH TWO 12"-LONG #4 SMOOTH DOWELS. PROVIDE EXPANSION JOINTS AT CURB RETURNS, POINTS OF CURVATURE, AND EVERY 60' MAX.
6. DOWEL CONSTRUCTION JOINTS WITH TWO 12"-LONG #4 DEFORMED BAR DOWELS.
7. PROVIDE 1-1/2"-DEEP WEAKENED PLANE JOINTS AT MAXIMUM 12-FOOT INTERVALS. JOINTS SHOULD CORRESPOND TO SIDEWALK JOINT LOCATIONS WHERE ADJOINING.
8. TOP AND FRONT OF ALL CURBS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED TO 6" BELOW FINISH PLANTER GRADE.

6 CONCRETE VERTICAL CURB

SCALE: NONE



KEYNOTES:

1. APPLY TACK COAT TO FACE OF GUTTER PAV PRIOR TO PAVING
2. NEW AC PAVEMENT
3. CURB LINE PER PLANS
4. 3-#4 CONTINUOUS REBAR
5. SLIP DOWEL EXPANSION JOINTS WITH THREE #4 SMOOTH DOWELS. PROVIDE EXPANSION JOINTS AT CURB RETURNS, POINTS OF CURVATURE, AND EVERY 60' MAX.
6. PROVIDE 1-1/2"-DEEP WEAKENED PLANE JOINTS AT MAXIMUM 12-FOOT INTERVALS. JOINTS SHOULD CORRESPOND TO SIDEWALK JOINT LOCATIONS WHERE ADJOINING.
7. TOP AND FRONT OF ALL CURBS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED TO 6" BELOW FINISH PLANTER GRADE.

7 CONCRETE CURB AND GUTTER

SCALE: NONE

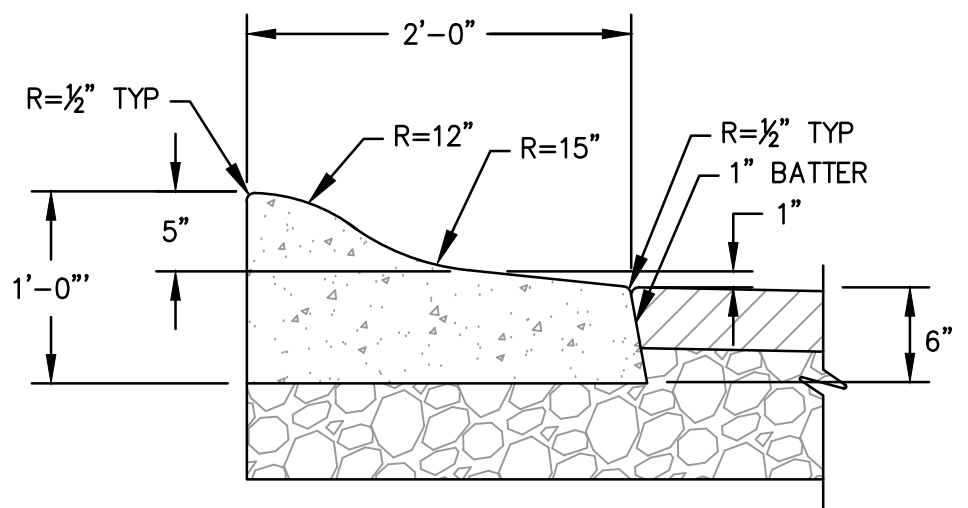


NOTES:

1. 1/2- INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS TO MATCH SIDEWALK WITH 10- FEET MAXIMUM SPACING.
3. CONCRETE SHALL BE CALTRANS TYPE MIX.

8 CONCRETE ROLLED CURB AND GUTTER

SCALE: NONE

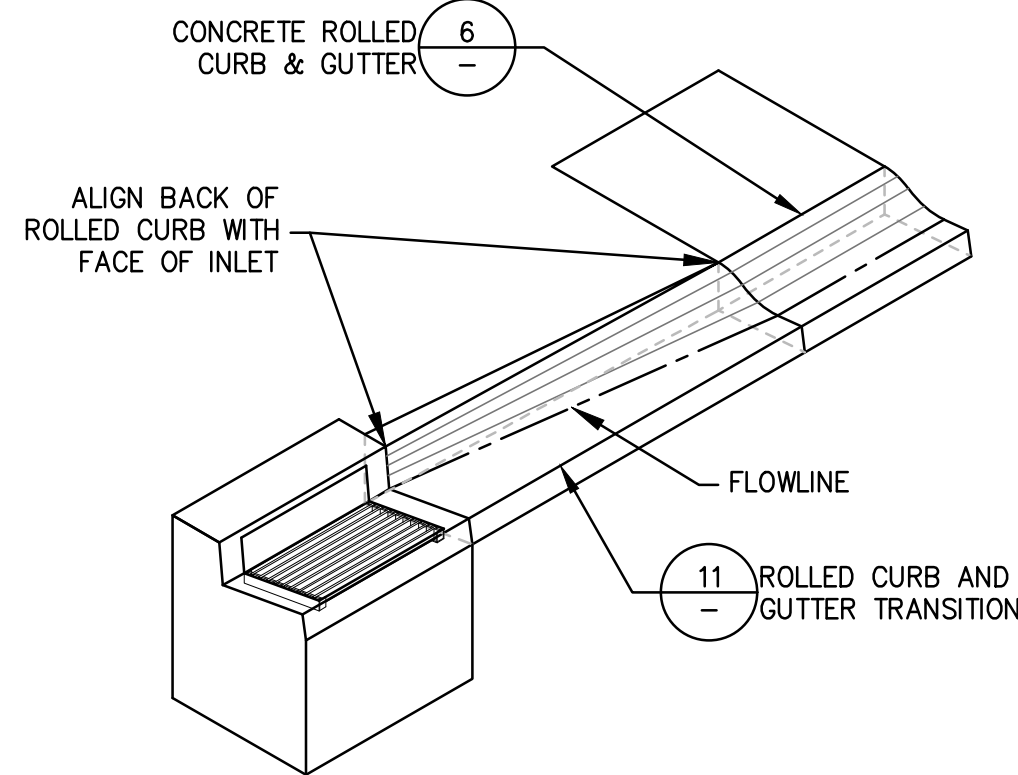


NOTES:

1. 1/2- INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS TO MATCH SIDEWALK WITH 10- FEET MAXIMUM SPACING.
3. CONCRETE SHALL BE CALTRANS TYPE MIX.

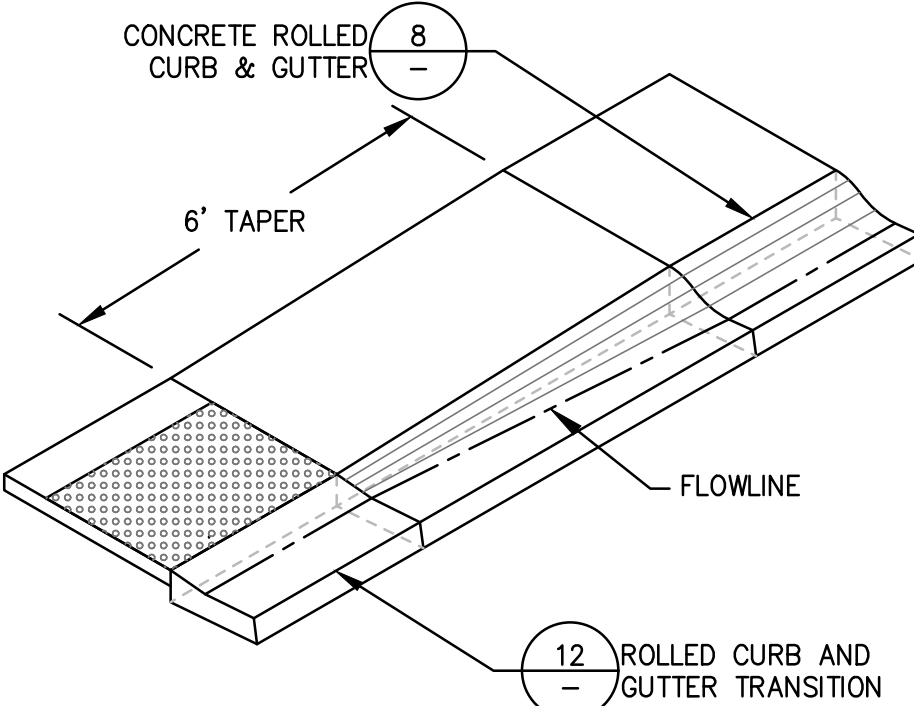
9 CONCRETE ROLLED SPILL CURB AND GUTTER

SCALE: NONE



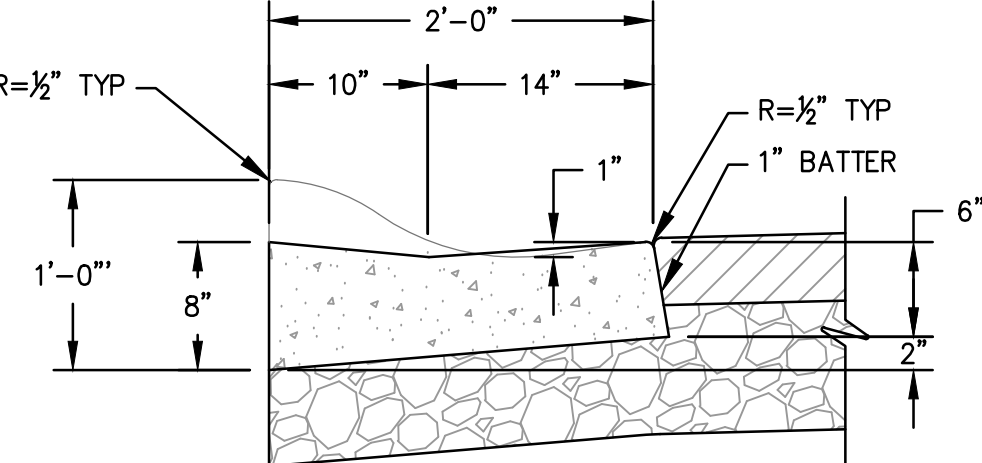
10 ROLLED CURB TRANSITION AT DRAIN INLET

SCALE: NONE



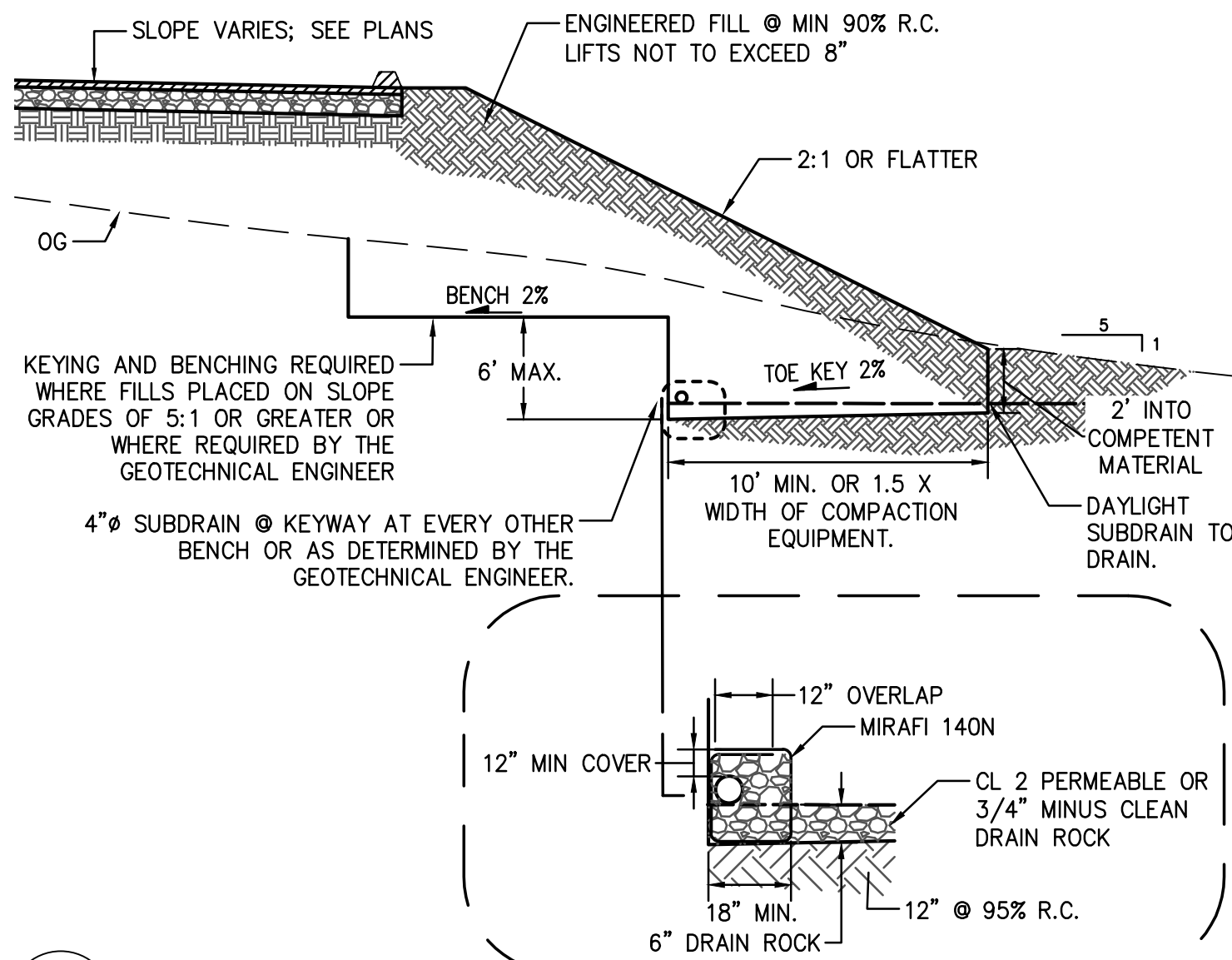
11 ROLLED CURB TRANSITION AT ADA RAMP

SCALE: NONE



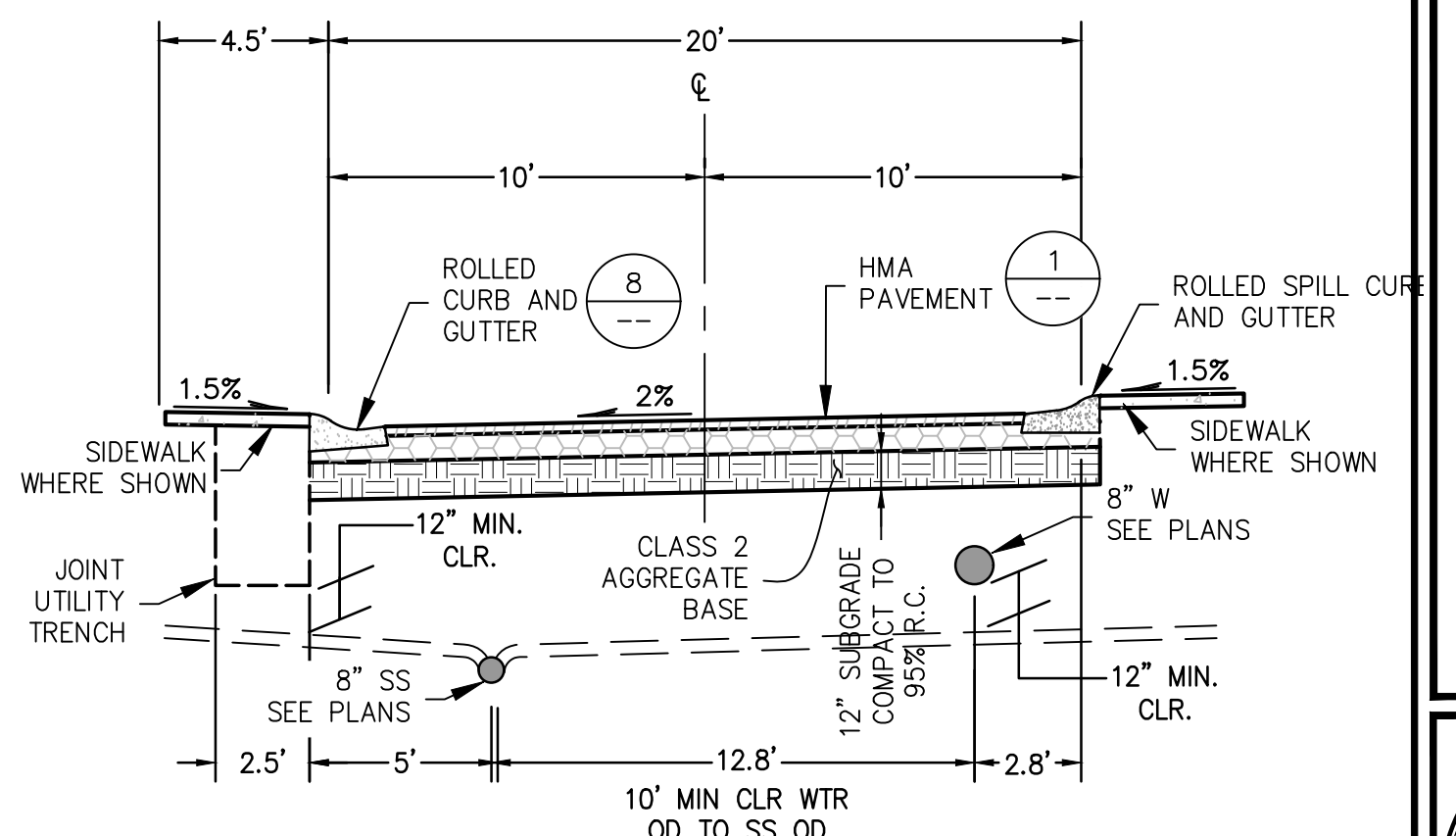
12 ROLLED CURB AND GUTTER TRANSITION

SCALE: NONE



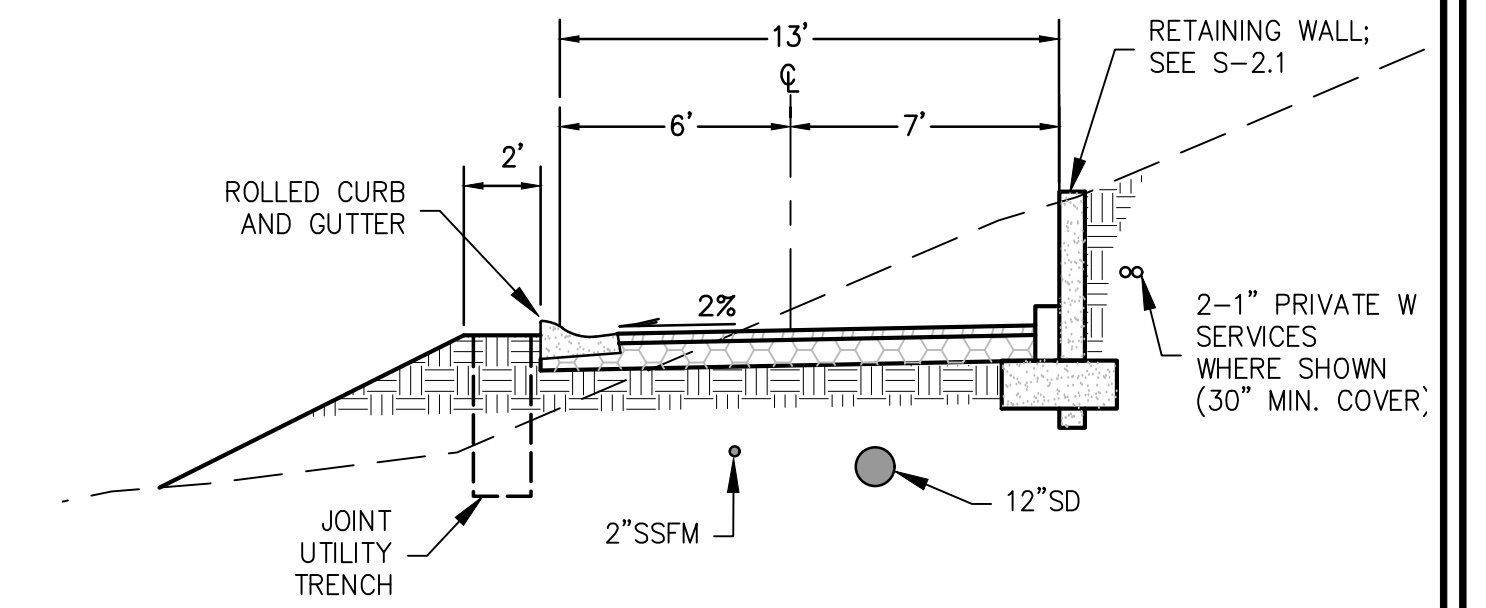
13 KEYWAY DETAIL

SCALE: NONE



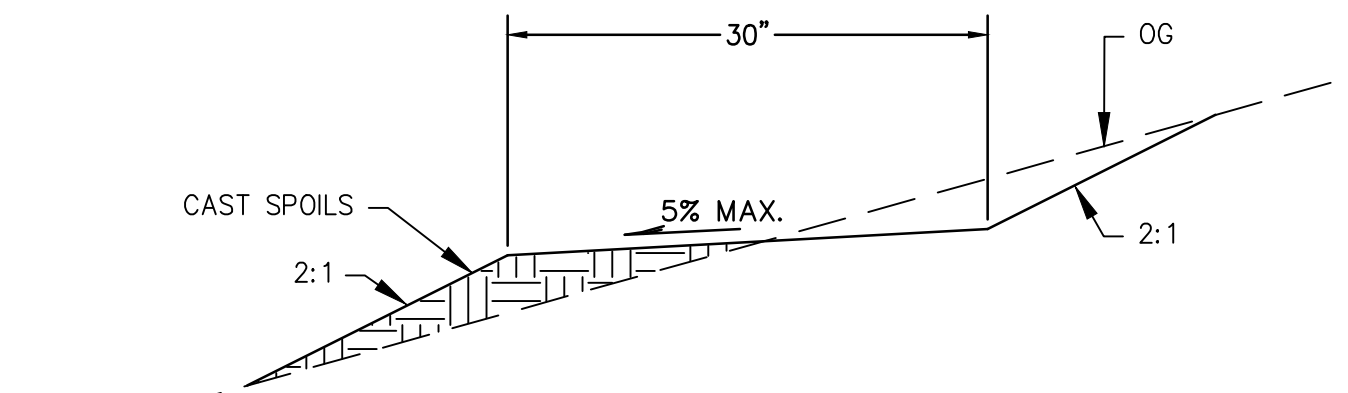
A TYPICAL ROAD SECTION

SCALE: NONE



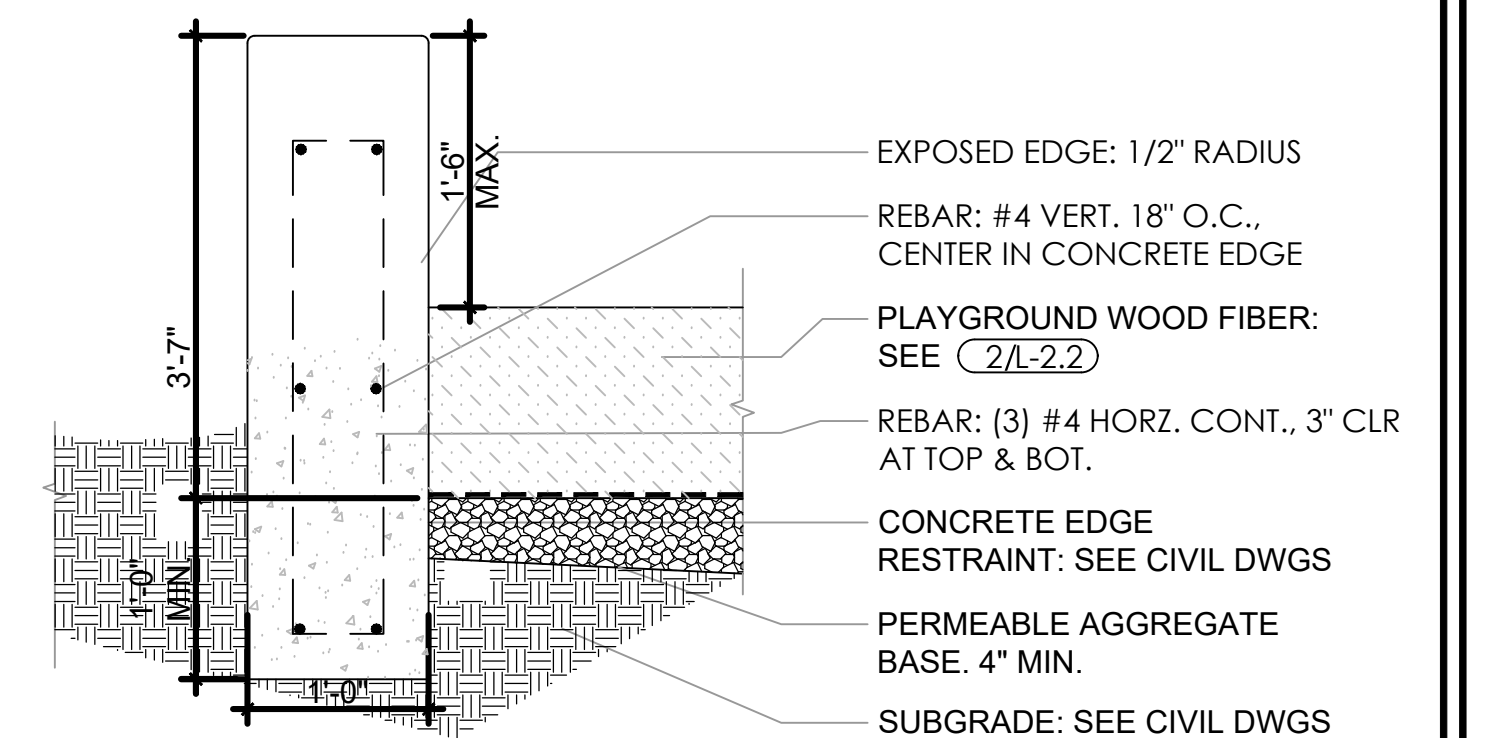
B TYPICAL DRIVEWAY SECTION LOTS 3A & 4A

SCALE: NONE

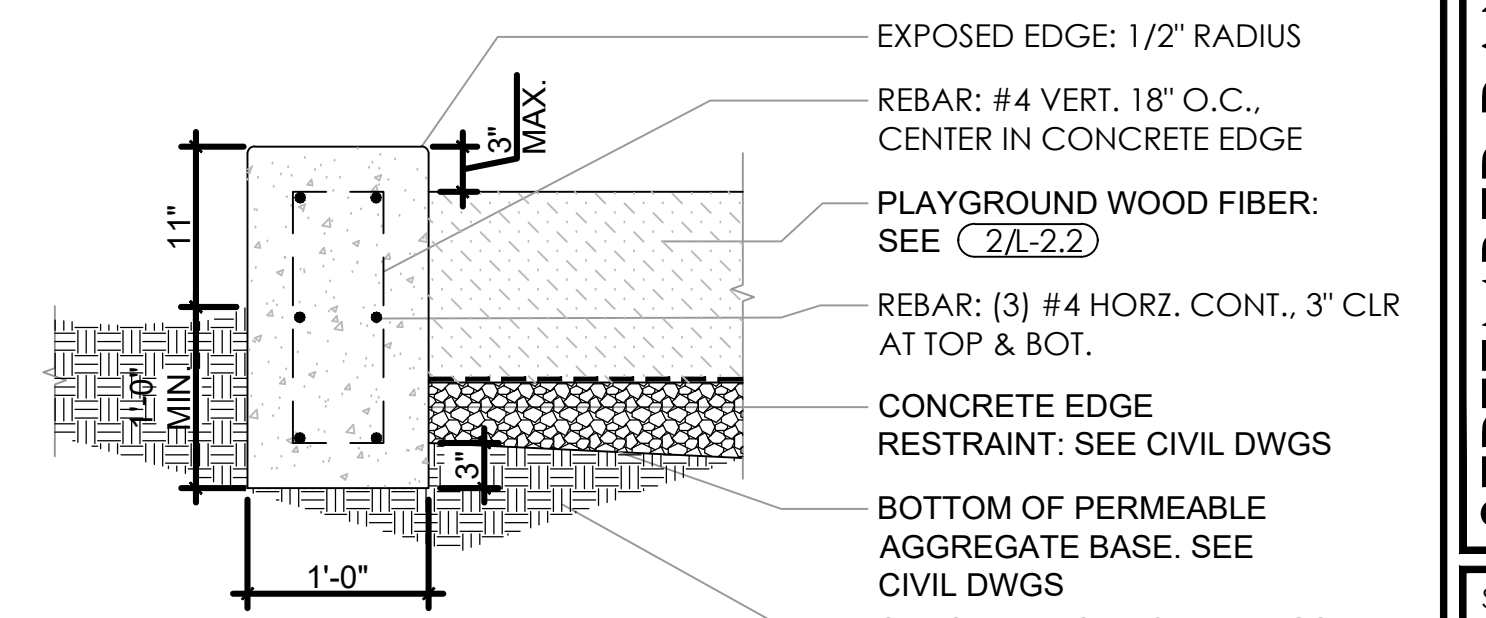


14 GRADED TRAIL

SCALE: NONE



PLAYGROUND CURB (WHERE BELOW EXISTING GRADE)



PLAYGROUND CURB (WHERE ABOVE EXISTING GRADE)

15 PLAYGROUND CURB

SCALE: NONE

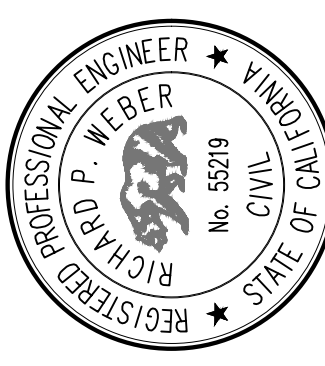


IMPERVIOUS COVERAGE SUMMARY	
AREA	SF
BUILDINGS + DECKS	12,900
CARPORTS	5,560
DRIVEWAYS	5,100
CONCRETE WALKS	3,650
ASPHALT ROADS	21,500
TOTAL	48,710 SF (25% PARCEL COVERAGE)

EARTHWORK SUMMARY		
CUT (CY)	FILL (CY)	NET (CUT/FILL) (CY)
11,230	7,800	3,430

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Land Surveying
© Hant Court
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805.495.5205
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SEPTEMBER RANCH INCLUSIONARY HOUSING

Carmel Valley, California

OVERALL SITE PLAN

SCALE: 1"=20'

DRAWN: RPW

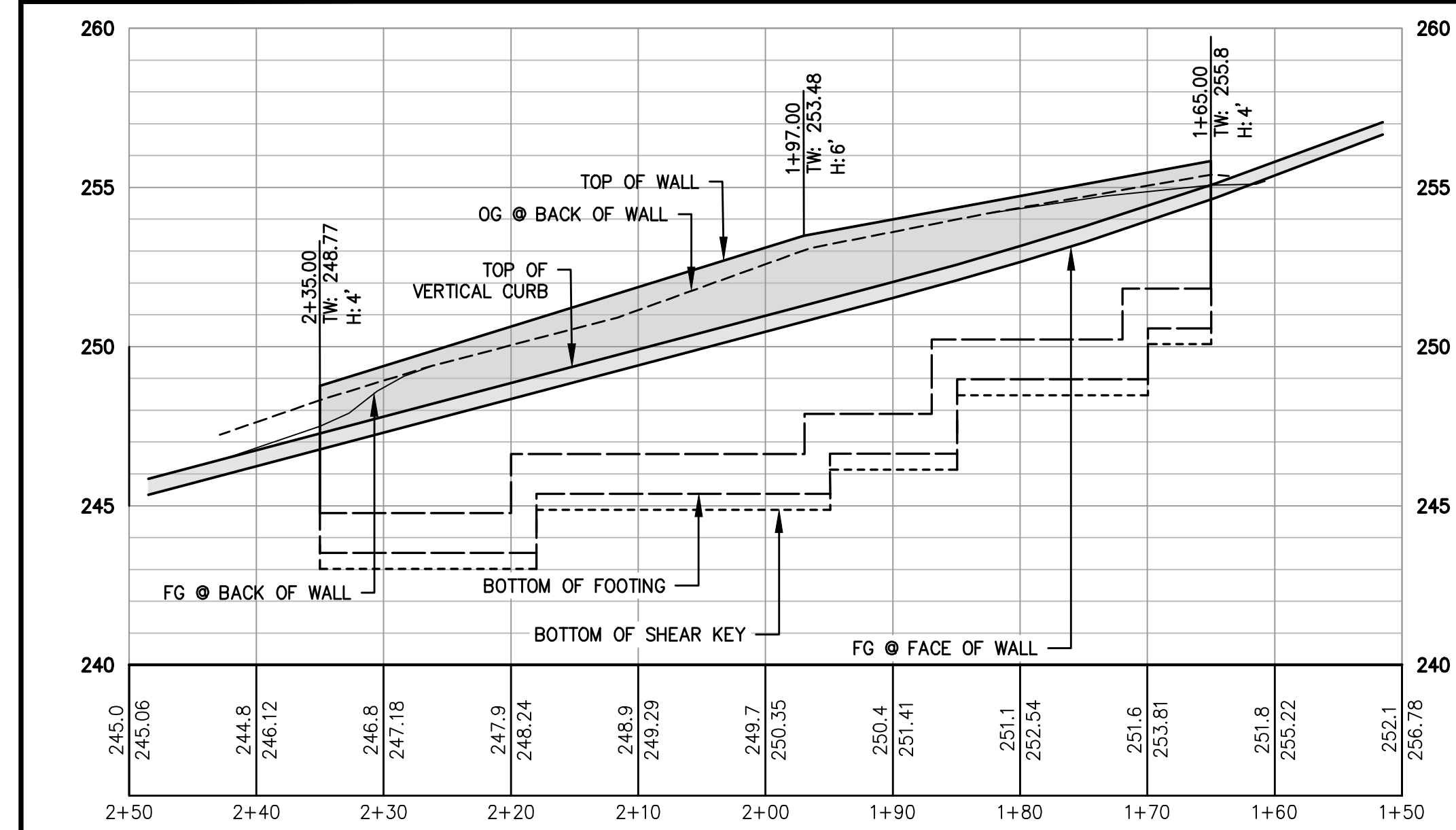
JOB No.: 595.04

SHEET

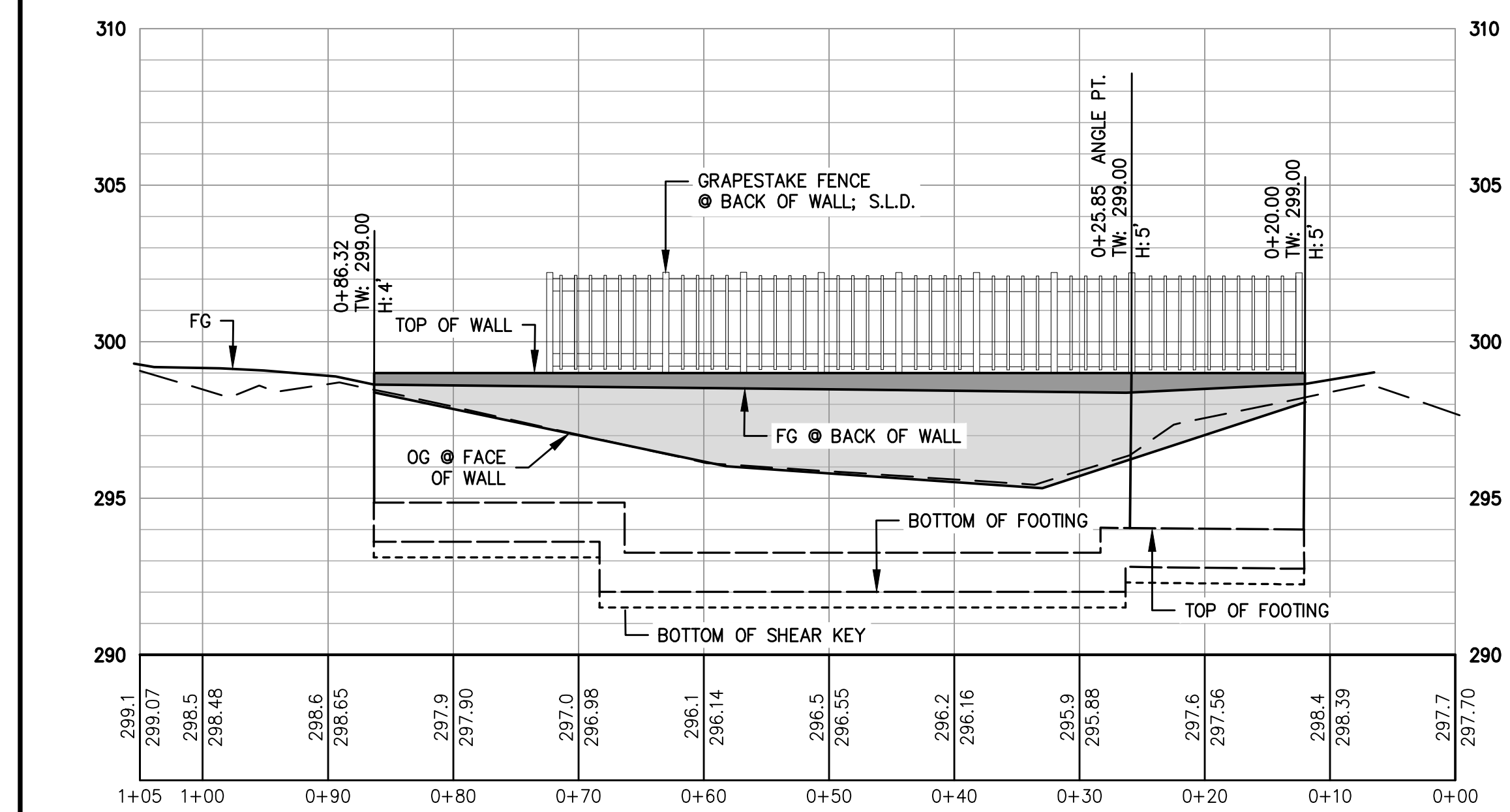
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OF

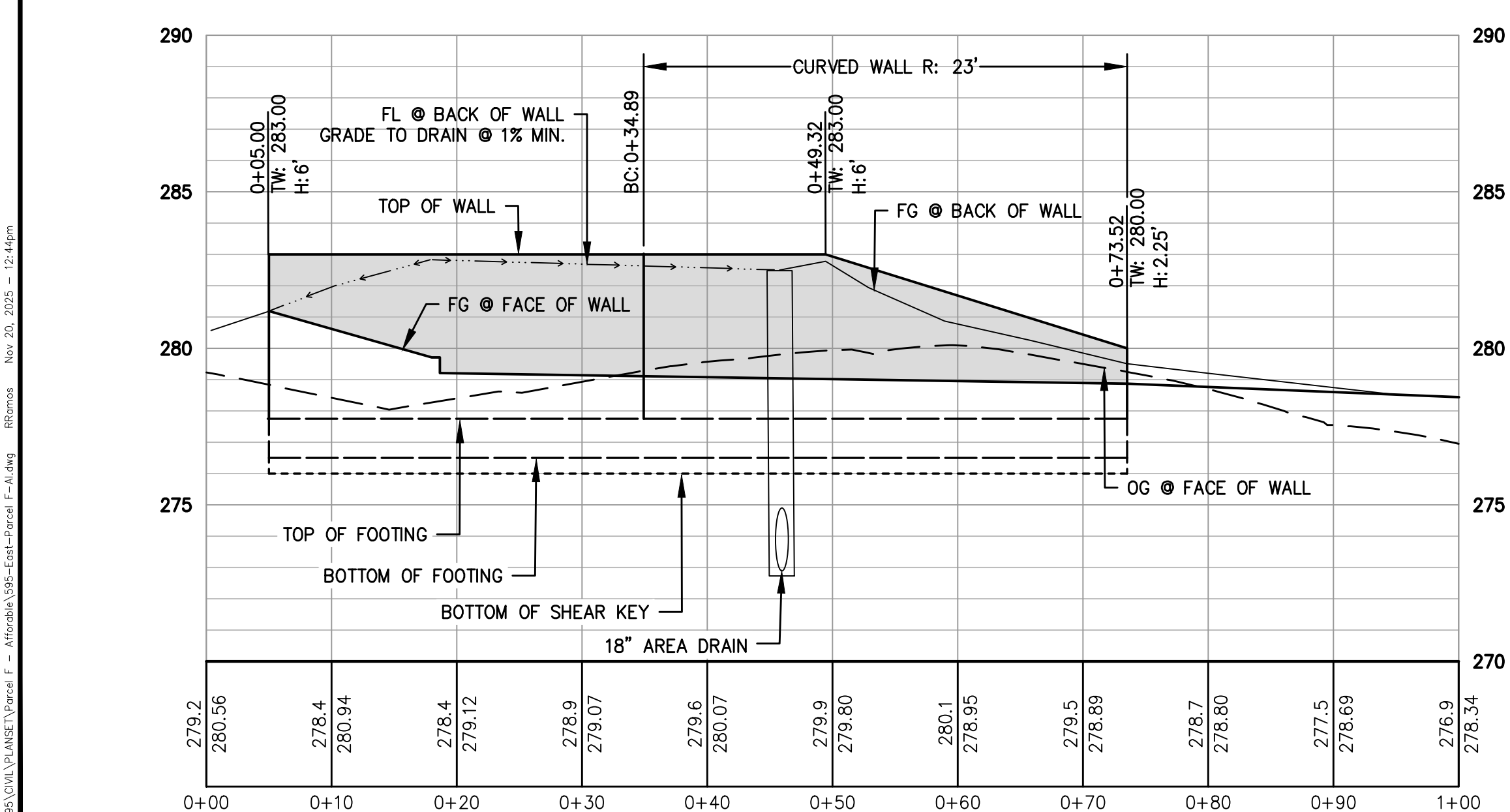
APN: 015-171-019



A RETAINING WALL 'A' PROFILE
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

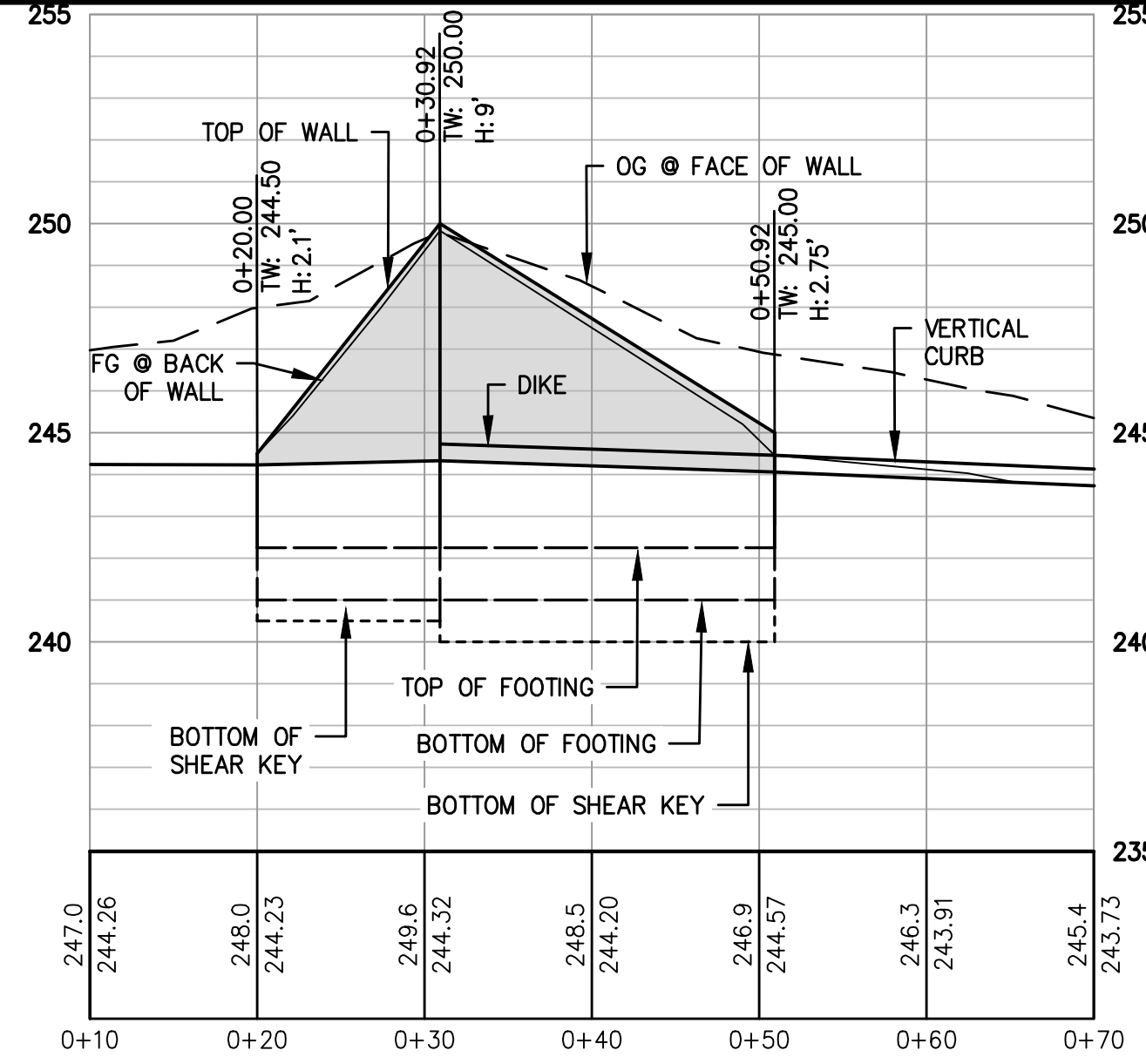


D RETAINING WALL 'D' PROFILE
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

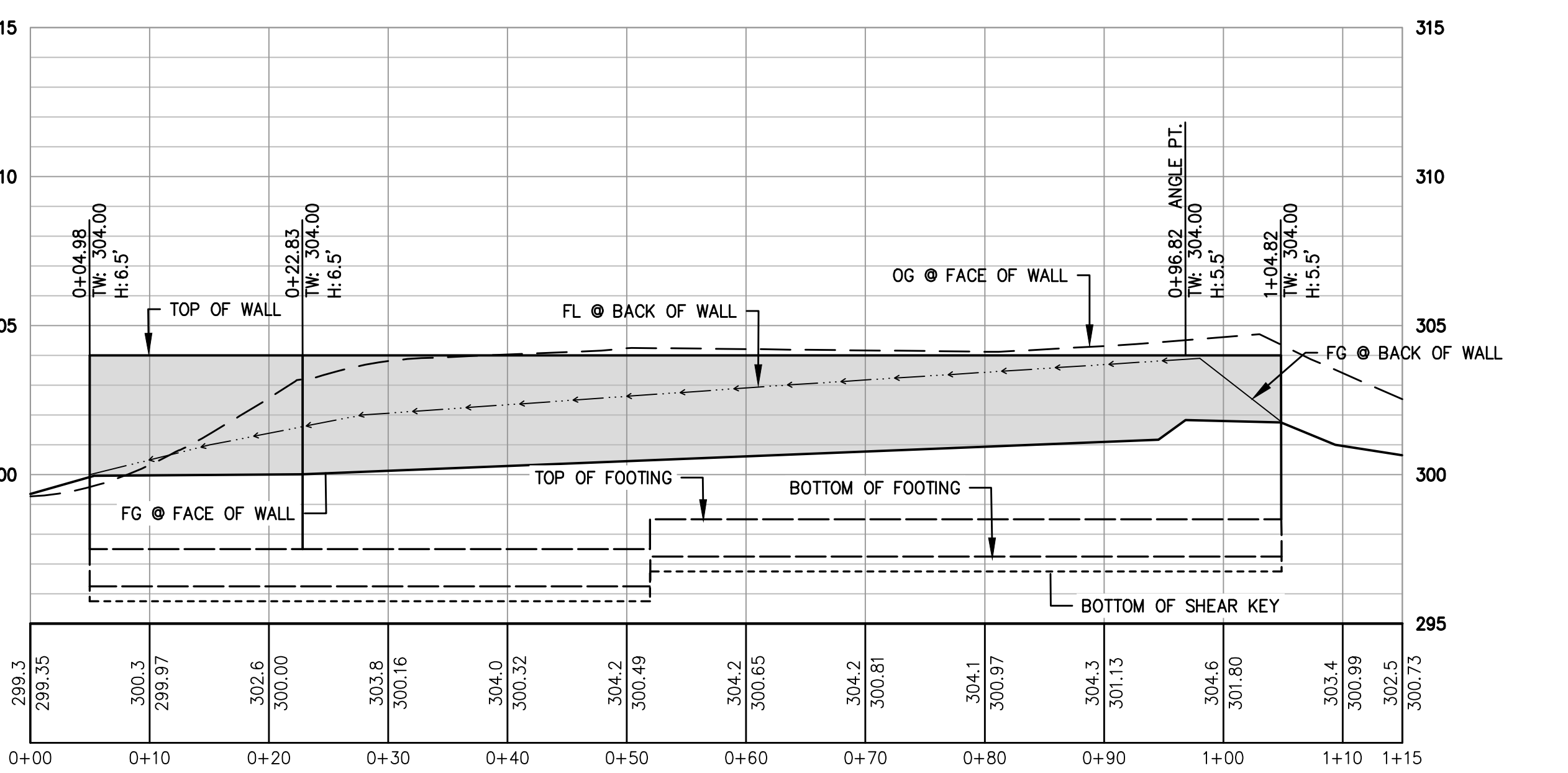


F RETAINING WALL 'F' PROFILE
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

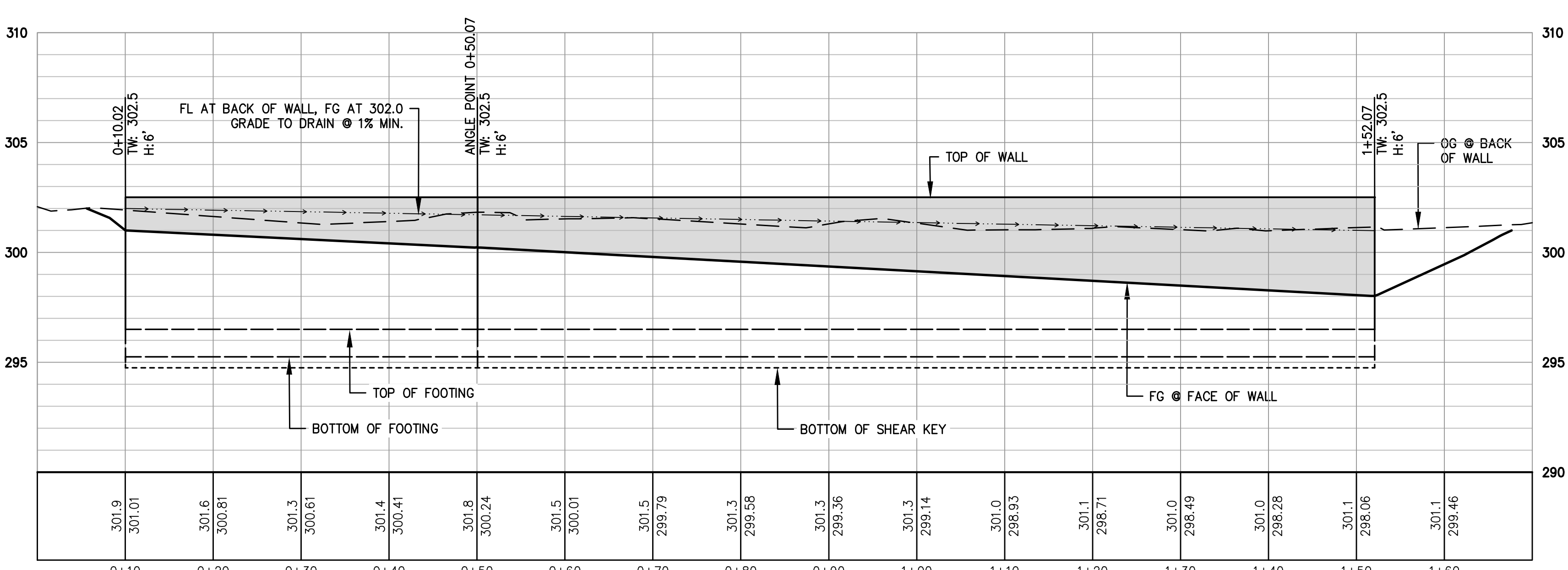
0 1 2 3 INCHES



B RETAINING WALL 'B' PROFILE
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

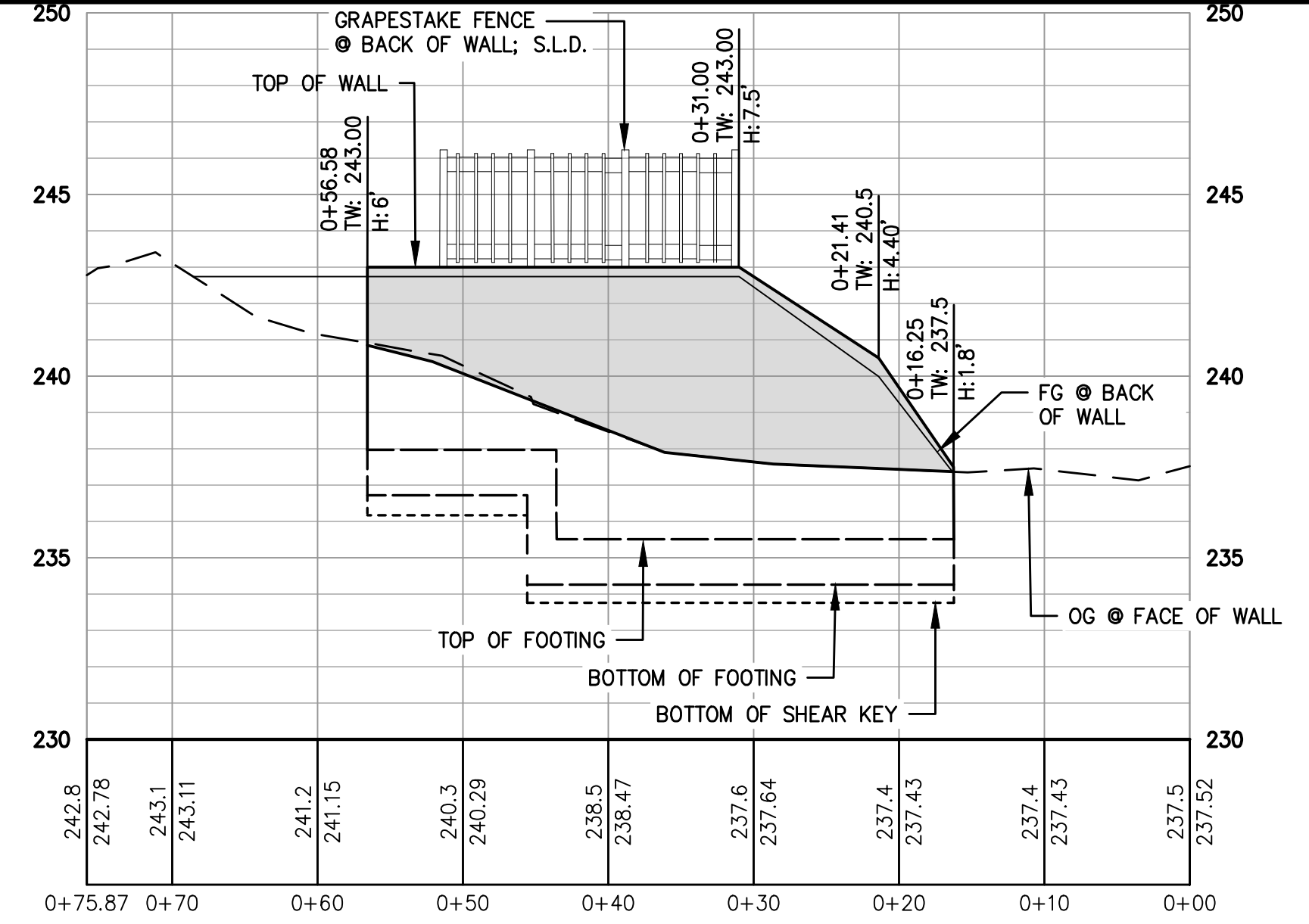


E RETAINING WALL 'E' PROFILE
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'



G RETAINING WALL 'G' PROFILE
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

SEE SHEETS C2.01
THROUGH C2.05 FOR
ADDITIONAL DETAIL



C RETAINING WALL 'C' PROFILE
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=4'

- NOTES:
1. ALL WALL ELEVATIONS ARE FROM DOWNHILL SIDE OF WALL LOOKING UP.
 2. WALL HEIGHTS ARE MEASURED FROM TOP OF WALL TO TOP OF FOOTING.

Civil Engineering
Land Surveying
6 Haines Court
Monterey, California
831.649.9252
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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WHEELER
No. 5829
STATE OF CALIFORNIA
CIVIL

SUBMITTAL / REVISION

**EXCERPT FROM SUBDIVISION
IMPROVEMENT PLANS
FOR INFORMATION ONLY**

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS

RETAINING WALL PROFILES

SCALE: 1" = 20'

DRAWN: RPW

JOB NO.: 595.04

SHEET

C1.05
OF

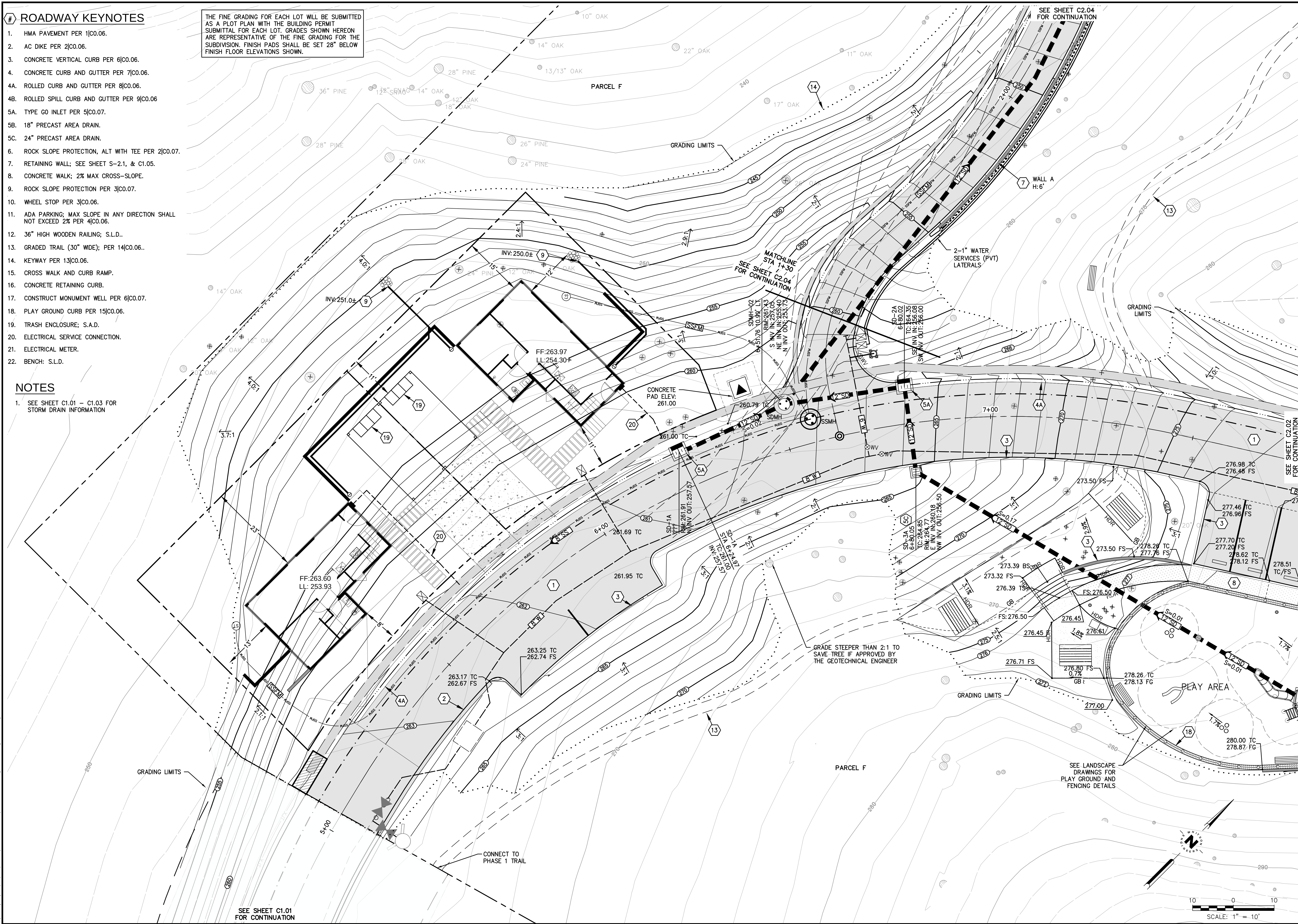
ROADWAY KEYNOTES

- HMA PAVEMENT PER 1(C)0.06.
- AC DIKE PER 2(C)0.06.
- CONCRETE VERTICAL CURB PER 6(C)0.06.
- CONCRETE CURB AND GUTTER PER 7(C)0.06.
- ROLLED CURB AND GUTTER PER 8(C)0.06.
- ROLLED SPILL CURB AND GUTTER PER 9(C)0.06.
- TYPE GO INLET PER 5(C)0.07.
- 18" PRECAST AREA DRAIN.
- 24" PRECAST AREA DRAIN.
- ROCK SLOPE PROTECTION, ALT WITH TEE PER 2(C)0.07.
- RETAINING WALL; SEE SHEET S-2.1, & C1.05.
- CONCRETE WALK; 2% MAX CROSS-SLOPE.
- ROCK SLOPE PROTECTION PER 3(C)0.07.
- WHEEL STOP PER 3(C)0.06.
- ADA PARKING; MAX SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2% PER 4(C)0.06.
- 36" HIGH WOODEN RAILING; S.L.D..
- GRADED TRAIL (30" WIDE); PER 14(C)0.06..
- KEYWAY PER 13(C)0.06.
- CROSS WALK AND CURB RAMP.
- CONCRETE RETAINING CURB.
- CONSTRUCT MONUMENT WELL PER 6(C)0.07.
- PLAY GROUND CURB PER 15(C)0.06.
- TRASH ENCLOSURE; S.A.D.
- ELECTRICAL SERVICE CONNECTION.
- ELECTRICAL METER.
- BENCH: S.L.D.

NOTES

- SEE SHEET C1.01 - C1.03 FOR STORM DRAIN INFORMATION

THE FINE GRADING FOR EACH LOT WILL BE SUBMITTED AS A PLOT PLAN WITH THE BUILDING PERMIT SUBMITTAL FOR EACH LOT. GRADES SHOWN HEREON ARE REPRESENTATIVE OF THE FINE GRADING FOR THE SUBDIVISION. FINISH PADS SHALL BE SET 28" BELOW FINISH FLOOR ELEVATIONS SHOWN.



Civil Engineering
Land Surveying
6 Harte Court
Monterey, California
831.649.5255
whitsonengineers.com

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ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEDER
No. 53219
STATE OF CALIFORNIA

EXCERPT FROM SUBDIVISION
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FOR INFORMATION ONLY

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS
ENLARGED GRADING & DRAINAGE PLAN

CARMEL VALLEY, CALIFORNIA

SCALE: 1" = 10'
DRAWN: RPW
JOB No.: 595.04
SHEET
C2.01
OF

ROADWAY KEYNOTES

1. HMA PAVEMENT PER 1[C0.06.
2. AC DIKE PER 2[C0.06.
3. CONCRETE VERTICAL CURB PER 6[C0.06.
4. CONCRETE CURB AND GUTTER PER 7[C0.06.
- 4A. ROLLED CURB AND GUTTER PER 8[C0.06.
- 4B. ROLLED SPILL CURB AND GUTTER PER 9[C0.06.
- 5A. TYPE GO INLET PER 5[C0.07.
- 5B. 18" PRECAST AREA DRAIN.
- 5C. 24" PRECAST AREA DRAIN.
6. ROCK SLOPE PROTECTION, ALT WITH TEE PER 2[C0.07.
7. RETAINING WALL; SEE SHEET S-2.1, & C1.05.
8. CONCRETE WALK; 2% MAX CROSS-SLOPE.
9. ROCK SLOPE PROTECTION PER 3[C0.07.
10. WHEEL STOP PER 3[C0.06.
11. ADA PARKING; MAX SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2% PER 4[C0.06.
12. 36" HIGH WOODEN RAILING; S.L.D..
13. GRADED TRAIL (30" WIDE); PER 14[C0.06..
14. KEYWAY PER 13[C0.06.
15. CROSS WALK AND CURB RAMP.
16. CONCRETE RETAINING CURB.
17. CONSTRUCT MONUMENT WELL PER 6[C0.07.
18. PLAY GROUND CURB PER 15[C0.06.
19. TRASH ENCLOSURE; S.A.D.
20. ELECTRICAL SERVICE CONNECTION.
21. ELECTRICAL METER.
22. BENCH: S.L.D.

THE FINE GRADING FOR EACH LOT WILL BE SUBMITTED AS A PLOT PLAN WITH THE BUILDING PERMIT SUBMITTAL FOR EACH LOT. GRADES SHOWN HEREON ARE REPRESENTATIVE OF THE FINE GRADING FOR THE SUBDIVISION. FINISH PADS SHALL BE SET 28" BELOW FINISH FLOOR ELEVATIONS SHOWN.

SEE SHEET C2.01 FOR CONTINUATION

SUBMITTAL / REVISION

EXCERPT FROM SUBDIVISION
IMPROVEMENT PLANS
FOR INFORMATION ONLY

NOTES

1. SEE SHEET C1.01 - C1.03 FOR STORM DRAIN INFORMATION

SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS
ENLARGED GRADING & DRAINAGE PLAN

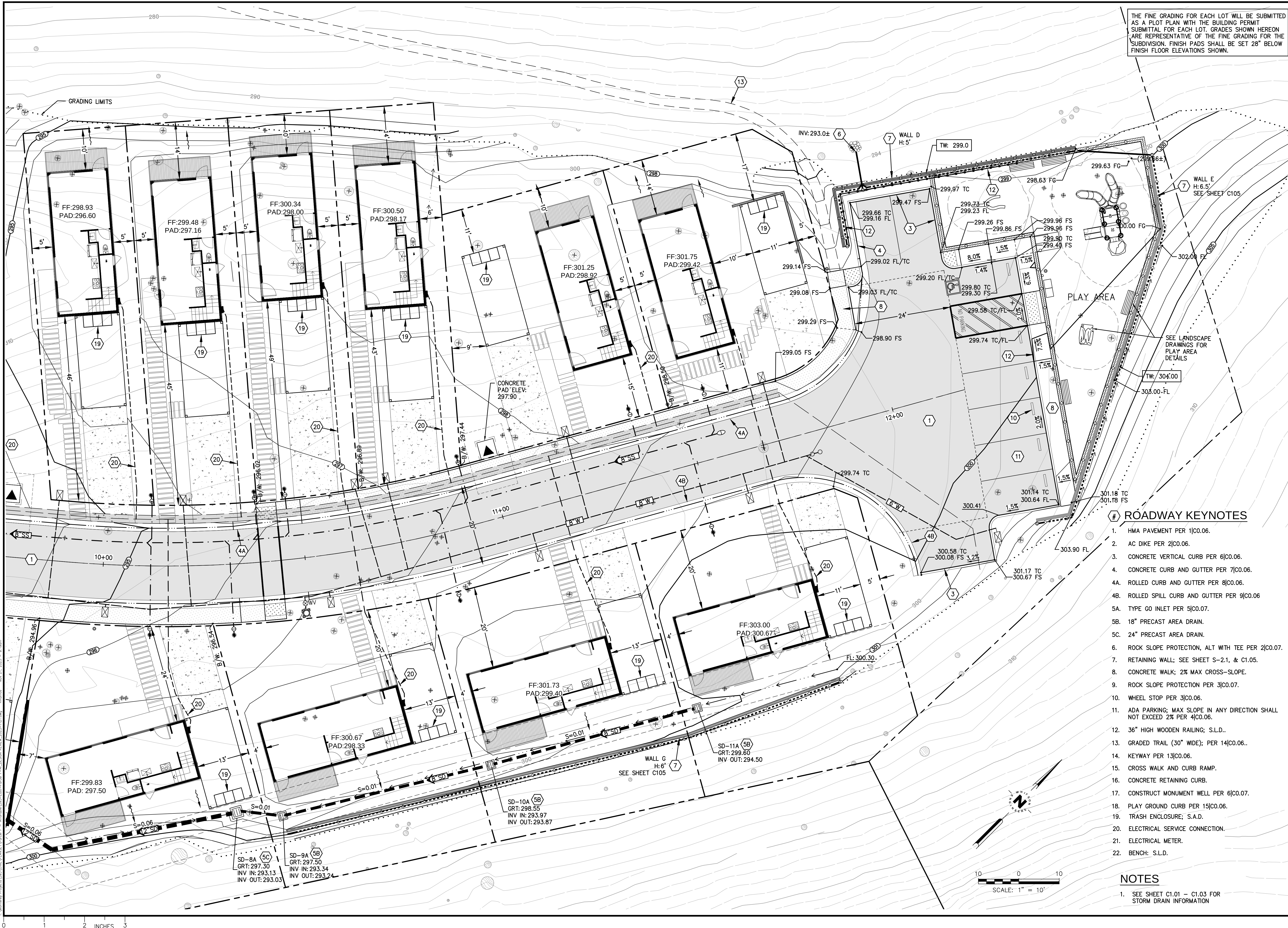
SCALE: 1" = 10'
DRAWN: RW
JOB No.: 595.04
SHEET
C2.02
OF

CARMEL VALLEY, CALIFORNIA

Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WHELER
No. 53219
CIVIL
STATE OF CALIFORNIA

Civil Engineering
Land Surveying
6 Harte Court
Monterey, California
831.469.5225
whitsonengineers.com



THE FINE GRADING FOR EACH LOT WILL BE SUBMITTED AS A PLOT PLAN WITH THE BUILDING PERMIT SUBMITTAL FOR EACH LOT. GRADES SHOWN HEREON ARE REPRESENTATIVE OF THE FINE GRADING FOR THE SUBDIVISION. FINISH PADS SHALL BE SET 28" BELOW FINISH FLOOR ELEVATIONS SHOWN.

ROADWAY KEYNOTES

1. HMA PAVEMENT PER 1(C)0.06.
2. AC DIKE PER 2(C)0.06.
3. CONCRETE VERTICAL CURB PER 6(C)0.06.
4. CONCRETE CURB AND GUTTER PER 7(C)0.06.
- 4A. ROLLED CURB AND GUTTER PER 8(C)0.06.
- 4B. ROLLED SPILL CURB AND GUTTER PER 9(C)0.06.
- 5A. TYPE GO INLET PER 5(C)0.07.
- 5B. 18" PRECAST AREA DRAIN.
- 5C. 24" PRECAST AREA DRAIN.
6. ROCK SLOPE PROTECTION, ALT WITH TEE PER 2(C)0.07.
7. RETAINING WALL; SEE SHEET S-2.1, & C1.05.
8. CONCRETE WALK; 2% MAX CROSS-SLOPE.
9. ROCK SLOPE PROTECTION PER 3(C)0.07.
10. WHEEL STOP PER 3(C)0.06.
11. ADA PARKING; MAX SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2% PER 4(C)0.06.
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13. GRADED TRAIL (30" WIDE); PER 14(C)0.06..
14. KEYWAY PER 13(C)0.06.
15. CROSS WALK AND CURB RAMP.
16. CONCRETE RETAINING CURB.
17. CONSTRUCT MONUMENT WELL PER 6(C)0.07.
18. PLAY GROUND CURB PER 15(C)0.06.
19. TRASH ENCLOSURE; S.A.D.
20. ELECTRICAL SERVICE CONNECTION.
21. ELECTRICAL METER.
22. BENCH: S.L.D.

NOTES

1. SEE SHEET C1.01 - C1.03 FOR STORM DRAIN INFORMATION

Civil Engineering
Land Surveying
64444 Court
Monterey, California
831.469.5225
whitsonengineers.com

Whitson
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WHEELER
No. 55219
STATE OF CALIFORNIA

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SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS
ENLARGED GRADING & DRAINAGE PLAN

CARMEL VALLEY, CALIFORNIA

SCALE: 1" = 10'

DRAWN: RW

JOB No.: 595.04

SHEET

C2.03
OF

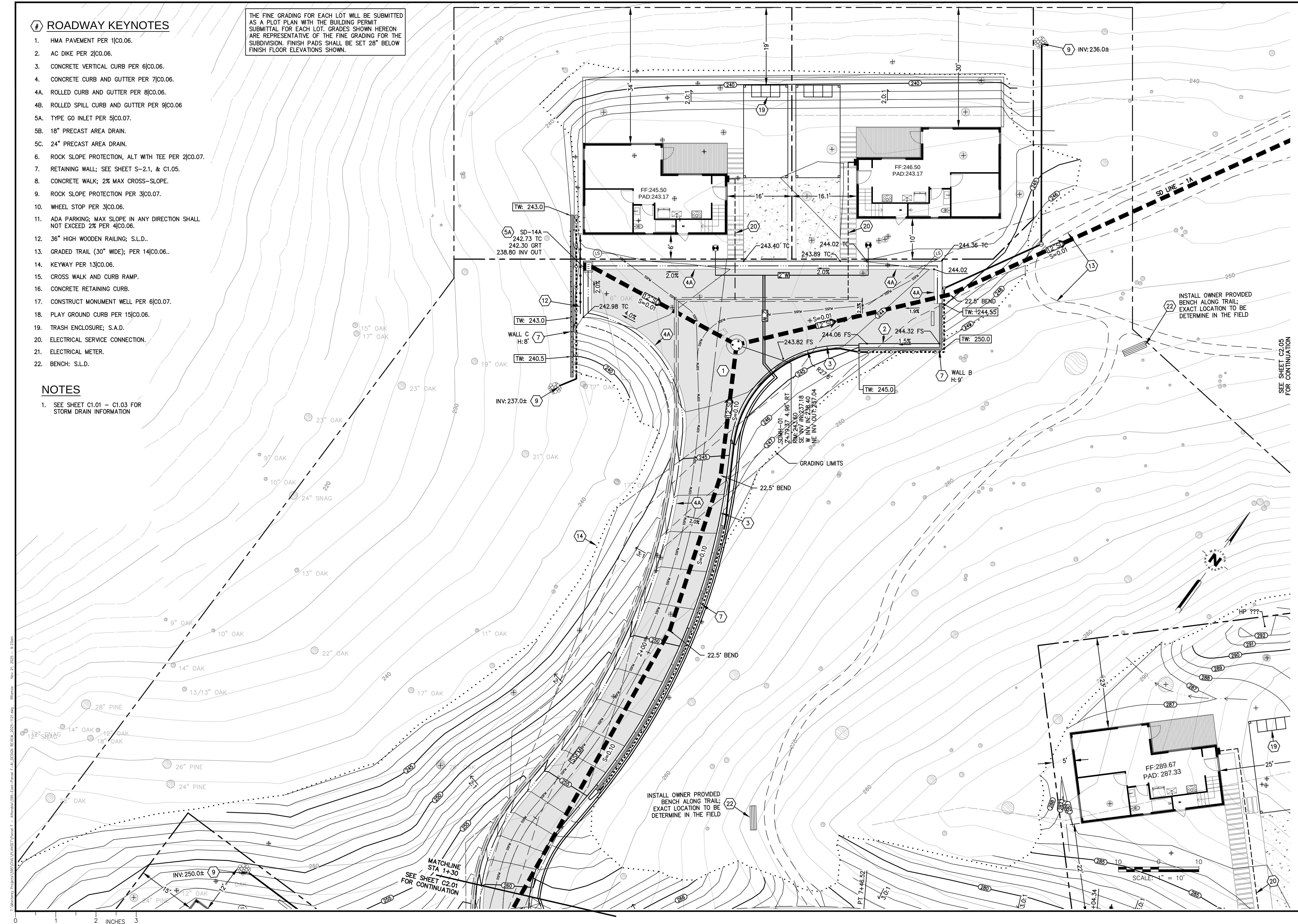
ROADWAY KEYNOTES

1. HMA PAVEMENT PER 1(C)0.06.
2. AC DIKE PER 2(C)0.06.
3. CONCRETE VERTICAL CURB PER 6(C)0.06.
4. CONCRETE CURB AND GUTTER PER 7(C)0.06.
- 4A. ROLLED CURB AND GUTTER PER 8(C)0.06.
- 4B. ROLLED SPILL CURB AND GUTTER PER 9(C)0.06.
- 5A. TYPE GO INLET PER 5(C)0.07.
- 5B. 18" PRECAST AREA DRAIN.
- 5C. 24" PRECAST AREA DRAIN.
6. ROCK SLOPE PROTECTION, ALT WITH TEE PER 2(C)0.07.
7. RETAINING WALL; SEE SHEET S-2.1, & C1.05.
8. CONCRETE WALK; 2% MAX CROSS-SLOPE.
9. ROCK SLOPE PROTECTION PER 3(C)0.07.
10. WHEEL STOP PER 3(C)0.06.
11. ADA PARKING; MAX SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2% PER 4(C)0.06.
12. 36" HIGH WOODEN RAILING; S.L.D..
13. GRADED TRAIL (30" WIDE); PER 14(C)0.06..
14. KEYWAY PER 13(C)0.06.
15. CROSS WALK AND CURB RAMP.
16. CONCRETE RETAINING CURB.
17. CONSTRUCT MONUMENT WELL PER 6(C)0.07.
18. PLAY GROUND CURB PER 15(C)0.06.
19. TRASH ENCLOSURE; S.A.D.
20. ELECTRICAL SERVICE CONNECTION.
21. ELECTRICAL METER.
22. BENCH: S.L.D.

NOTES

1. SEE SHEET C1.01 - C1.03 FOR STORM DRAIN INFORMATION

THE FINE GRADING FOR EACH LOT WILL BE SUBMITTED AS A PLOT PLAN WITH THE BUILDING PERMIT SUBMITTAL FOR EACH LOT. GRADES SHOWN HEREON ARE REPRESENTATIVE OF THE FINE GRADING FOR THE SUBDIVISION. FINISH PADS SHALL BE SET 28" BELOW FINISH FLOOR ELEVATIONS SHOWN.



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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WHEELER
No. 53219
STATE OF CALIFORNIA

**EXCERPT FROM SUBDIVISION
IMPROVEMENT PLANS
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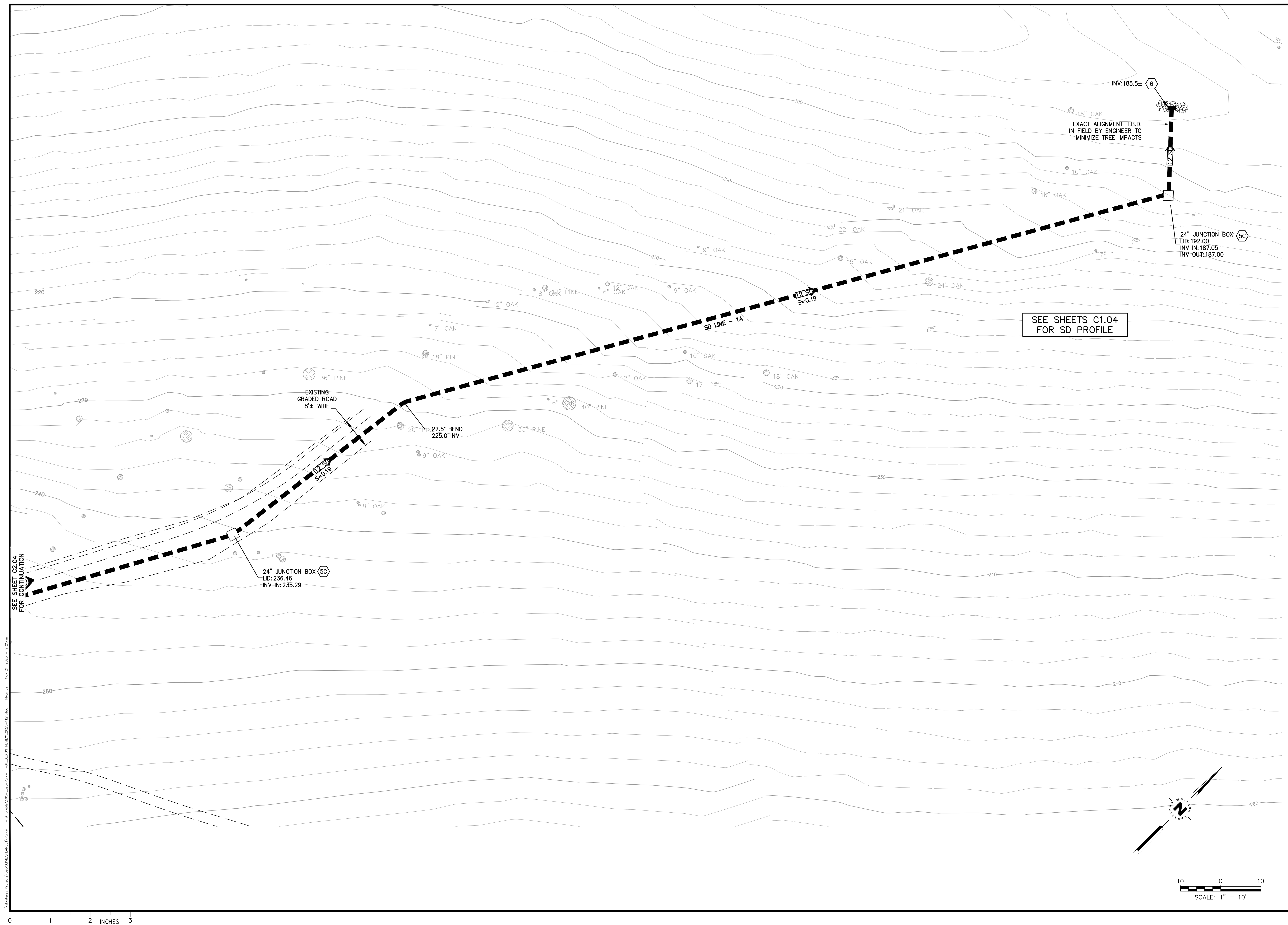
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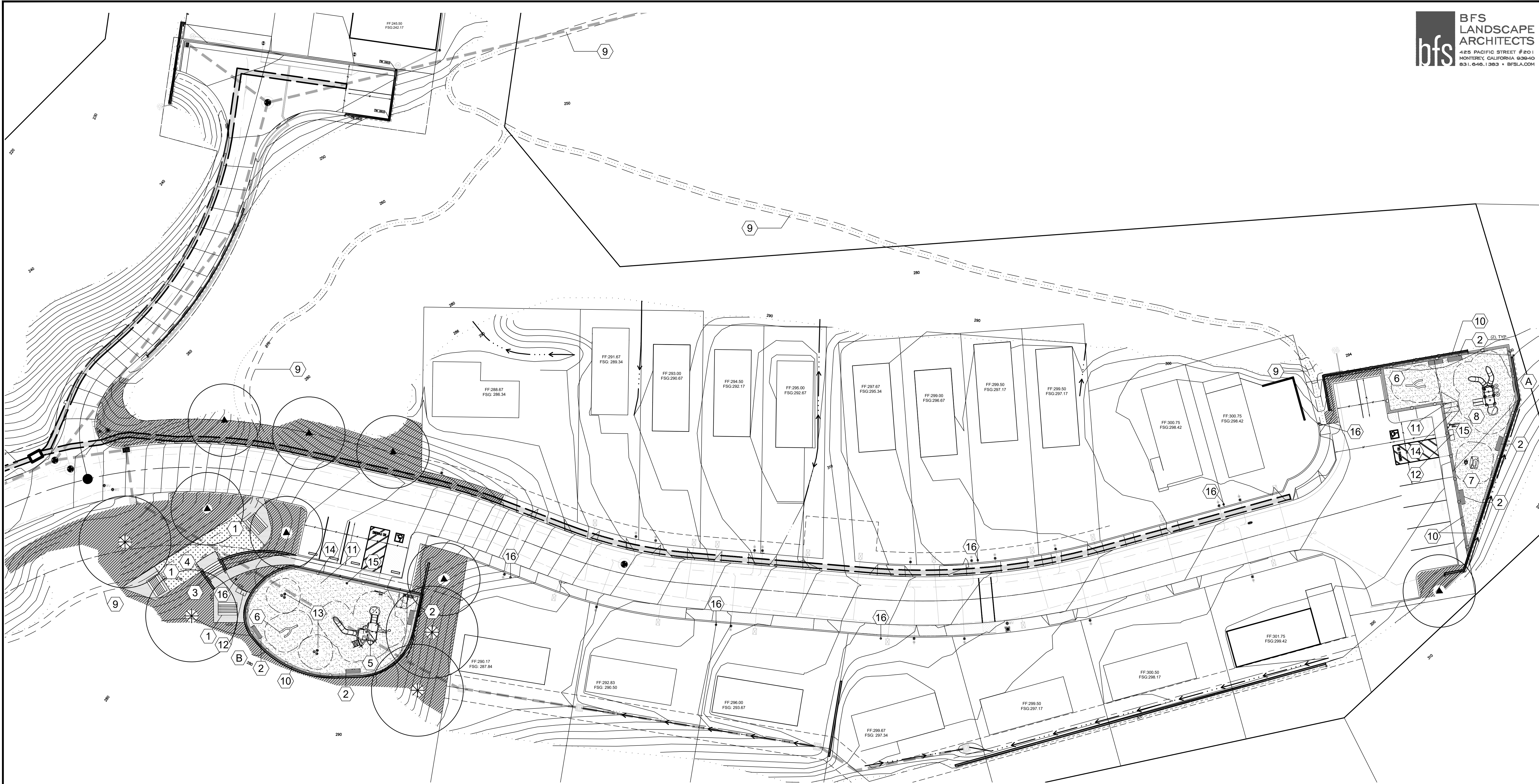
**SEPTEMBER RANCH
PHASE 1A - IMPROVEMENT PLANS**

ENLARGED GRADING & DRAINAGE PLAN

CARMEL VALLEY, CALIFORNIA

SCALE: 1" = 10'
DRAWN: RW
JOB No.: 595.04
SHEET
C2.04
OF





0 1 2 3 INCHES

LEGEND

- Meadow Planting: See Planting Plan
- Slope Restoration Planting: See Planting Plan
- Stabilized Decomposed Granite (D.G.) Paving: See (6/L-2.1)
- HDR Headerboard, Composite : See (5/L-2.1)
- Engineered Wood Fiber Mulch, at Play Area: See (2/L-2.2)
- Playground Curb, at Play Area: See (1/L-2.2)
- Trees: See Planting Plan
- Wood Fence: See note #10

REFERENCE NOTES

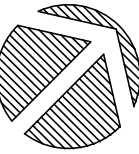
- 1 Picnic Tables: See Specs and (8/L-2.1)
- 2 Backed Bench: See Specs and (8/L-2.1)
- 3 Timber Steps & Handrail: See (1/L-2.1) (2/L-2.1) (3/L-2.1)
- 4 Oaks Play Lower Meadow: See Planting Plan
- 5 Play Equipment - 5-12 Play Booster See Specs
- 6 Play Equipment - Log Beam See Specs
- 7 Play Equipment - Log Crawl Tunnel See Specs
- 8 Play Equipment - 2-5 Play Booster See Specs
- 9 Hiking Trail: Dirt, See Civil Drawings for Grading
- 10 Grape Stake Fence, at Play Area: See Specs and (3/L-2.2)
- 11 Grape Stake Fence Gate, at Play Area: See Specs and (4/L-2.2) (5/L-2.2)
- 12 Trash and Recycle Cans: Animal proof and rodent proof, heavy duty steel: See Specs.
- 13 Play Equipment - Log Steppers See Specs.
- 14 Play Area Concrete Ramp: See (6/L-2.2)
- 15 Pole Lights: See Electrical Plans. See (7/L-2.2) (8/L-2.2)
- 16 Bollard Lights: See Electrical Plans. See (9/L-2.1)

GENERAL NOTES

- 1 All play features, site benches and tables shall comply with manufacturer's requirements and current ASTM and ADA codes, and the Consumer Product Safety Commission Guidelines and California Play Safety Code, including resilient surfacing requirements, fall height safety zones and age-appropriate levels.
- 2 See Tree Removal Plan for trees to be preserved and protected.

ELECTRICAL NOTE

- 1 All exterior lighting fixtures shall be fully shielded in accordance with Monterey County standards. See Electrical Plans for fixture details.



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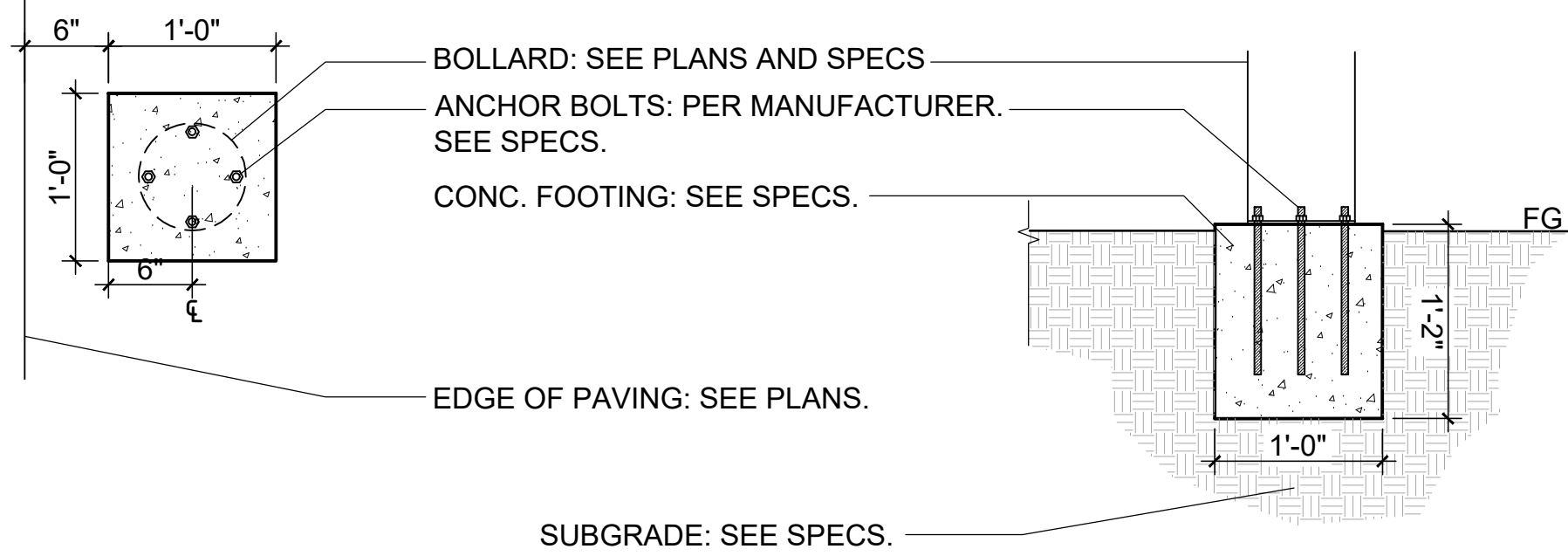
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SEPTEMBER RANCH
PARCEL F - IMPROVEMENT PLANS
LANDSCAPE SITE PLAN

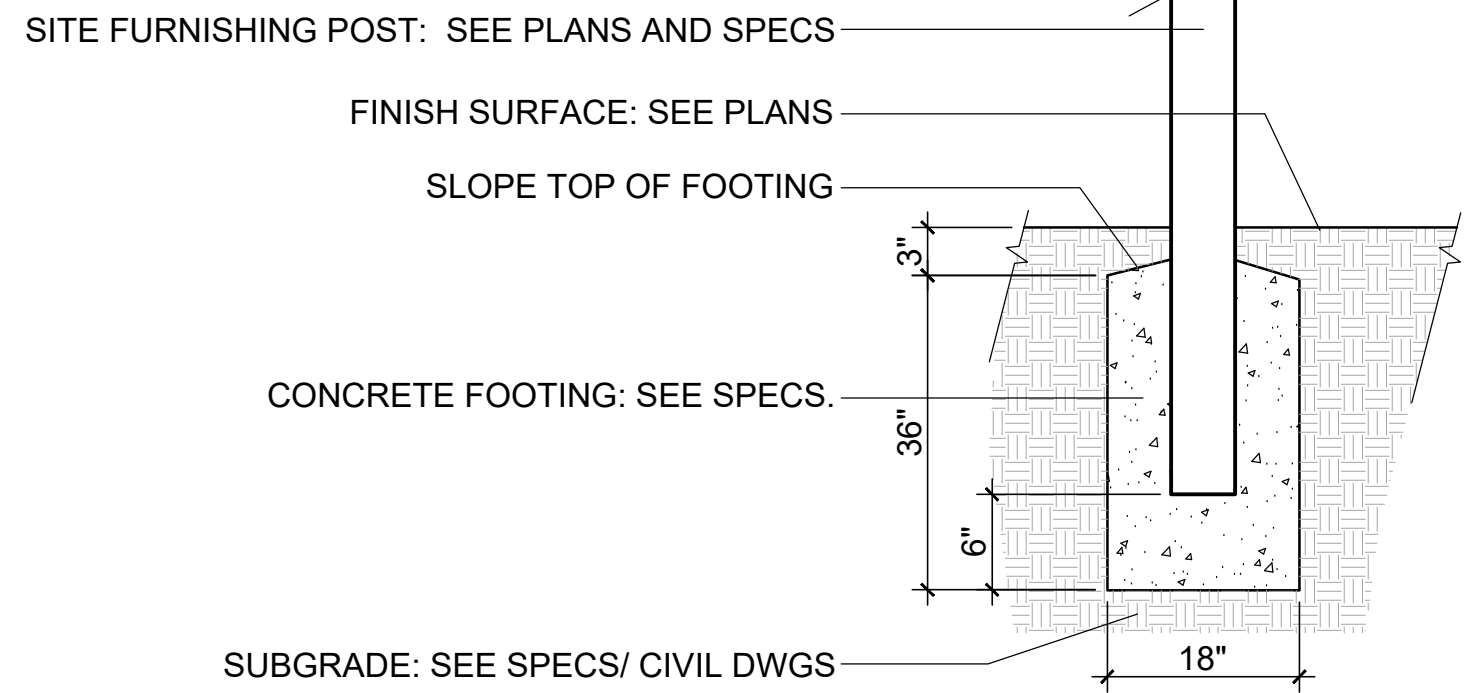
SCALE: AS SHOWN
DRAWN: RW
JOB No.: 595.04
SHEET
L-1.1
OF

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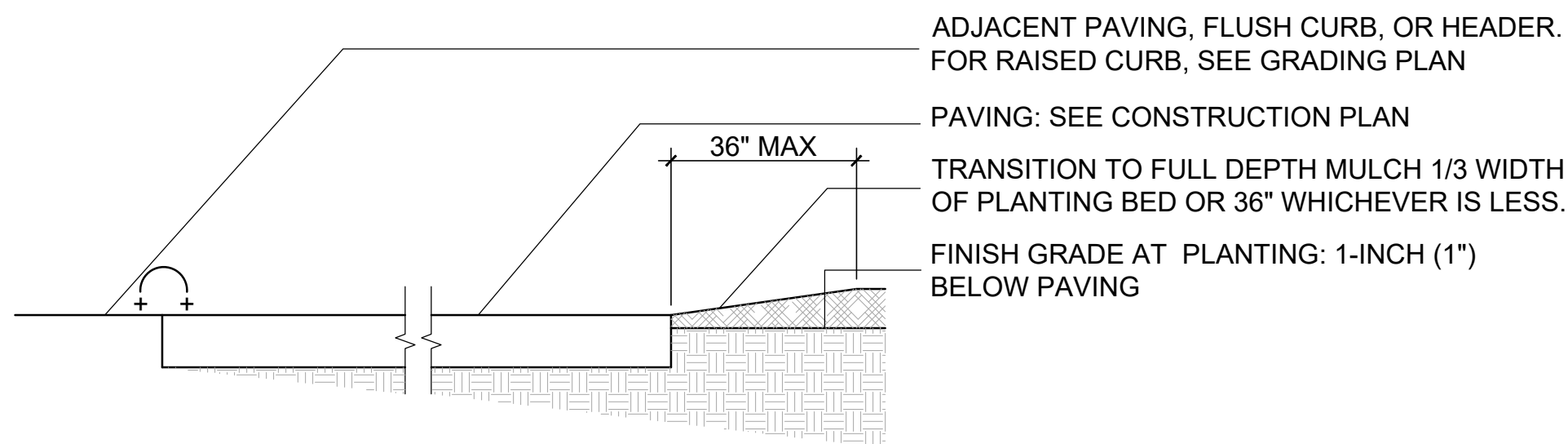
PLAN VIEW



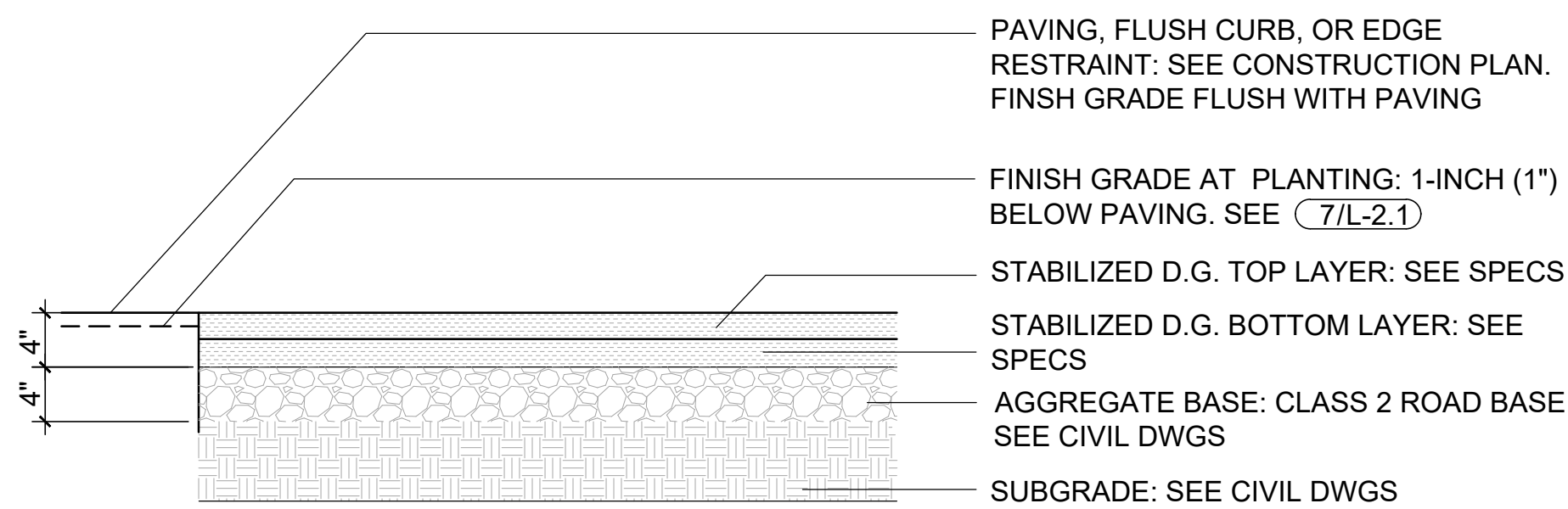
9 Light Bollard Footing
NTS



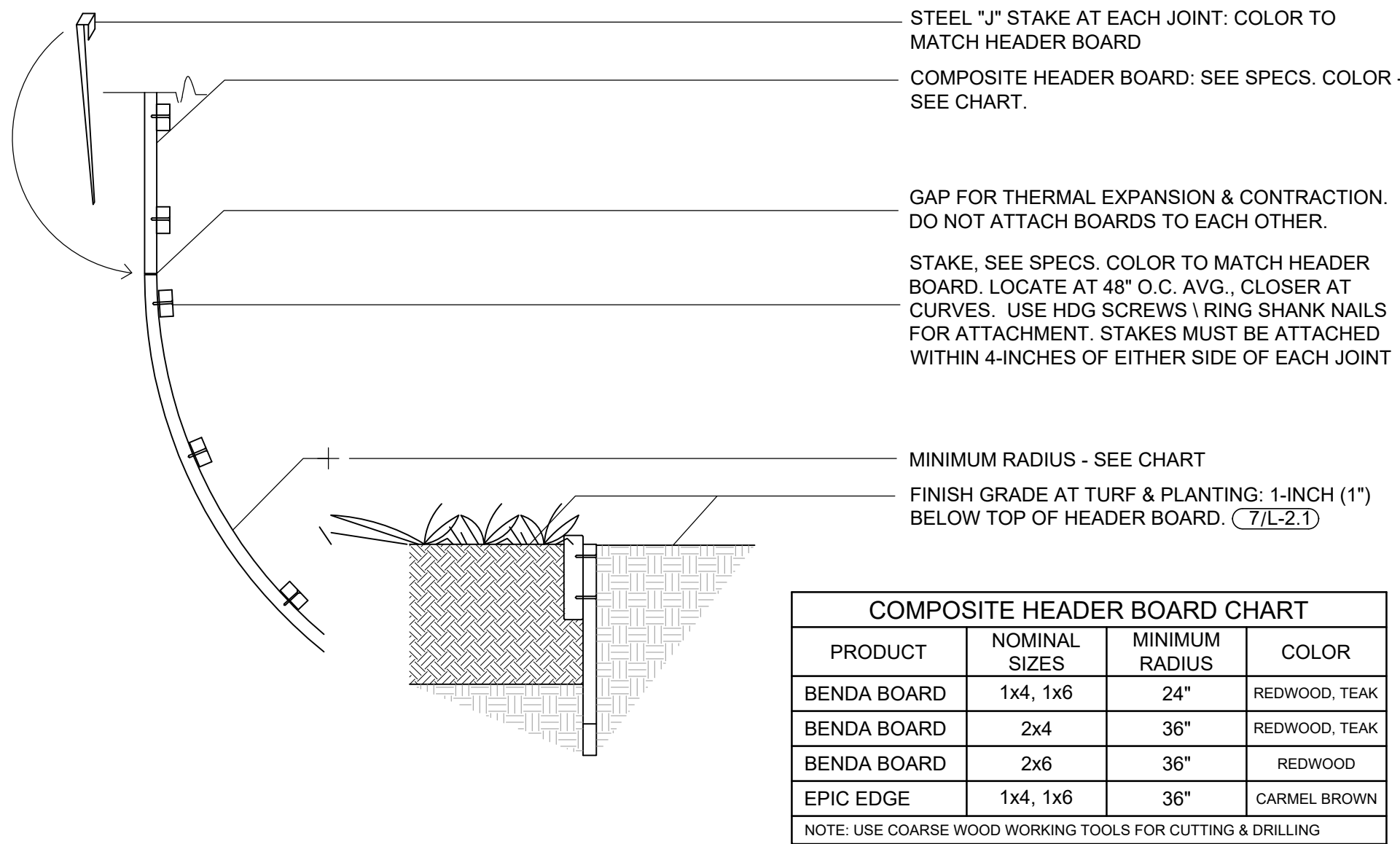
8 Site Furnishings Footing - Embed Mount, Typ.
NTS



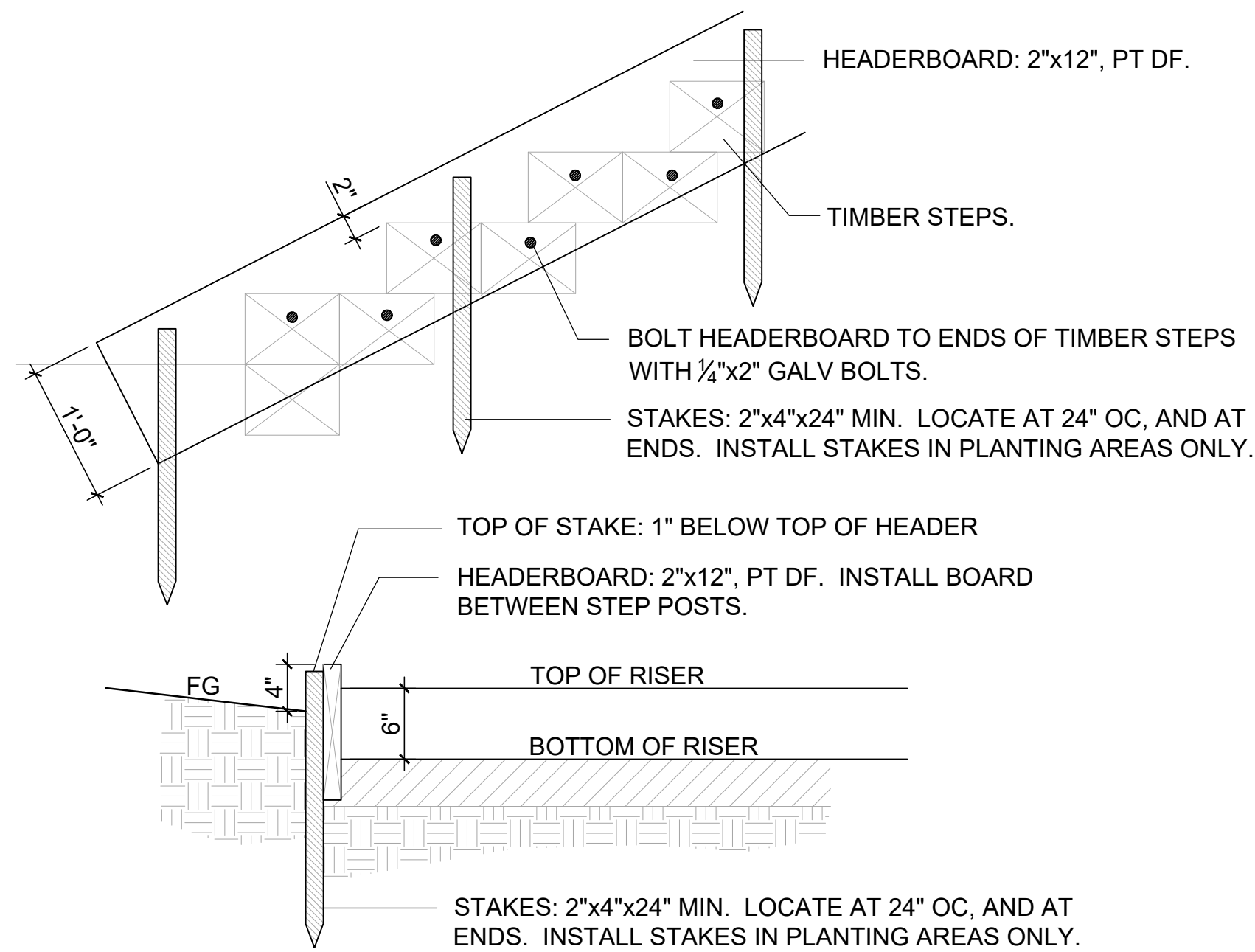
7 Finish Grade
1"=1'-0"



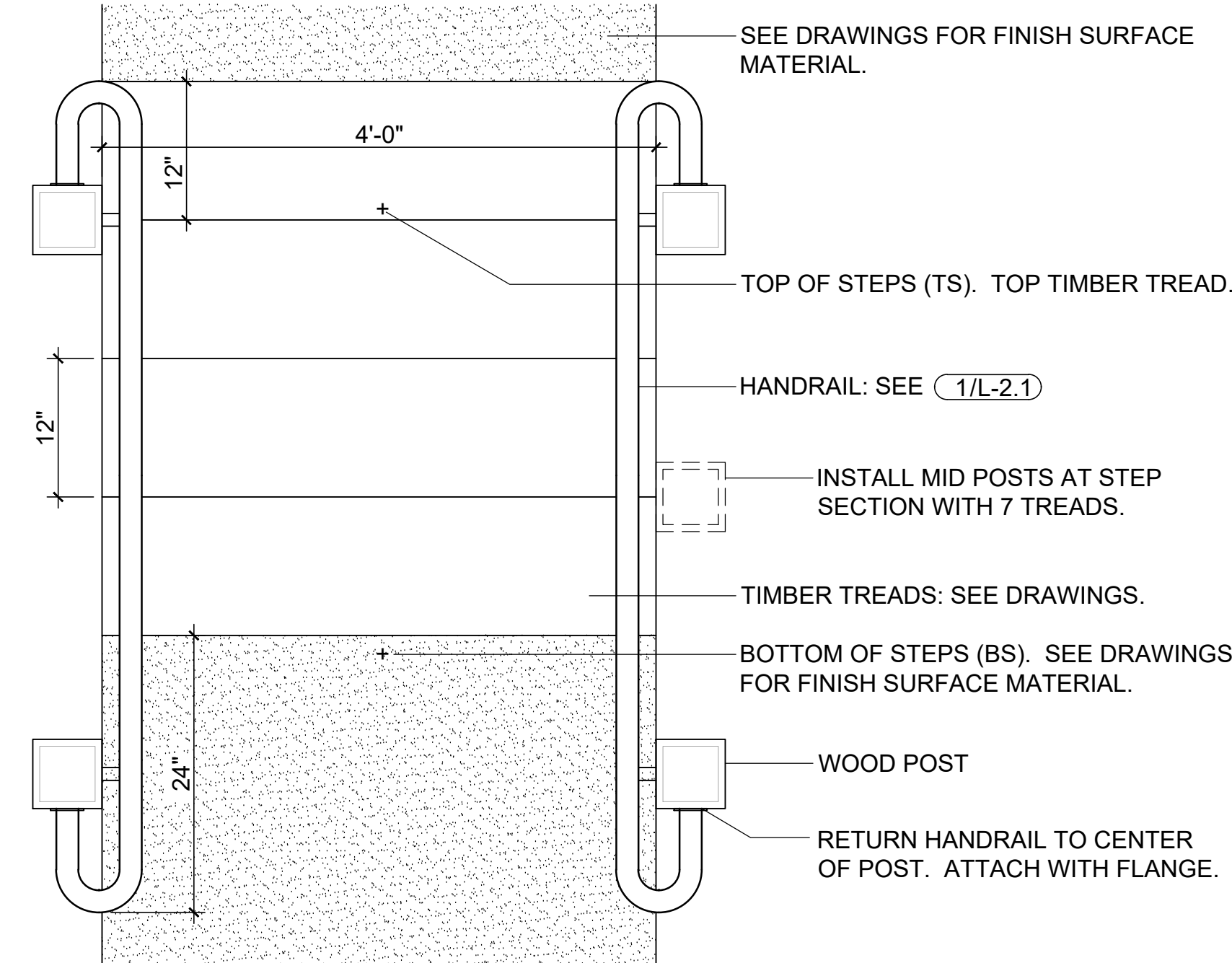
6 Stabilized Decomposed Granite (D.G.) Paving
1"=1'-0"



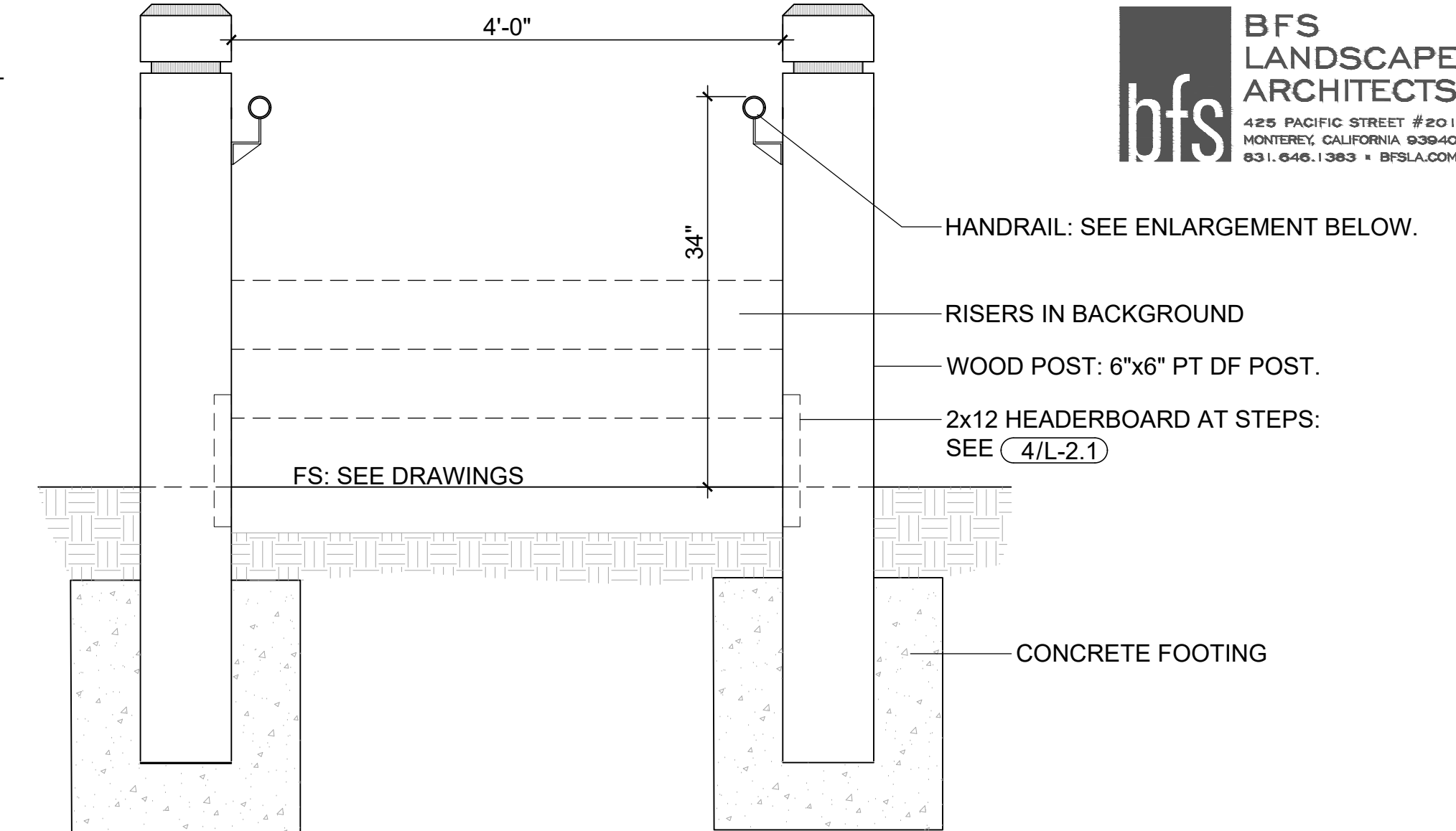
5 Header Board: Composite
NTS



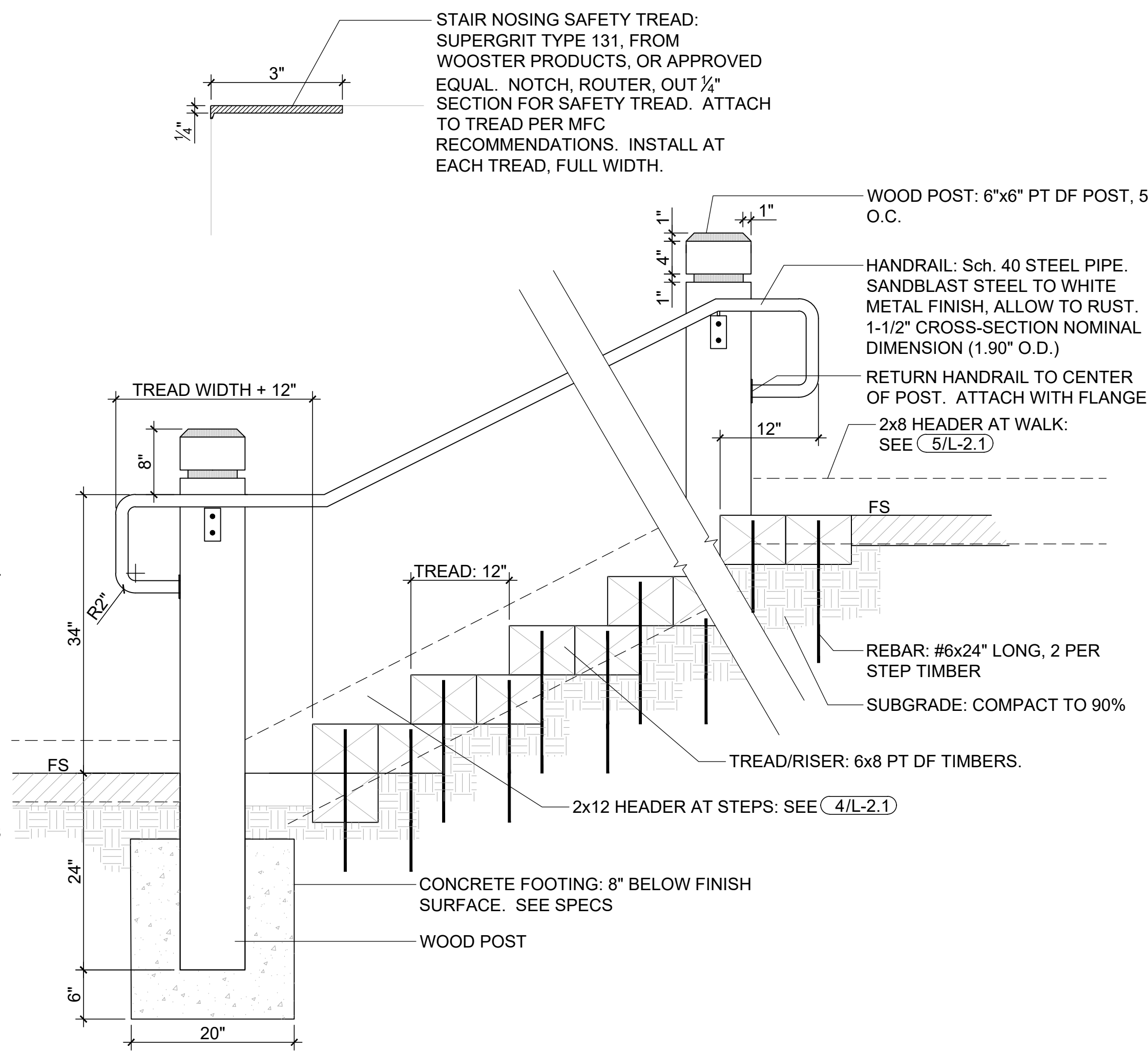
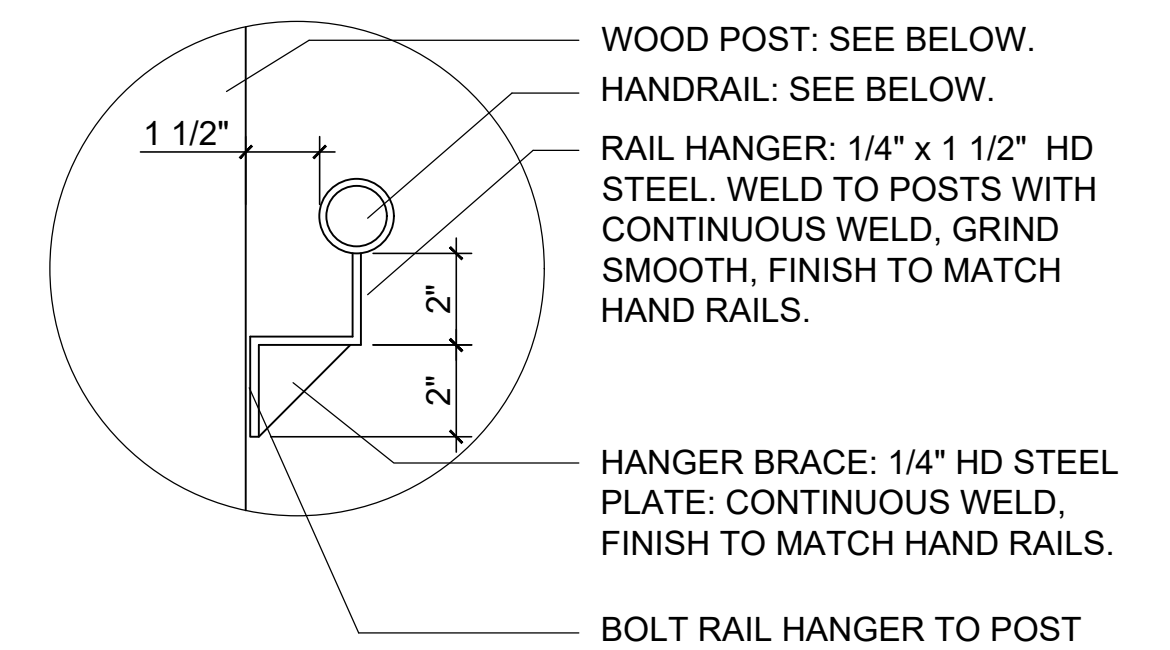
4 Raised Headerboard at Steps
1"=1'-0"



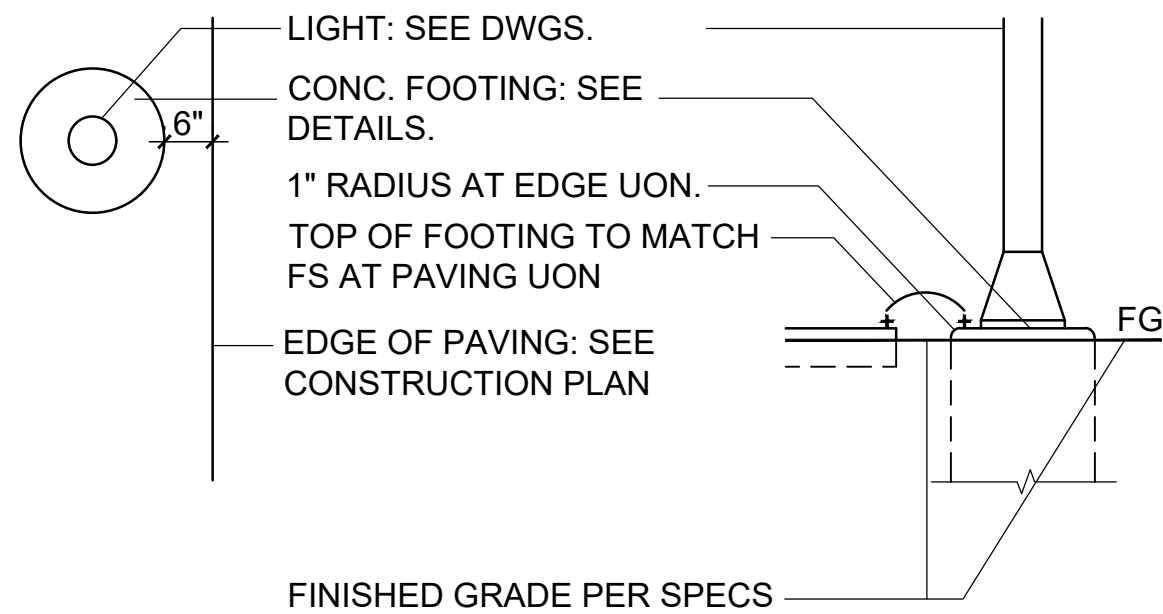
3 Timber Steps and Handrails - Plan View
1"=1'-0"



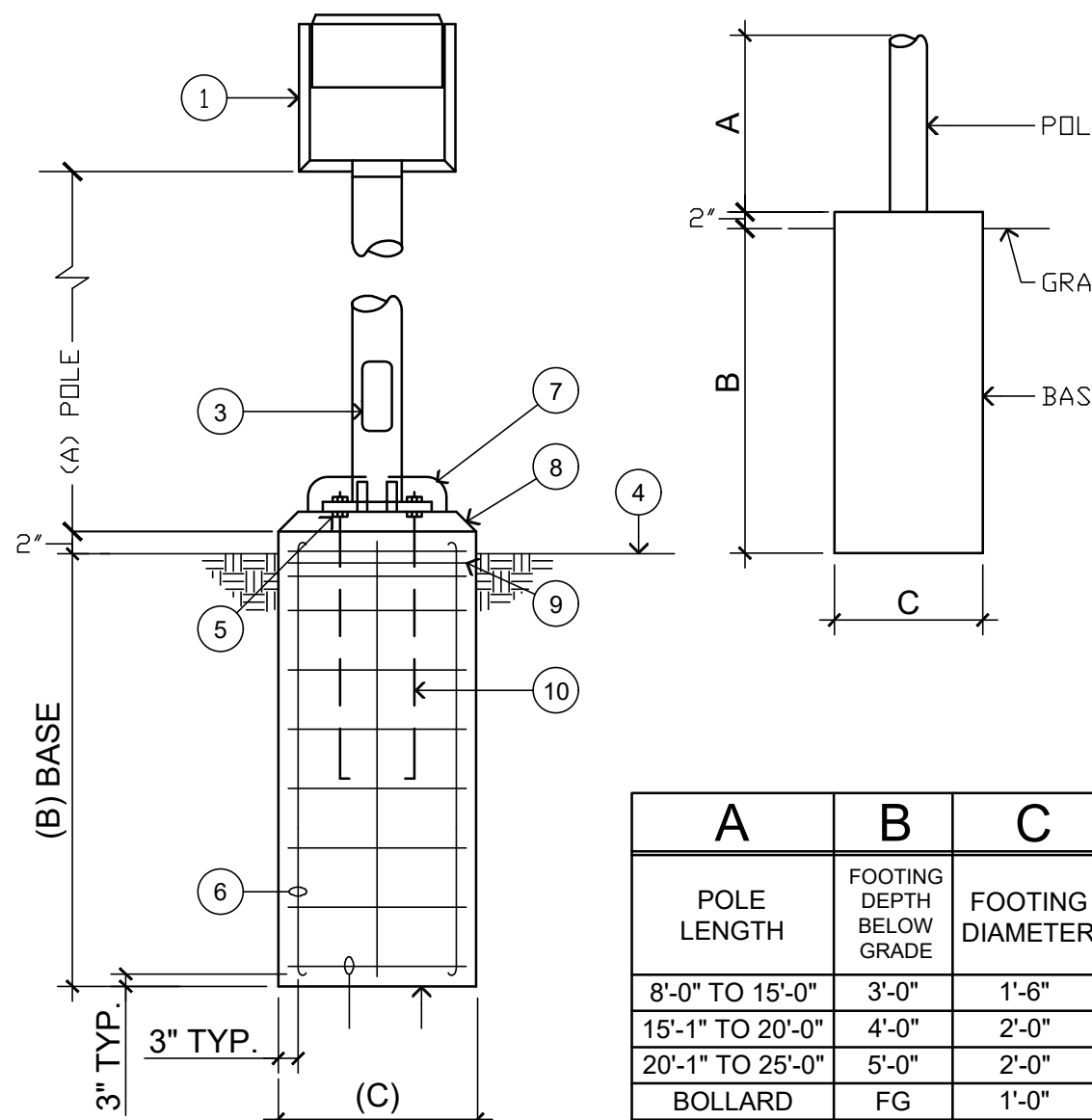
2 Timber Steps and Handrail - Cross Section
1"=1'-0"



1 Timber Steps and Handrail- Longitudinal Section
1"=1'-0"



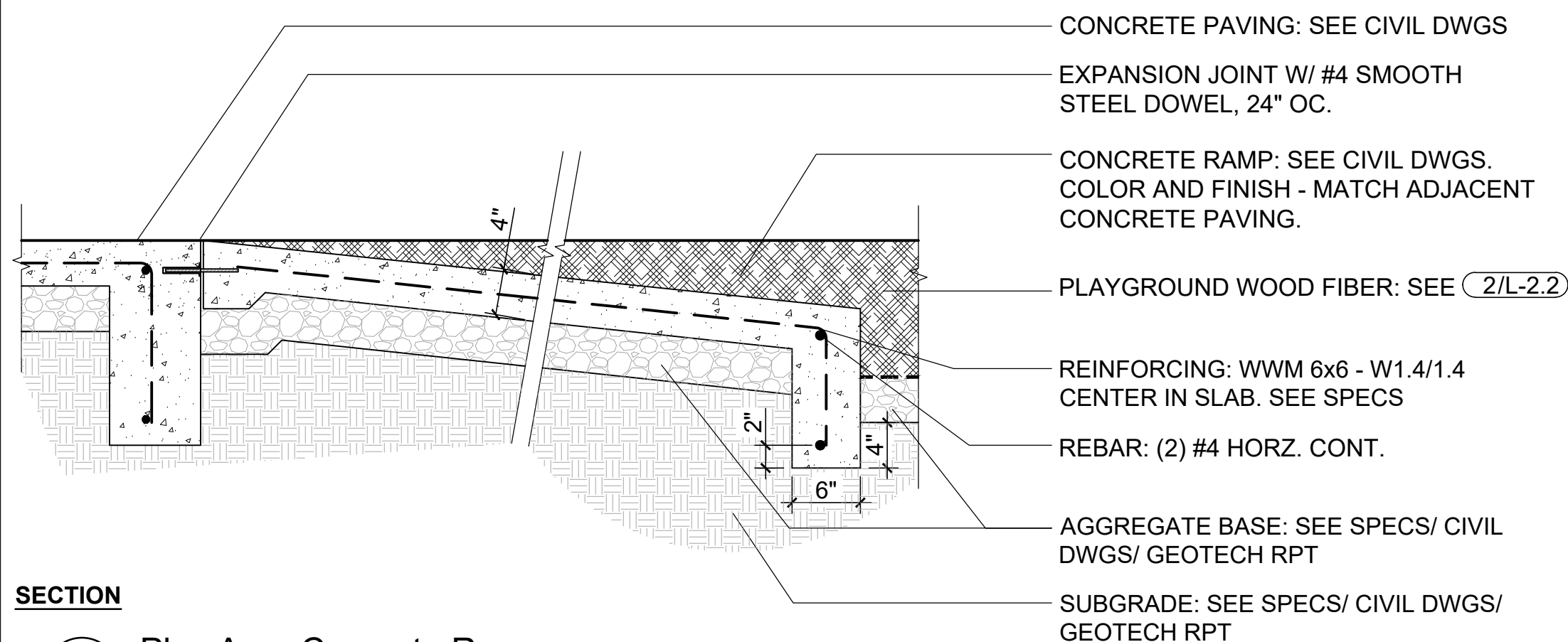
8 Light Layout
NTS



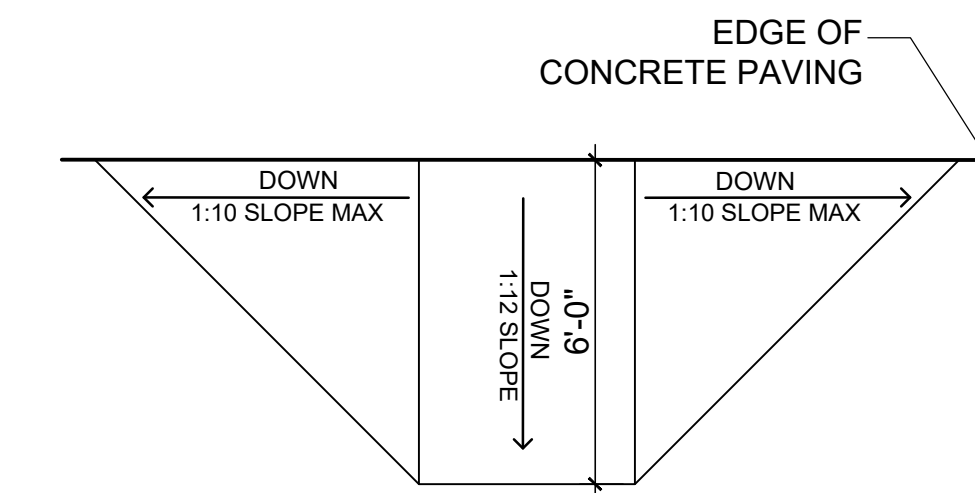
7 Pole Mounted Light Fixture Detail
NTS

- DETAIL NOTES:
1. POLE MOUNTED FIXTURE: SEE SHEET L-3.0
 2. HANDHOLE WITH GASKET COVER.
 3. FINISHED GRADE.
 4. LEVEL NUTS.
 5. 6 #4 VERTICAL BARS EQUALLY SPACED; HOOK ENDS.
 6. ANCHOR BOLTS AND BASE COVER. GROUT FILLED WITH 1" x 45° BEVEL AT EDGE.
 7. 3 #3 TIES IN UPPER 5" OF BASE.
 8. ANCHOR BOLT; QUANTITY & SIZE PER POLE MFR. FURNISHED WITH POLE. ANCHOR BOLTS SHALL BE WITHIN VERTICAL REBAR CAGE.
 9. PVC ELBOW AND RISER.
 10. #2 HORIZONTAL TIES AT 9" O.C. LAP END.
 - 11.

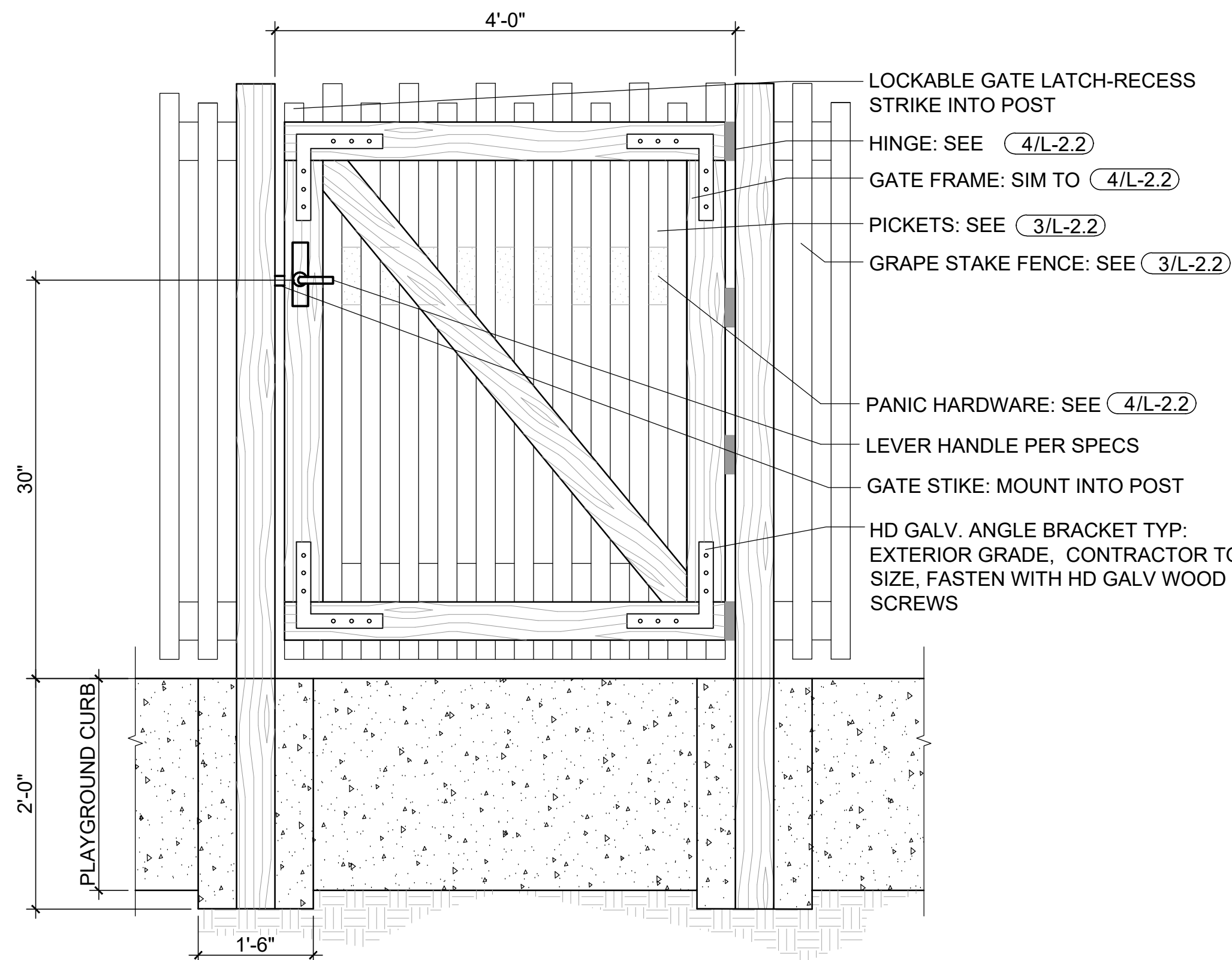
A	B	C
POLE LENGTH	FOOTING DEPTH BELOW GRADE	FOOTING DIAMETER
8'-0" TO 15'-0"	3'-0"	1'-6"
15'-1" TO 20'-0"	4'-0"	2'-0"
20'-1" TO 25'-0"	5'-0"	2'-0"
BOLLARD	FG	1'-0"



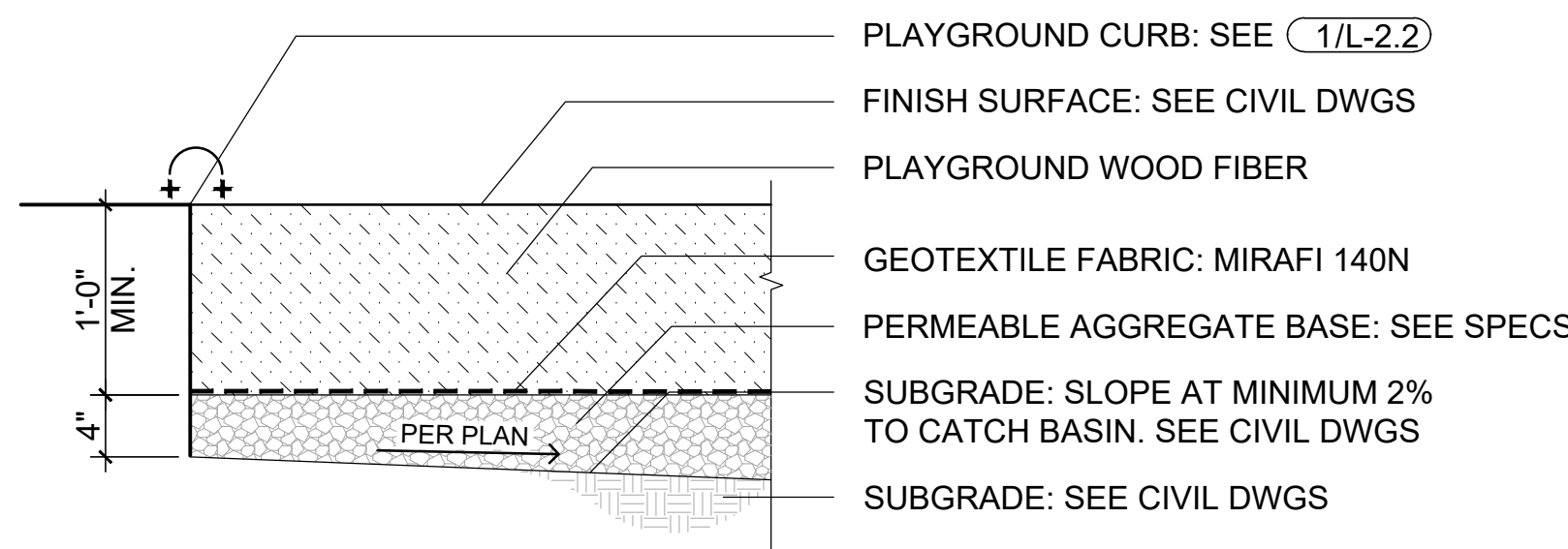
6 Play Area Concrete Ramp
1"=1'-0"



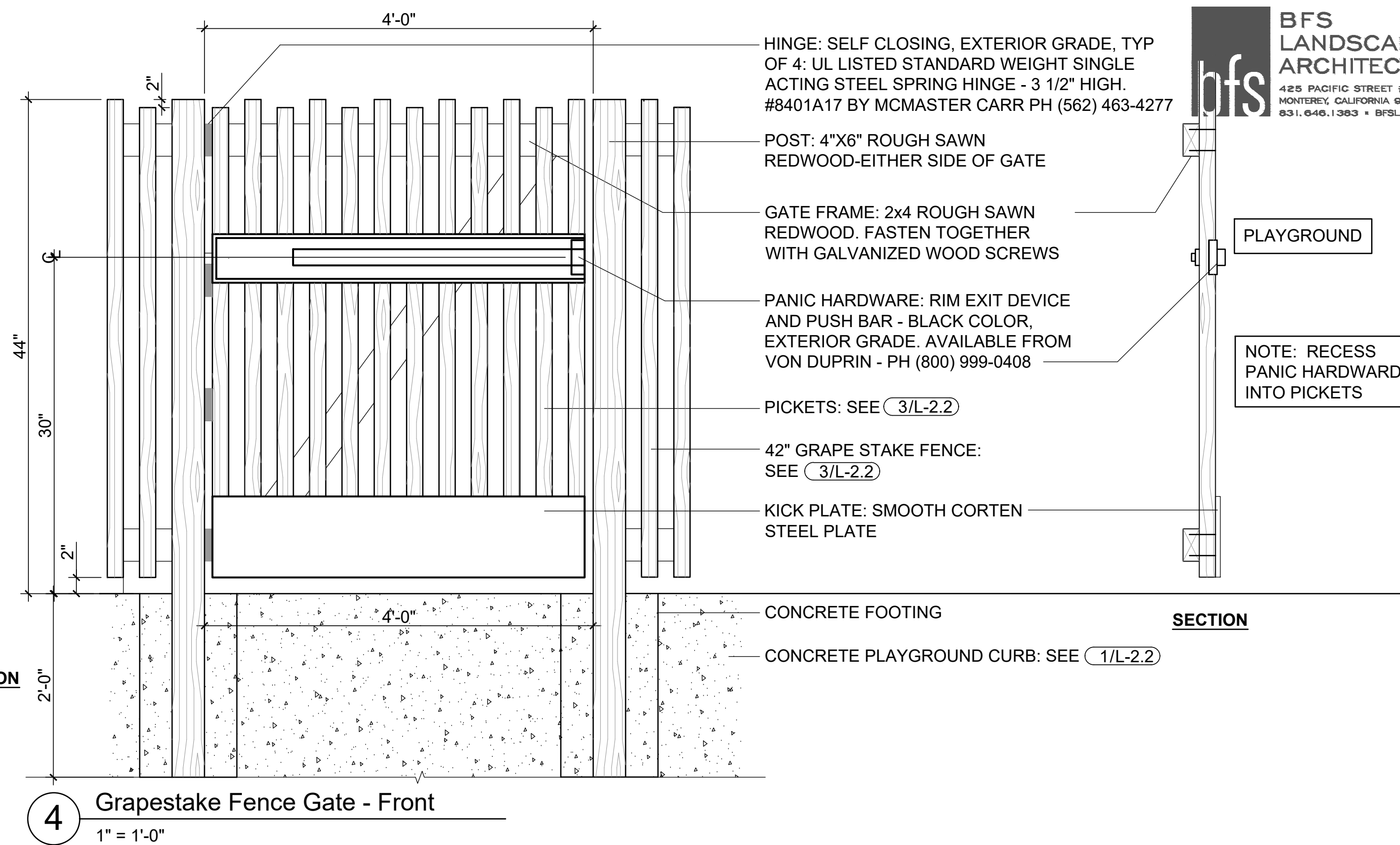
PLAN / NTS



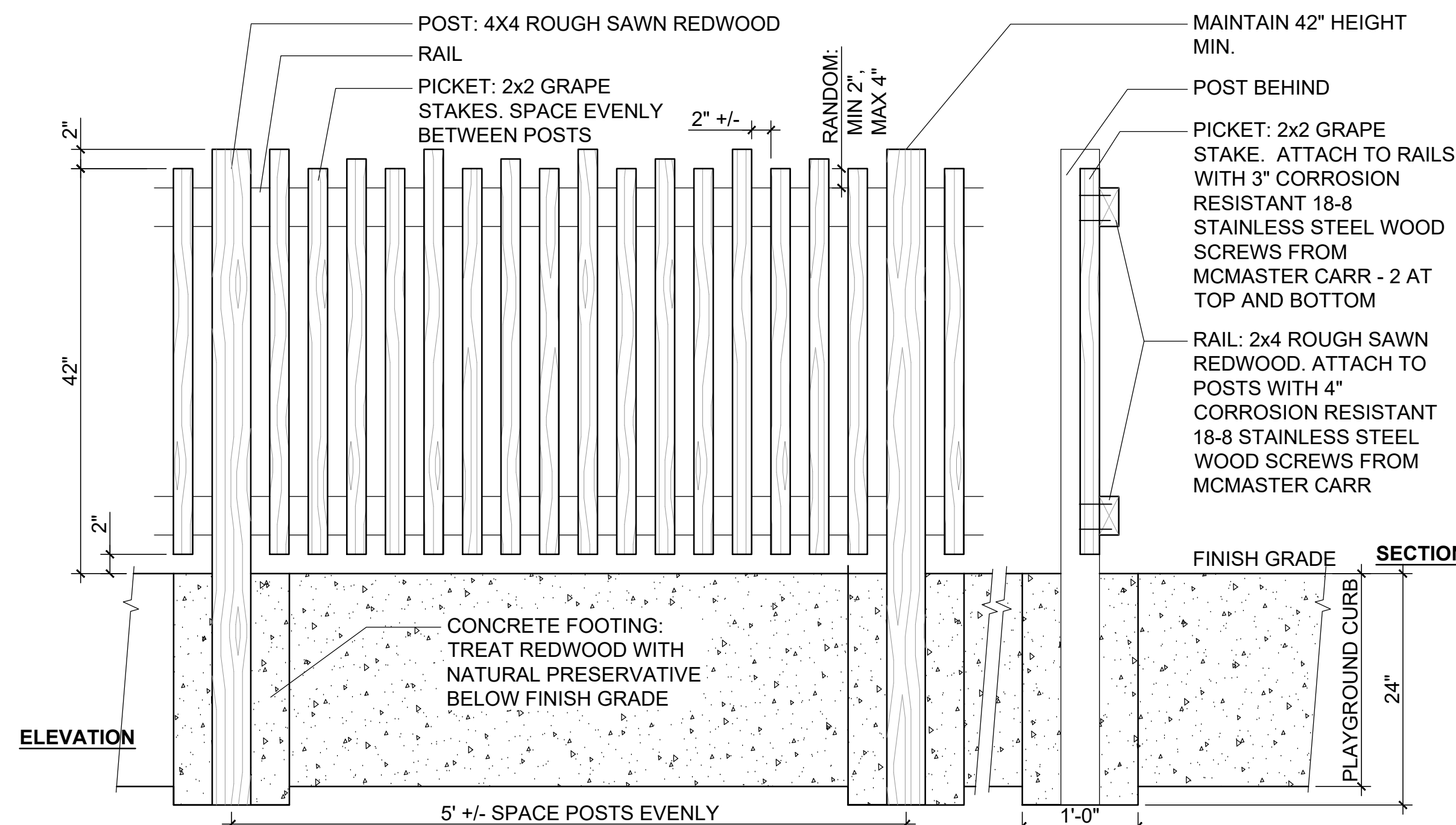
5 Grape Stake Fence Gate - Back
1" = 1'-0"



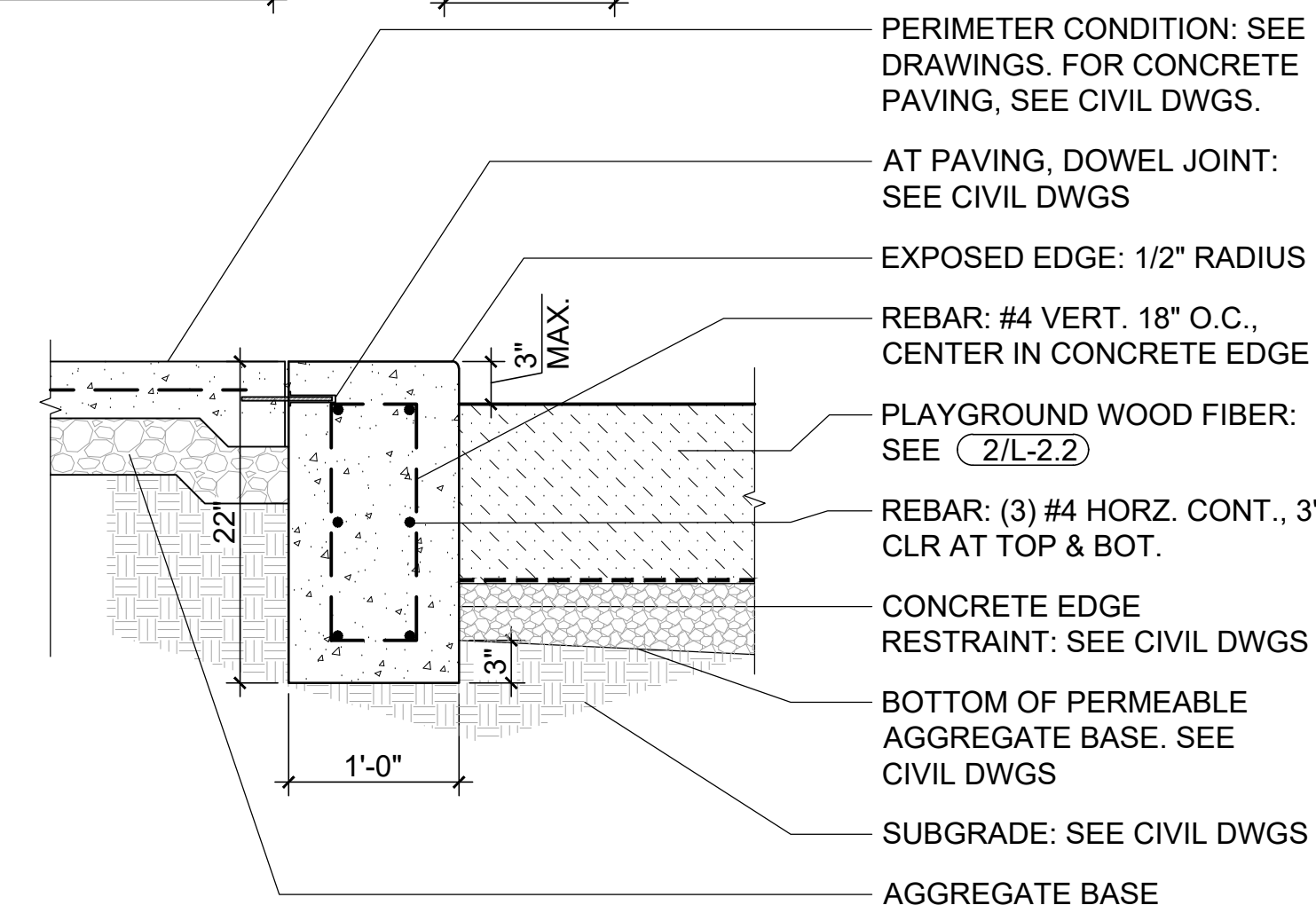
2 Playground Engineered Wood Fiber Mulch
1" = 1'-0"



4 Grape Stake Fence Gate - Front
1" = 1'-0"



3 Grape Stake Fence
1" = 1'-0"



1 Playground Curb
1" = 1'-0"

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SEPTEMBER RANCH
PARCEL F - IMPROVEMENT PLANS

LANDSCAPE DETAILS

CARMEL VALLEY, CALIFORNIA

SCALE: AS SHOWN
DRAWN: SE
JOB No.: 595.04
SHEET
L-2.2
OF

NOT FOR CONSTRUCTION



LEGEND - PLANT LIST

TREES

CODE	*WUC	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
MCY	L	Cupressus macrocarpa	Monterey Cypress	24" Box	Standard
QAG	VL	Quercus agrifolia	Coast Live Oak	24" Box	Standard

MEADOW PLANTING

	Seed Mix:	800 SF		RATE: lbs/ac	% PURE	% GERM
L		Festuca rubra 'Molate'	Molate Red Fescue	30 lbs.	95	85
L		Festuca occidentalis	Western Fescue	20 lbs.	95	85
VL		Festuca idahoensis	Ideaho Fescue	20 lbs.	95	85

MWELO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

	Larry Foster	2683	10-29-2025
Signed	Name	CLA#	Date

SLOPE RESTORATON PLANTING

SHRUBS

CODE	*WUC	BOTANICAL NAME	COMMON NAME	SIZE	AVG. SPACING
Ad	L	Arctostaphylos x densiflora 'Howard McMinn'	Manzanita 'Howard'	15 Gal.	20' O.C.
Ct	L	Ceanothus thyrsiflorus	Blueblossom Ceanothus	15 Gal.	20' O.C.
Li	L	Lavandula x intermedia 'Grosso'	Grosso Lavender	15 Gal.	
Pi	L	Prunus ilicifolia	Hollyleaf Cherry/ Evergreen Cherry	15 Gal.	20' O.C.

GROUNDCOVERS

CODE	*WUC	BOTANICAL NAME	COMMON NAME	SIZE	AVG. SPACING
Ap	L	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 Gal.	10' O.C.
Cg	L	Ceanothus griseus 'Yankee Point'	Yankee point ceanothus	5 Gal.	10' O.C.
Cd	L	Cotoneaster dammeri 'LowFast'	Bearberry cotoneaster	5 Gal.	30" O.C.

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas, excluding naturalized hydroseeded areas.
- Apply post-emergent herbicide to all naturalized hydroseeded areas.
- Prepare, amend, and fertilize existing soil per Specifications.
- Install weed mat in all planting areas and mulch-only areas.
- Install header board per detail.
- Install root barrier panels at trees planted within 5' of foundations, walls, and curbs, and in all planters in paved areas.
- Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces.
- Plant shrubs and groundcovers per details.
- Plant and stake trees per detail.
- Install 3" depth mulch to all planting areas.
- Install windscreen at all trees.







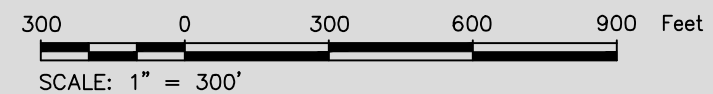


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RIDGE POLES PLAN - COVER SHEET
SEPTEMBER RANCH - PARCEL F
CARMEL VALLEY, CALIFORNIA

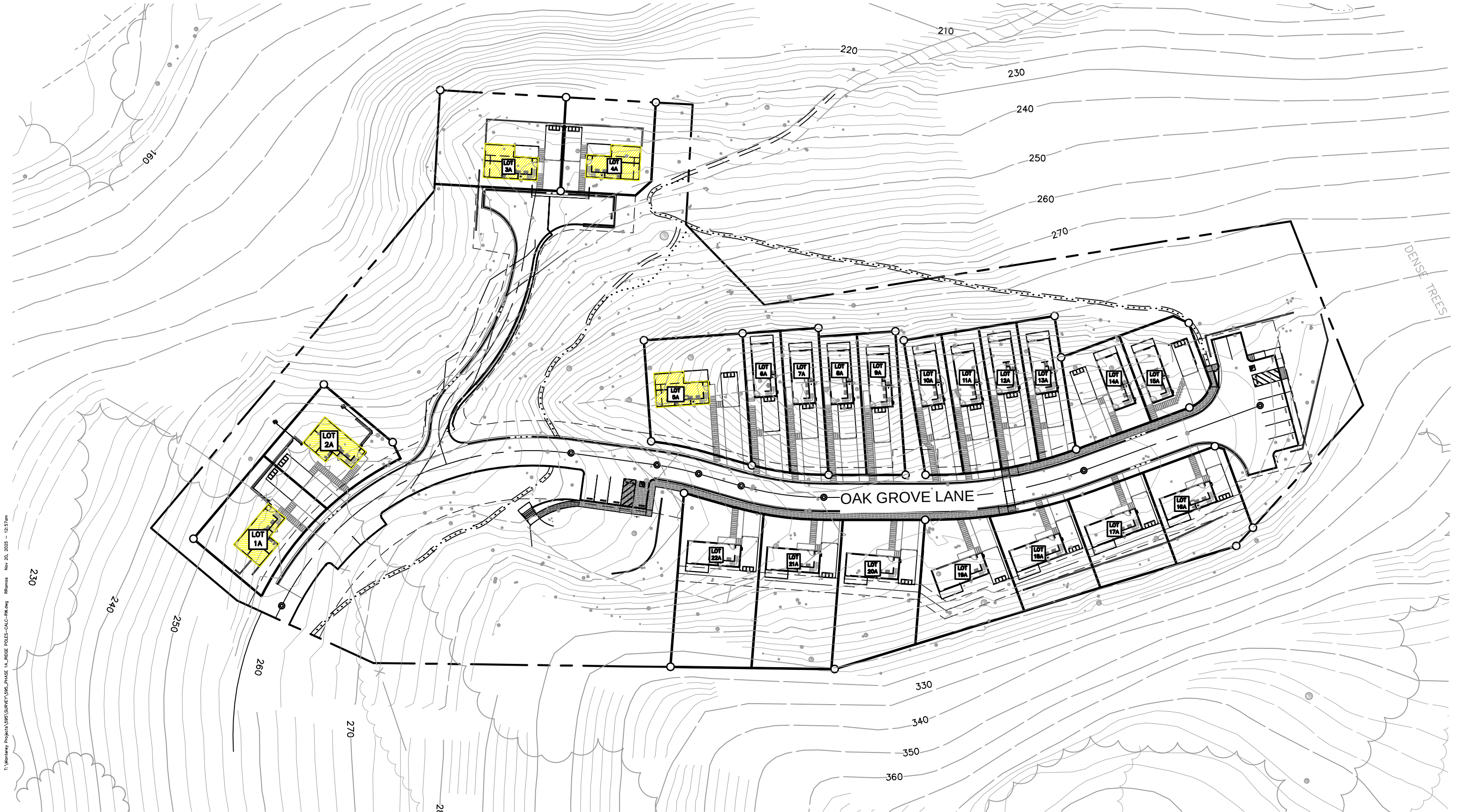


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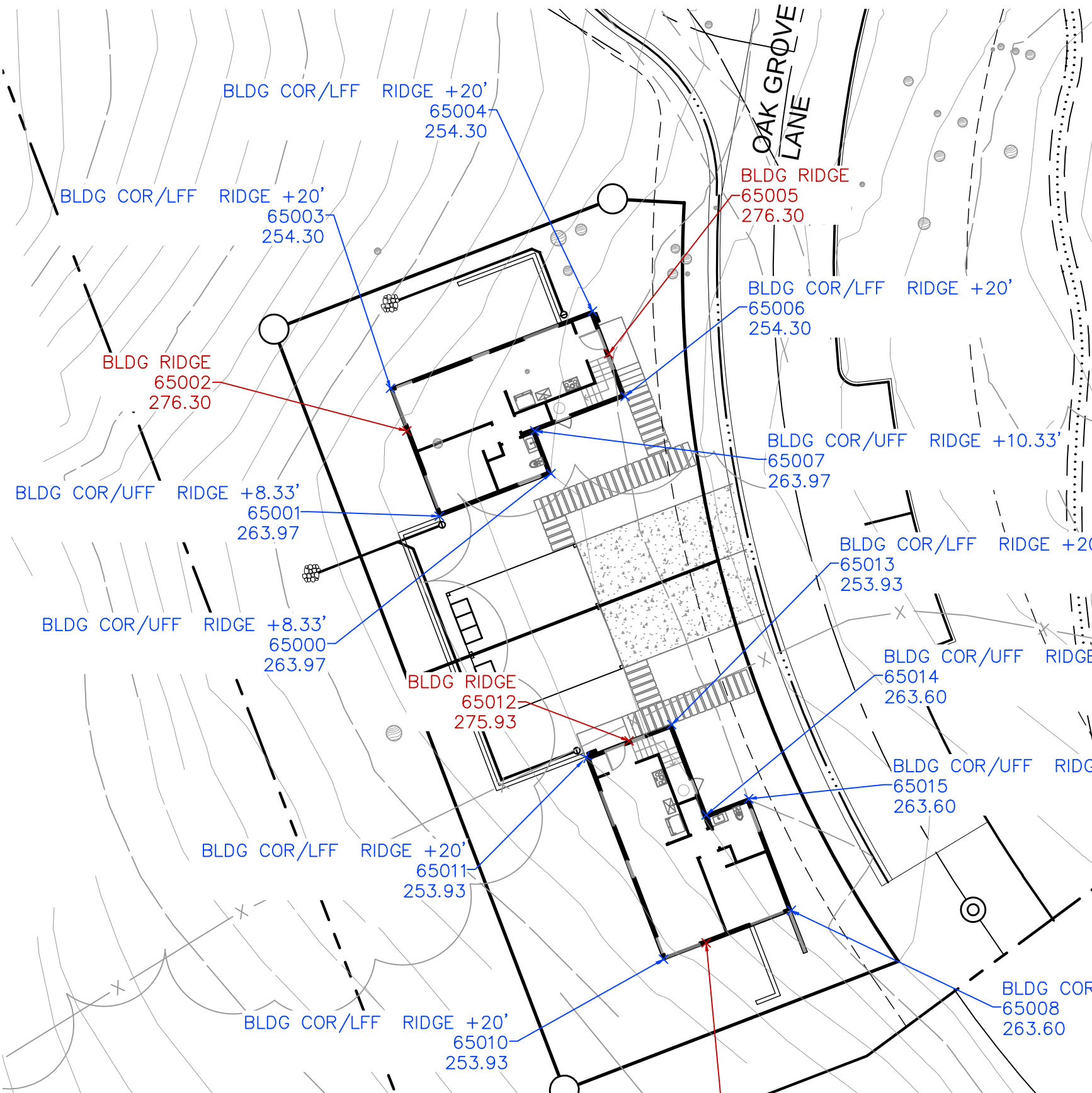
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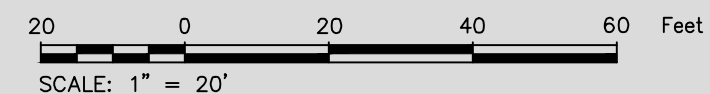


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RIDGE POLES PLAN - LOTS 1A & 2A
SEPTEMBER RANCH - PARCEL F
CARMEL VALLEY, CALIFORNIA



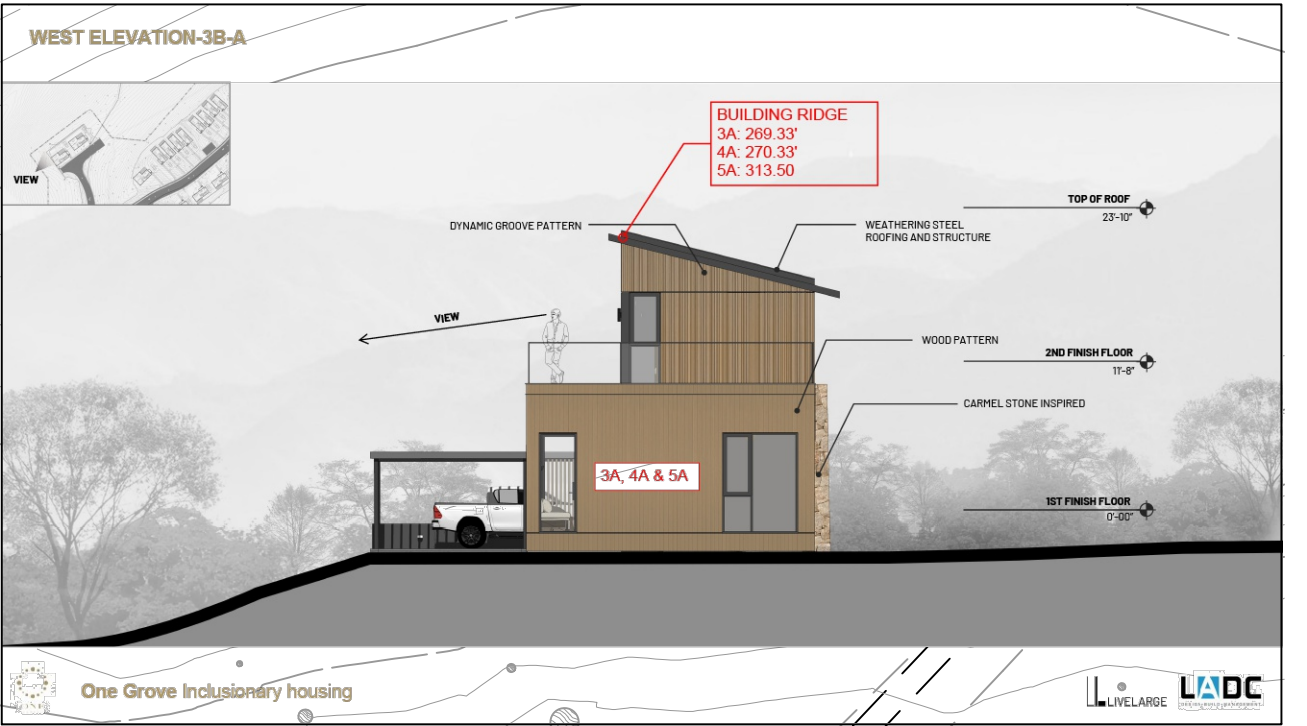
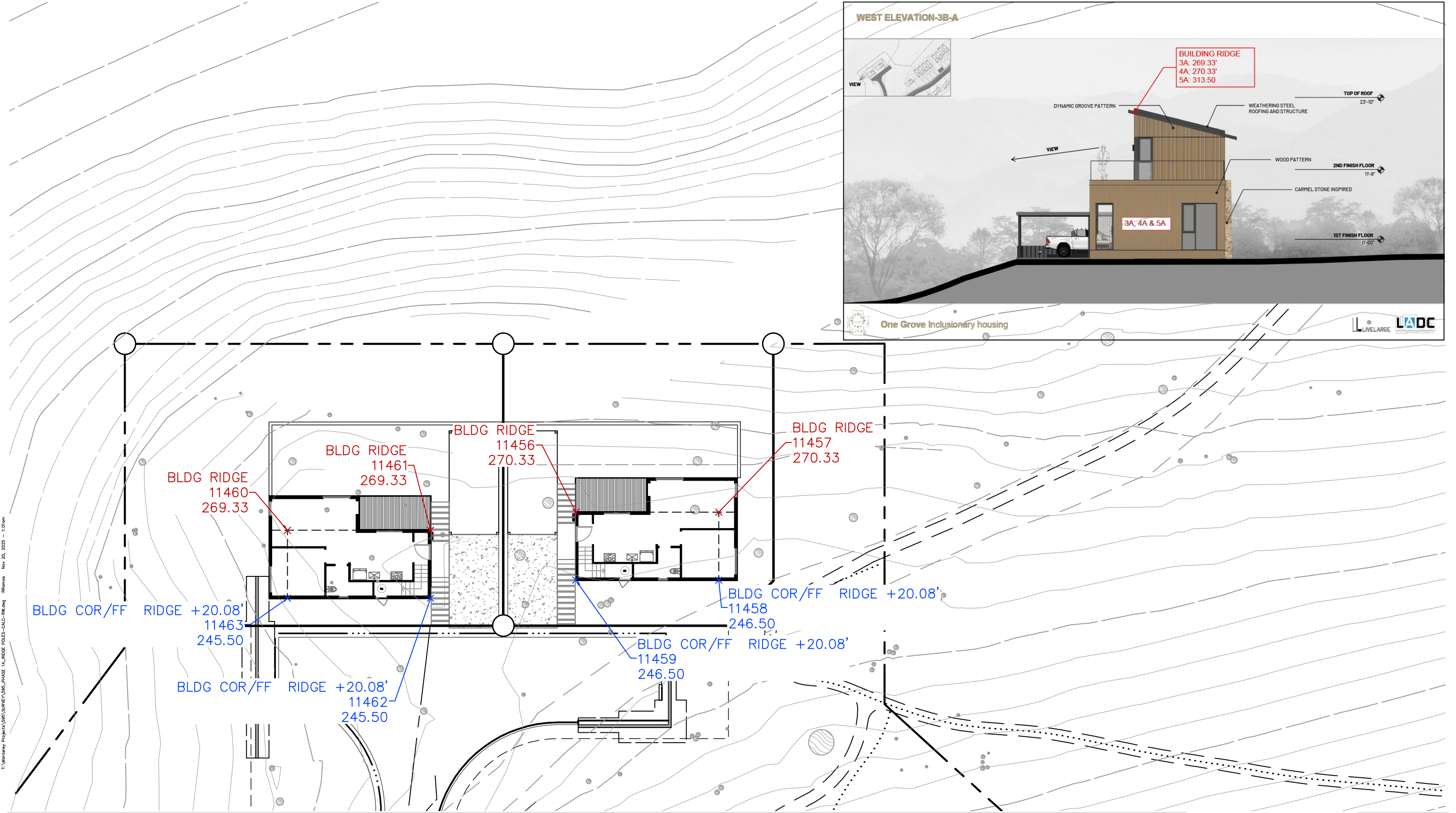
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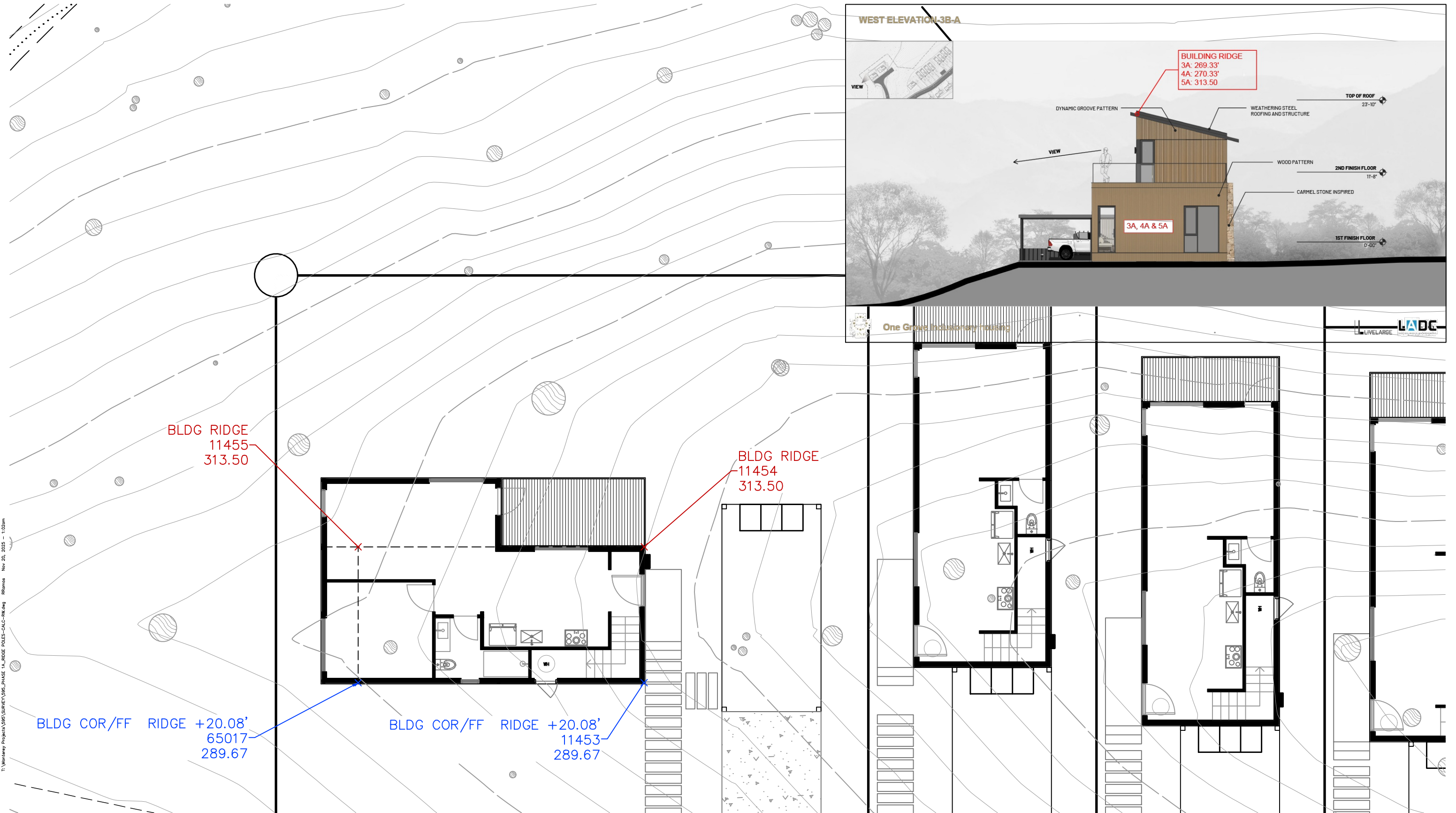


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RIDGE POLES PLAN - LOT 5A
SEPTEMBER RANCH - PARCEL F
CARMEL VALLEY, CALIFORNIA

10 0 10 20 30 Feet
SCALE: 1" = 10'

11/20/2025
595.04

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Sheet 5 OF 5

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