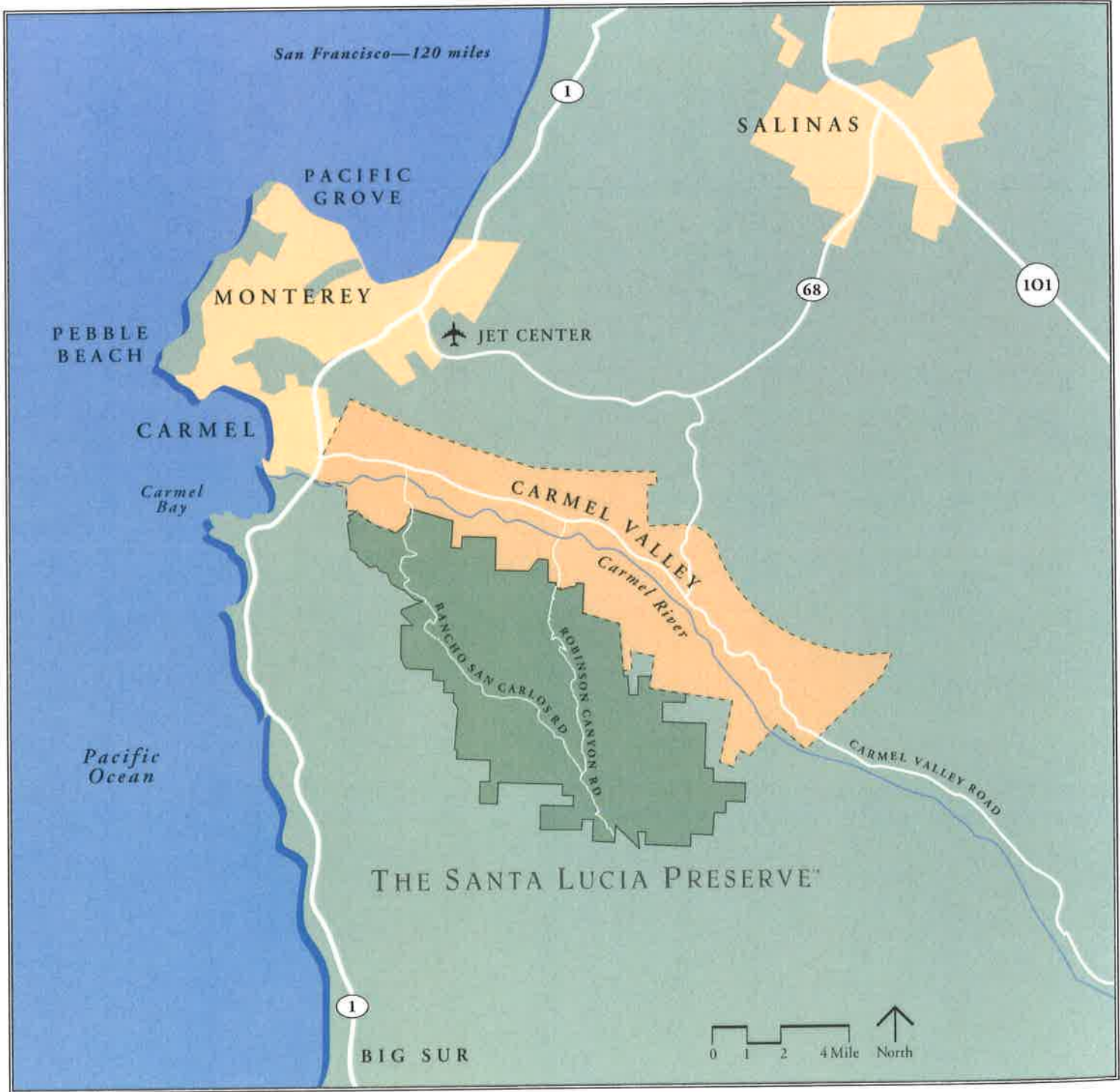




THE PLAN FOR

THE SANTA LUCIA PRESERVE™







T H E P L A N F O R  
T H E S A N T A L U C I A P R E S E R V E™

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C A R M E L M O N T E R E Y C A L I F O R N I A

*Obtain the Property Report required by Federal law and read it before signing anything.  
No Federal agency has judged the merits or value, if any, of this property.*





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## THE PLAN FOR THE SANTA LUCIA PRESERVE™ ...

This is a new kind of plan for settlement and preservation of great natural landscapes.

◆ The Plan began with the land. It evolved from a six-year study of the natural and scenic resources. It is *a rigorously researched, resource-based plan*.

◆ The Plan is a new pattern of settlement and conservation, a *Community Preserve™*, in which only 350 families settle within and protect a vast 20,000 acre private land preserve.

◆ The Plan creates a new land trust, the *Santa Lucia Conservancy*, to assure that this land and its resources are *sustained and enhanced in perpetuity*.

◆ The Plan offers each settling family the foundation for an ideal quality of life: *proximity to natural beauty, a place of emotional peace and physical security*.

The realization of the *Community Preserve™* has transformed one of California's last grand ranchos, Rancho San Carlos, into the *Santa Lucia Preserve™*. This report summarizes how these concepts have combined into a *Comprehensive Development Plan*, covering the entire 20,000 acres of Rancho San Carlos, and a *Comprehensive Development Permit*, covering the 17,000 acres which fall within the Greater Monterey Peninsula Area Plan. Both the *Plan* and the *Permit* have received full approval from Monterey County and all necessary State and Federal agencies.

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*“Santa Lucia Preserve™ is a vital California landscape that, settled and managed as a whole, will lead the way for successful land-use planning and conservation in the 21st Century.”*

—Martin J. Rosen, Former President, The Trust for Public Land

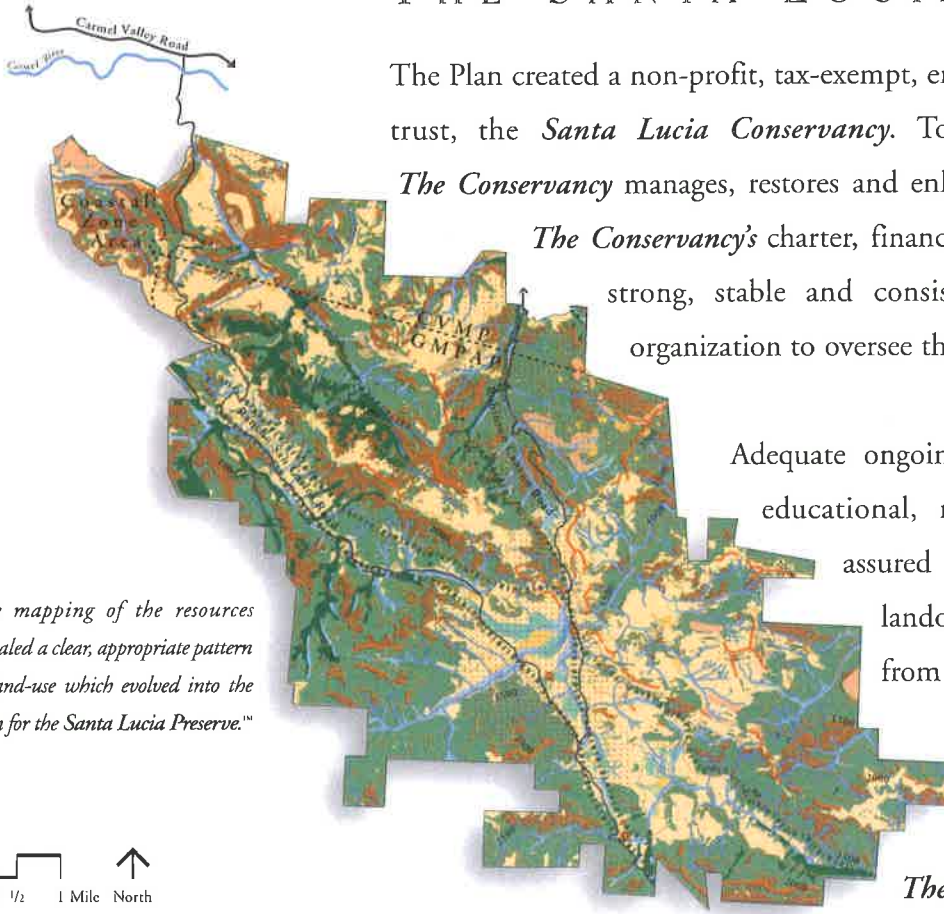
## THE SANTA LUCIA CONSERVANCY

The Plan created a non-profit, tax-exempt, endowed and legally independent conservation trust, the *Santa Lucia Conservancy*. Together with *The Stewardship Company*, *The Conservancy* manages, restores and enhances the 18,000± acres of *Preserve Lands*.

*The Conservancy's* charter, financial support and conservation rights ensure a strong, stable and consistent governance and resource protection organization to oversee the *Preserve Lands* in perpetuity.

Adequate ongoing funding of *The Conservancy's* scientific, educational, restoration and management programs is assured through an endowment, established by the landowner, the Rancho San Carlos Partnership, from a dedicated portion of the sales price for each residential parcel in the *Settled Lands*.

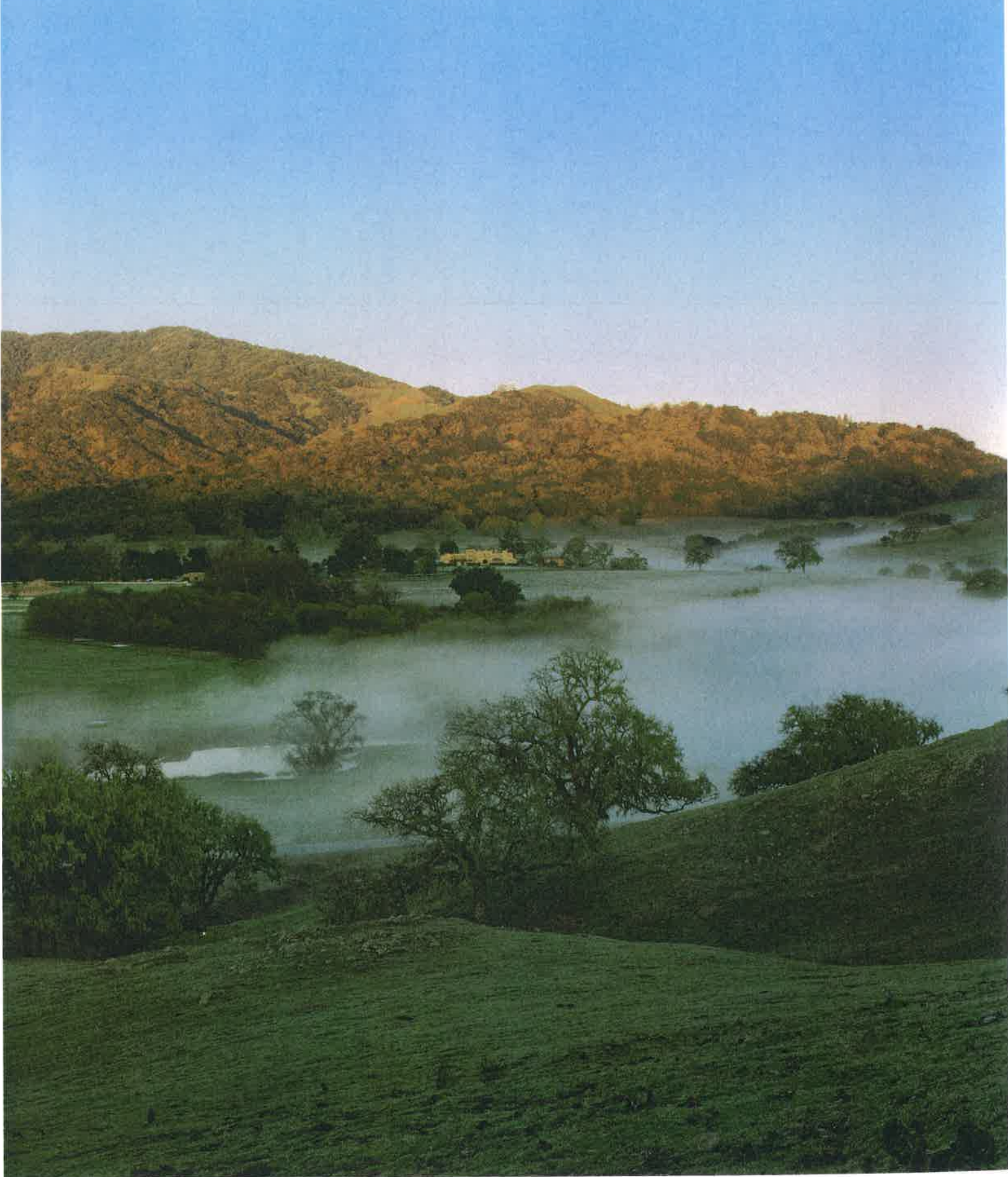
*The Stewardship Company* implements *The Conservancy's* programs and provides the entire property the basic community services such as fire protection, security and the operation of water and wastewater facilities under contract to the *Santa Lucia Community Services District*.



*The mapping of the resources revealed a clear, appropriate pattern of land-use which evolved into the Plan for the Santa Lucia Preserve.™*

0 1/4 1/2 1 Mile North







## SECURING THE FUTURE

### SANTA LUCIA PRESERVE™—A NEW VISION

The 20,000± acre *Santa Lucia Preserve™* is one of the great California coastal landholdings. Its unique combination of size, landscape diversity, natural resources and single ownership presents an extraordinary opportunity for long-term and large-scale resource preservation and, at the same time, for the creation of a new kind of sustainable community. The Rancho San Carlos Partnership acquired the land in 1990 in order to realize that opportunity.

Earlier owners assembled Rancho San Carlos from two Mexican land grants and over 100 homesteads. These parcels were the legal record title before the Plan. Their boundaries ignored the natural features of the land. The development and further subdivision of these lots of record by individual land owners would have destroyed much of the integrity of the landscape and its natural resources.

In the 1980s, a former owner submitted detailed proposals for a new planned community of 2,800 homes on the Ranch. Prior to that, the Monterey County policies of the 1960s would have permitted as many as 11,000 residences on the property. Fortunately, these development attempts failed. The Rancho San Carlos Partnership, however, has a different vision: the *Santa Lucia Preserve™*.

The Partnership's vision for the *Santa Lucia Preserve™* is based on these interrelated objectives:

- ♦ **Resource Protection:** long-term protection of the unique natural and scenic resources to assure the beauty, vitality and habitat values of the land.
- ♦ **A Community within a Preserve:** a new human settlement, limited in perpetuity, as an integral, interactive part of a healthy rural and wildland ecosystem.
- ♦ **Sustainability:** a small, vital residential community which provides the philosophical, cultural and financial support required for preservation of the natural resources.

### INTEGRITY OF THE LAND

The Partnership believes that the intrinsic value of *Santa Lucia Preserve™* lies in the beauty, vastness and richness of its landscape.

Accordingly, the Plan preserves the natural and scenic resources by limiting settlement to not more than 350 carefully selected sites—just enough residences to create a community able to sustain continued preservation year-after-year. For the new residents of the *Santa Lucia Preserve™*, this Plan creates the opportunity to live in and protect one of California's exceptional natural places.

### PRESERVATION IN PERPETUITY

The key to implementing the Partnership's vision is a new independent conservation trust called the *Santa Lucia Conservancy*. *The Conservancy* has been established as a non-profit, tax-exempt California corporation to insure that 90% of *The Preserve*, including its most environmentally sensitive acres, remain natural and never subdivided. Because of its legal standing and permanent endowment funding, *The Conservancy* can protect the resources of the *Preserve Lands* in perpetuity.

### THE BOARD RESOLUTION

In March 1993, the Monterey County Board of Supervisors reached conclusions paralleling the Partnership's vision. Recognizing the unique natural and scenic resources of Rancho San Carlos, the Board of Supervisors adopted Resolution No. 93-115, amending the Greater Monterey Peninsula Area Plan (GMPAP). The objective was to provide a legal and entitlement framework to guide the Rancho San Carlos Partnership in its planning, based on protection and management of the ranch's resources.







In April 1994, the Partnership filed the Plan for the *Santa Lucia Preserve™* in two applications: a *Comprehensive Development Plan* and a *Combined Development Permit*. In August 1997, after three more years of detailed, exhaustive review and scrutiny of the Plan by the public, environmental scientists, County, State and Federal regulatory agencies and the State Courts, the Monterey County Board of Supervisors approved the Partnership's Plan and authorized the creation of the *Santa Lucia Preserve™*. In 1998, the Partnership began construction of the primary roadways and utility systems to support *The Preserve*.

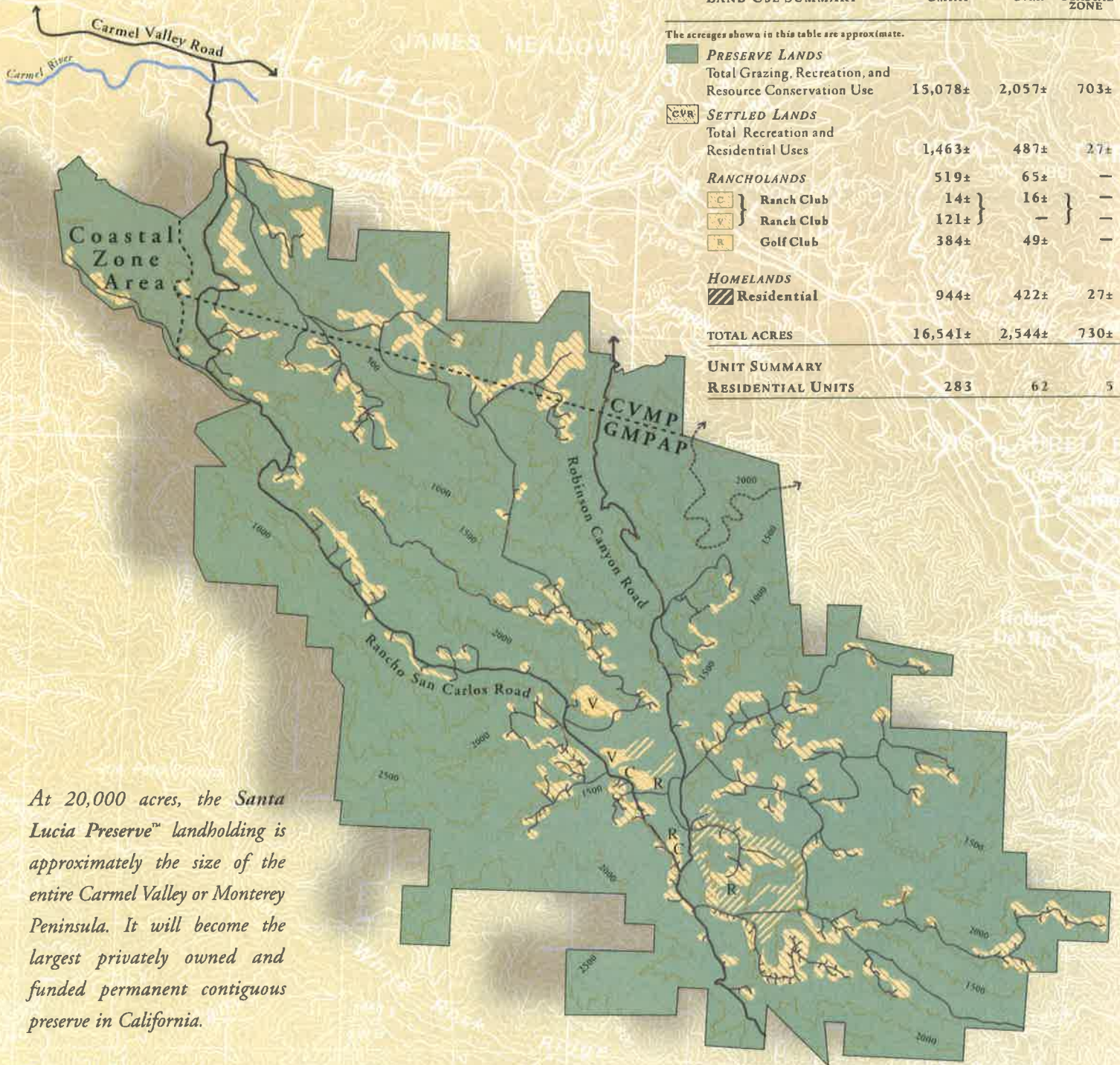
At the turn of the last century, families acquired majestic landscapes to save and enjoy them. Many of these authentic and protected places are today's legendary, timeless and irreplaceable communities. At the turn of this new century, such an opportunity is again available, perhaps for the last time.

◆ COMPREHENSIVE DEVELOPMENT PLAN

LAND USE SUMMARY GMPAP CVMP COASTAL ZONE

The acreages shown in this table are approximate.

	<b>PRESERVE LANDS</b>			
	Total Grazing, Recreation, and Resource Conservation Use	15,078±	2,057±	703±
	<b>SETTLED LANDS</b>			
	Total Recreation and Residential Uses	1,463±	487±	27±
	<b>RANCHOLANDS</b>	519±	65±	—
	Ranch Club	14±	16±	—
	Ranch Club	121±	—	—
	Golf Club	384±	49±	—
	<b>HOMELANDS</b>			
	Residential	944±	422±	27±
	<b>TOTAL ACRES</b>	<b>16,541±</b>	<b>2,544±</b>	<b>730±</b>
	<b>UNIT SUMMARY</b>			
	<b>RESIDENTIAL UNITS</b>	<b>283</b>	<b>62</b>	<b>5</b>



At 20,000 acres, the Santa Lucia Preserve™ landholding is approximately the size of the entire Carmel Valley or Monterey Peninsula. It will become the largest privately owned and funded permanent contiguous preserve in California.



## THE PLANNING PROCESS

The Partnership shaped its planning process to parallel the County government's guidelines. The entire effort, which started in 1990, was based on one of the most comprehensive scientific evaluations of natural and scenic resources ever undertaken by a private landowner. An equally thorough analysis was made of mechanisms for managing the land resources and controlling long-term change.

Out of that process a fresh perspective on land planning evolved. The focus was on ways to:

- ◆ incorporate human settlement as an integral, interactive part of a healthy rural ecosystem; and
- ◆ assure that the plans are carried out, making the future more predictable by introducing into the system of governance an independent conservation trust.

## THE PRESERVE IS THE PLAN

The end result is a *Community Preserve*<sup>™</sup>, named the *Santa Lucia Preserve*<sup>™</sup>. The principal concepts are:

- ◆ **Preservation:** 18,000± acres, or 90% of the ranch, including the unique and valuable resources, set aside as *Preserve Lands*, to be retained in perpetuity for grazing, recreation, education and resource conservation;
- ◆ **Limited settlement:** 2,000± acres carefully developed as *Settled Lands*, for limited uses including no more than 350 single-family residential units and their related recreation areas and community center, including The Preserve Golf Club and The Ranch Club; and
- ◆ **A certain future:** the new, independent, financially endowed, non-profit *Santa Lucia Conservancy* and *The Stewardship Company* manage and control *The Preserve*.

## NEW TERMINOLOGY

Because of the innovative nature of the planning and land management for the *Santa Lucia Preserve*<sup>™</sup> a special terminology is used throughout the text.

### *Community Preserve*<sup>™</sup>

A permanent preserve dedicated to a conservation trust, which contains significant native plant and wildlife habitat and is financially and philosophically sustained by a limited residential community on the least environmentally sensitive land.

### *Santa Lucia Preserve*<sup>™</sup>

The *Community Preserve*<sup>™</sup> concept as applied to Rancho San Carlos. The name for the location of this evolving community.

### *Preserve Lands*

The portions of the *Santa Lucia Preserve*<sup>™</sup> that will be left undeveloped in perpetuity. These protected lands are divided into two ownership categories:

*Wildlands:* the portions of the *Preserve Lands* that will be conveyed in fee to *The Conservancy*.

*Openlands:* the portions of the *Preserve Lands* that will remain in private ownership but subject to open space conservation easements in favor of *The Conservancy*.

### *Settled Lands*

The portions of the *Santa Lucia Preserve*<sup>™</sup> to be developed. These developed lands are divided into two building categories:

*Homelands:* all the residential building envelopes; the limited area within each lot which will contain all building improvements.

*Rancholands:* all the non-residential development parcels.







*One of the most comprehensive scientific evaluations  
of privately owned natural and scenic resources ever undertaken.*

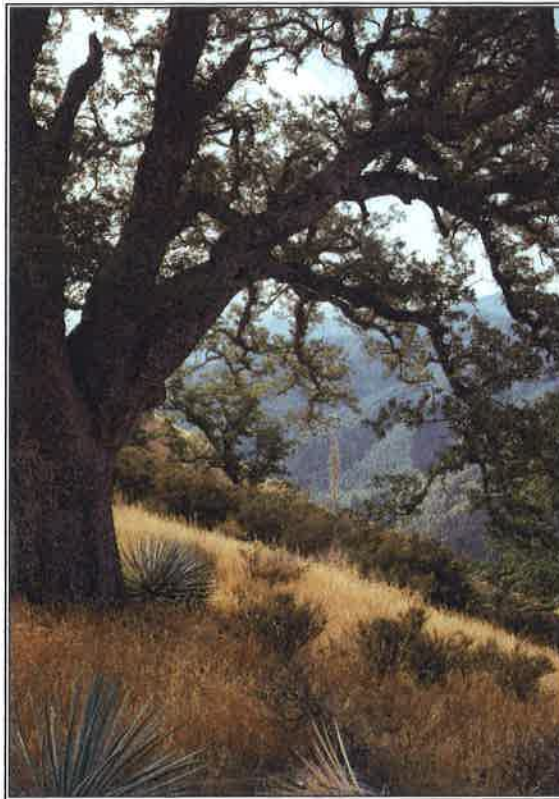
## A PLAN BASED ON RESOURCES

For over 150 years, the prior owners of Rancho San Carlos developed and managed its natural resources to support livestock production and dry-land farming. The resident population was small then, but their clearing, logging, grading, road building, water management, cropping, and year-around grazing made lasting changes on the land they used.

The Plan is for a rural settlement of a different kind. The objective is to protect, restore and enhance the resources of the *Santa Lucia Preserve™* as a healthy, sustainable ecosystem of great natural beauty.

To start the planning process, a team of environmental scientists studied the land and its resources over a six-year period. Their findings and recommendations were recorded in a series of technical reports and coordinated in a computerized Geographic Information System (GIS). This combination of accurate, detailed, interrelated resource

maps, together with the associated field analyses, provided the principal tools for generating the Plan. Specifically, they were the foundation for:



♦ **Resource protection:** enabling the planning team to avoid impacts wherever feasible and to plan mitigation and compensation where necessary.

♦ **Land use and settlement:** demonstrating a clearly distinguishable pattern of those lands most suitable for conservation and those most suitable for settlement.

♦ **Performance standards:** applying specific, scientifically based performance standards, site-by-site, acre-by-acre, and road-by-road.

♦ **On-going management:** supplying a scientific basis for establishing management practices that would protect the resources year-after-year.

*The objective is to protect, restore and enhance the resources  
of the Santa Lucia Preserve™ as a healthy, sustainable ecosystem of great natural beauty.*



The findings of a team of environmental scientists that studied the land and resources of the 20,000-acre Rancho San Carlos over a six-year period were recorded in a coordinated computerized Geographic Information System (GIS).

GIS is an organized collection of computer hardware, software and geographic data designed to efficiently store, integrate, update, manipulate, analyze and display all forms of geographically referenced information in digital form.

This combination of accurate, detailed, interrelated resource maps and the associated field analyses provided the principal tools for generating the Plan for the Santa Lucia Preserve™. The mapping on this and the following pages illustrates one use of the system.





## PROTECTING THE RESOURCES

### ♦ Watersheds

Five of the Ranch's six creeks are part of the Carmel River Watershed. Because of the importance of this watershed as a water source in Monterey County, the Board of Supervisors required that the Rancho San Carlos Partnership prepare a Comprehensive Hydrological Study to analyze on-site water sources and local and regional impacts. The conclusion: present on-site groundwater resources far exceed demand, and water use by residents will have no measurable or adverse impacts on the quality or volumes of surface or subsurface flows on or off *The Preserve*.

### ♦ Wildlife Corridors

The resource-based delineation of an 18,000± acre permanent preserve maintains the complex landscape mosaic used by wildlife. Very large undisturbed *Wildlands* combine with a network of multiple linkages both within and off the property to assure long-term protection of the diverse habitats and their continued use by wildlife.

### ♦ Riparian Corridors

Based on the meticulous mapping and field studies, settlement occurs where it will neither fragment riparian resources nor harm their

natural functions. Where riparian features are integral to road, trail or utility crossings and full avoidance is not feasible, a combination of setbacks, revegetation, stream bank improvement and structures restore and/or maintain the corridors. Operating and construction practices, which are a part of this Plan, assure proper control over use of potential pollutants and minimize the possibility for degradation by construction, recreation or grazing uses. In the limited locations where significant impacts on valuable riparian resources cannot be avoided, replacement is provided at a 3:1 ratio.

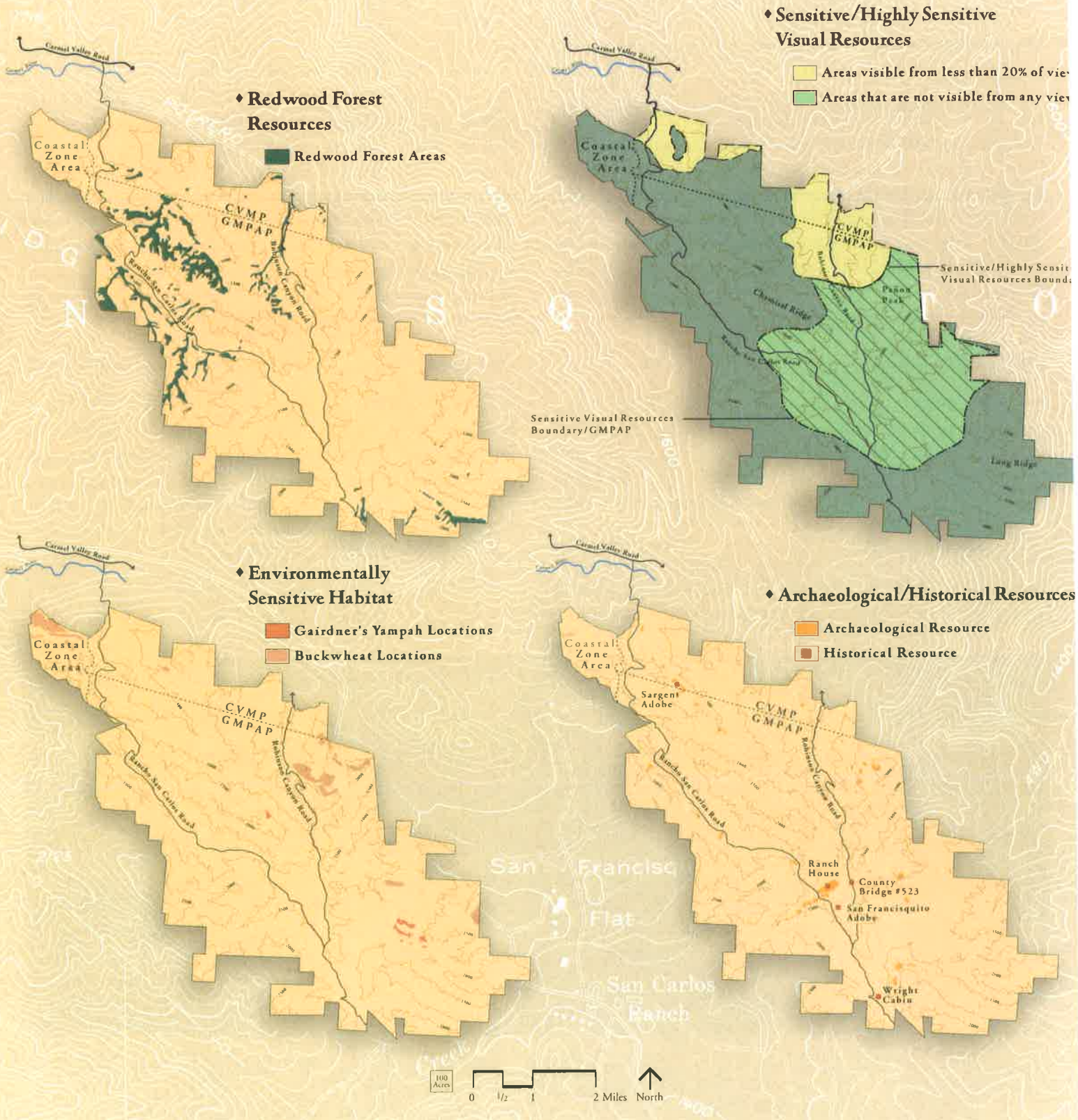
### ♦ Wetlands

Impacts on wetlands are almost totally avoided. In the limited locations where avoidance is not feasible, impacts are mitigated to a level that avoids impairing the long-term maintenance of the wetland functions. Operating programs control pollutants and grazing practices to further protect the resource. Where impacts cannot be reduced to a level of insignificance, replacement is provided at a 3:1 ratio.



*...settlement is planned where it will neither fragment riparian resources nor harm their natural functions.*





♦ Redwood Forest Resources

Redwood Forest Areas

♦ Sensitive/Highly Sensitive Visual Resources

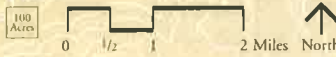
Areas visible from less than 20% of view  
Areas that are not visible from any view

♦ Environmentally Sensitive Habitat

Gairdner's Yamph Locations  
Buckwheat Locations

♦ Archaeological/Historical Resources

Archaeological Resource  
Historical Resource





### ◆ Redwood Forests

Existing redwood groves cover about 3% of the land. No redwood groves are lost to settlement, and within the forests, uses are limited to forest-related recreation. Management practices encourage regeneration by protecting existing trees during and after construction. If there are limited cases where avoidance of individual trees is not feasible, replacement planting is provided at a 5:1 ratio.

### ◆ Environmentally Sensitive Habitat

A detailed biological study identified four sensitive habitats: (1) two perennial species of buckwheat (*Eriogonum*) that are either potential or known food plants for the Smith's Blue Butterfly, a federally listed endangered species, were identified on areas extending over about 150 acres; (2) Gairdner's Yampah (*Perideridia gairdneri gairdneri*), a federal Category 2 Candidate plant species, was identified at four locations, totaling approximately 48 acres; (3) habitat for the Redlegged Frog (*Rana aurora draytonii*), a federally listed threatened species, was identified in remote pond locations in the *Wildlands*; and (4) the California Steelhead Trout (*Oncorhynchus mykiss*), a federally listed threatened species, was located in the San Jose, San Clemente, Potrero, and lower Garzas Creeks. As a result, settlement is planned and permitted only where the biological survey determined potential impacts will not harm the long-term ranch-wide maintenance of these sensitive habitats and species. If areas are found where impacts cannot be mitigated to a level of insignificance, new productive habitat is established at a 3:1 ratio.

### ◆ Visual Resources

The visual resource analysis was a major factor in delineating the 18,000± acres of permanent open space. As a result, the visual quality

of 90% of the property, including very large contiguous areas visible from public viewing sites and scenic corridors, will be left unimpaired in perpetuity. For the remaining 2,000± acres, a computer analysis, verified by County staff, precisely identified the visible ridge lines and the "sensitive" and "highly sensitive" areas.



Planned settlement acknowledges all of those areas, and special height limits are applied on critical building parcels. Generally homes cannot be seen from each other or from roadways. Where impacts could occur, they are mitigated by landscape guidelines, which minimize tree removal, require screening utilizing surrounding types of native vegetation, and require restored vegetation on graded areas. In addition, a set of architectural standards require that buildings blend into their natural surroundings.

### ◆ Archaeological and Historic Resources

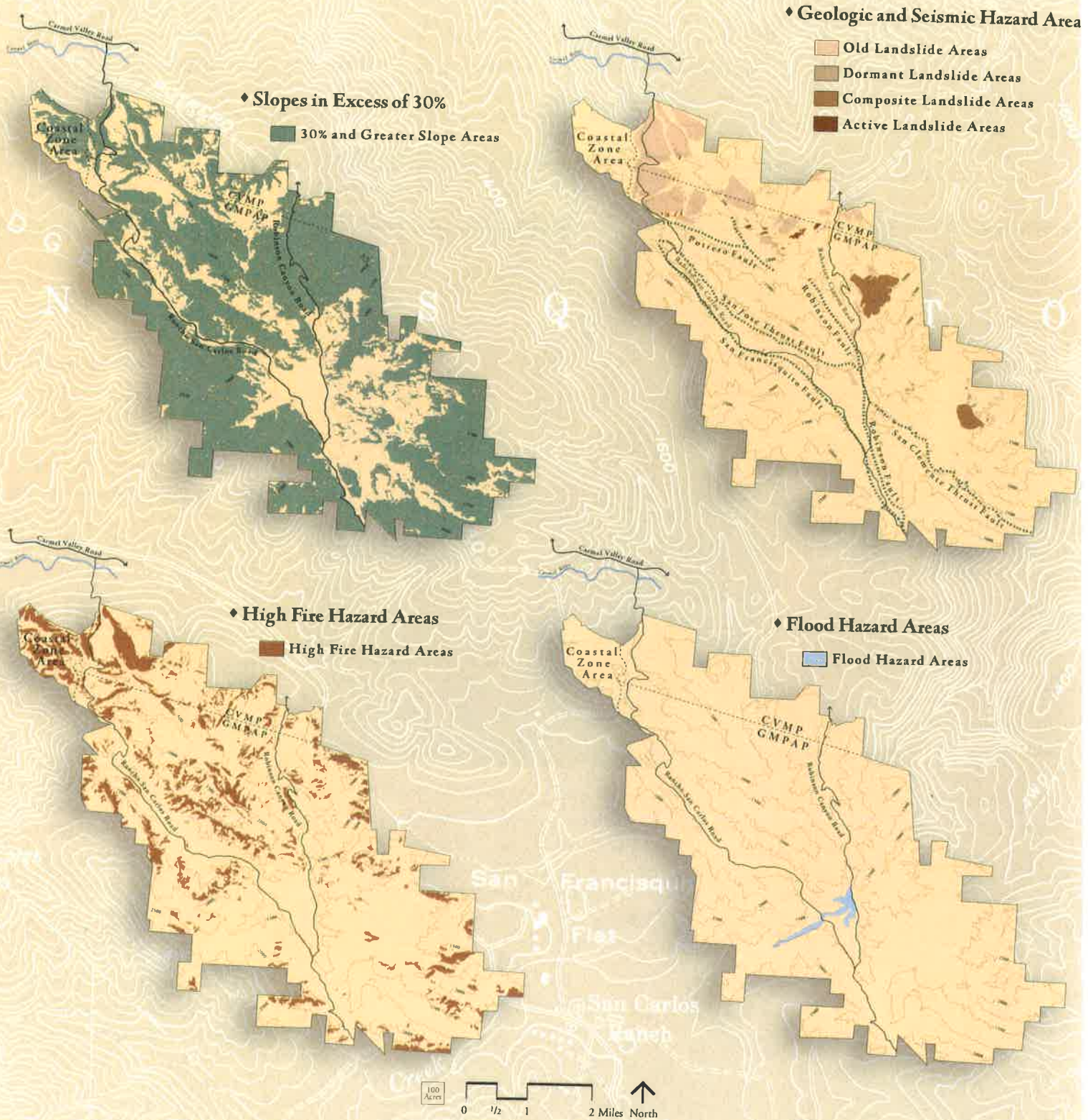
The archaeological field studies identified and recorded 45 prehistoric sites to guide the preservation of Native American heritage resources. Most sites have been avoided, but because some are located in presently settled

areas of the ranch, total avoidance is not feasible. In those locations, an archaeological resource monitor is on-site during construction to evaluate any potentially significant resources that may be discovered. Any discovery is followed by appropriate mitigation, ranging from detailed sub-surface investigation and documentation to grading solutions that leave the resource undisturbed.

Five County-designated historic resources were identified in areas that might be affected by development. Four will remain undisturbed. The fifth, the Hacienda, will have improvements and additions, but only following the County's regular historic structures review and approval process.

*Redwood groves will be protected during and after construction; none will be lost to development.*







**Avoiding the Natural Hazards**

As a part of the resource study, the environmental scientists also analyzed in detail other natural factors that have the potential to i) affect the natural and scenic resources and/or ii) become a threat to life or property.

**♦ Very High Fire Hazard**

No habitable structures are permitted on lands identified as very high fire hazard areas. Automatic sprinklers and centralized alarm systems in all habitable structures provide further protection. In addition, for the property as a whole, a comprehensive Fire Safety Management Plan has been prepared and included as an integral part of this Plan. It has provisions for on-site equipment, water supply, access roads, fire safety zones and contracts with public fire protection agencies.

**♦ Flood Hazards**

Habitable structures cannot be built in areas subject to 100-year frequency floods. Where roads, bridges and utilities are located in such areas, they comply with FEMA flood proofing regulations.

**♦ Geologic and Seismic Hazards**

The geotechnical study identified five principal inactive faults and several large inactive landslide areas. Although there is no evidence of recent activity, three faults are classified potentially active, and scattered, small dormant landslides are potentially active as well. Accordingly, all habitable structures and virtually all other improvements avoid these potentially active areas. Short distances of several road and driveway improvements do cross such areas and the Geologic and Geotechnical Investigation report provides detailed construction criteria for those conditions. The report also recommends special foundation construction where structures may be located on areas that have a potential for liquefaction during a major earthquake.

**♦ Slopes in Excess of 30%**

No *Homelands* contain slopes in excess of 30%. In the cases where road or utility alignments would encroach on the steep slopes and no feasible alternative exists, design criteria and standards used for construction of those improvements are modified to minimize the impacts to acceptable levels.

The scientific basis for the *Santa Lucia Preserve™* is documented within an extensive body of technical reports:

**AIR QUALITY ANALYSIS**  
Donald Ballanti, Certified  
Consulting Meteorologist

**BIOLOGICAL RESOURCES REPORT**  
Biosystems Analysis, Inc.  
The Habitat Restoration Group

**CATTLE GRAZING PLAN**  
Sage Associates

**COMPREHENSIVE HYDROLOGICAL STUDY**  
Camp Dresser and McKee, Inc.  
Balance Hydrologics  
David Keith Todd, Consulting Engineers  
Geoconsultants, Inc.  
Luhdorff and Scalmanini,  
Consulting Engineers

**DECLARATION OF PROTECTIVE  
RESTRICTIONS (CC&R's)**  
Brian Finegan and  
Michael D. Cling, APC

**FIRE SAFETY MANAGEMENT PLAN**  
Roy A. Perkins, Registered  
Professional Forester

**FOREST MANAGEMENT PLAN**  
Ralph Osterling Consultants, Inc.

**GEOLOGICAL AND GEOTECHNICAL  
INVESTIGATION**  
Cleary Consultants, Inc.

**HISTORIC RESOURCE ANALYSES**  
Greenwood and Associates  
Gil Sanchez and Associates

**INVENTORY OF PREHISTORIC  
CULTURAL RESOURCES**  
Archaeological Consulting

**MITIGATION MONITORING PLAN**  
Denise Duffy and Associates

**NOISE ASSESSMENT STUDY**  
Charles M. Salter Associates, Inc.

**PRELIMINARY DRAINAGE AND EROSION  
CONTROL REPORT**  
Bestor Engineers, Inc.

**RESOURCE MANAGEMENT PLAN**  
Dr. Jeffrey Froke

**TRAFFIC REPORT**  
Dowling Associates

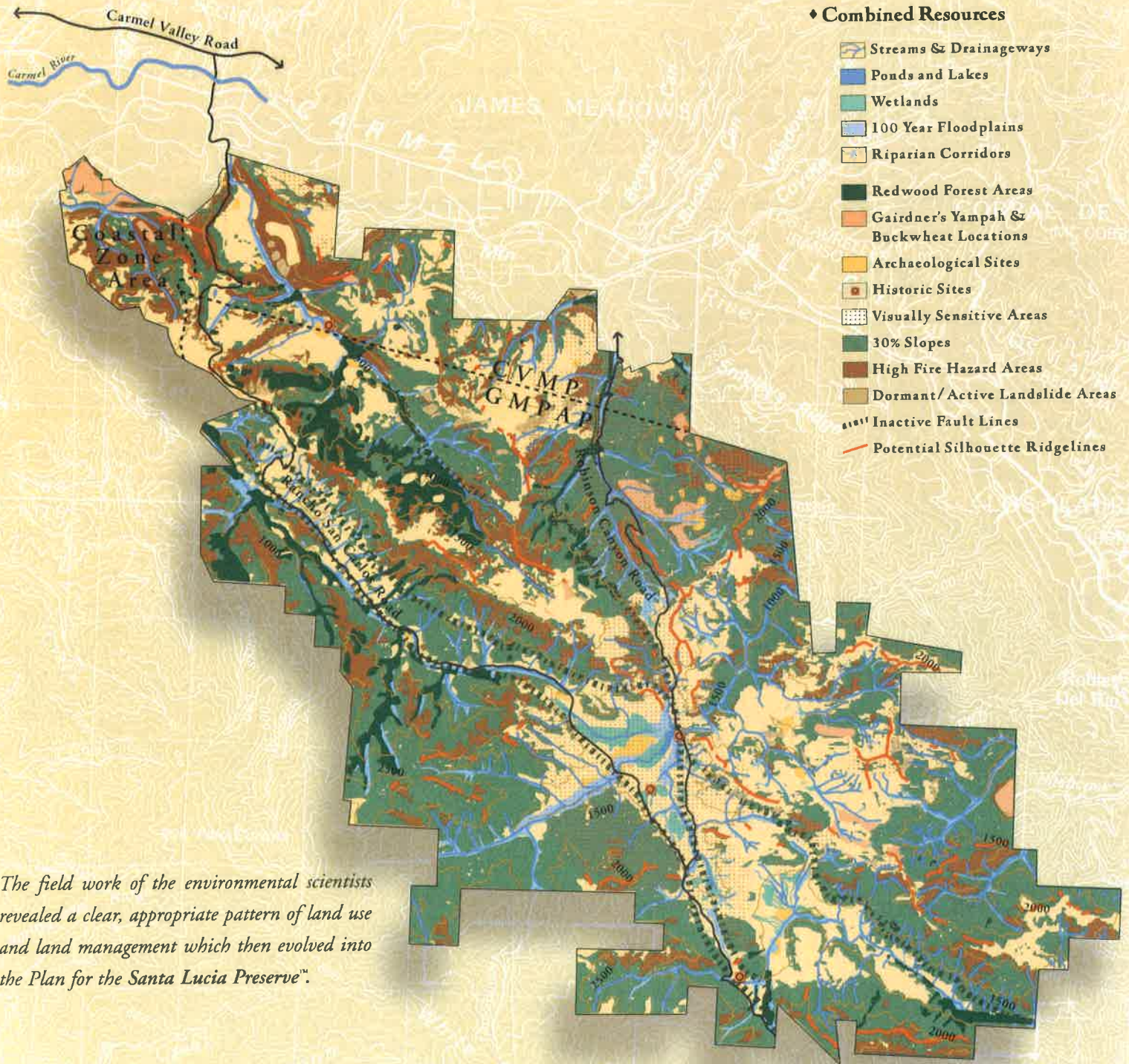
**VISUAL RESOURCE ANALYSIS**  
Hart Howerton  
Planners, Architects and  
Landscape Architects, Ltd.

**COMPREHENSIVE WASTEWATER  
DISPOSAL PLAN**

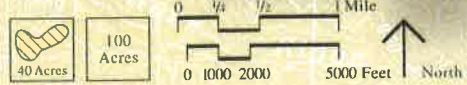
Camp Dresser and McKee, Inc.  
Bestor Engineers, Inc.

Cleary Consultants, Inc.  
Geoconsultants, Inc.





*The field work of the environmental scientists revealed a clear, appropriate pattern of land use and land management which then evolved into the Plan for the Santa Lucia Preserve™.*





**APPLYING THE RESEARCH:  
The Pattern of Land Use**

The computer mapping of the *Santa Lucia Preserve's*™ resources and other natural factors demonstrates a clearly distinguishable pattern of those lands most suitable for conservation and those most suitable for settlement.

Lands best suited for conservation are those shown to be less accessible from existing ranch roads and those dominated by the characteristics of riparian corridors, wetlands, sensitive species habitats, slopes in excess of 30% and highly scenic resources.

The mapping revealed significant areas of the Ranch, totalling over 4,000 acres, where limited settlement could potentially take place without jeopardizing unique natural and scenic resources. Historically most of these potential settlement regions have been managed and intensively used as grazing areas. As a result, they are

served by a well-developed system of ranch roads that link them to the ranch hub at San Francisquito Flat.

Of the 4000 acres suitable for settlement, approximately 50%, (2,000± acres) were designated as *Settled Lands*. Development within the *Settled Lands* is restricted to carefully prescribed envelopes for residential and recreational uses as described in more detail in the following sections. Human uses are integrated into healthy, sustainable natural systems.

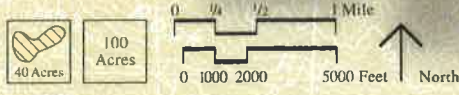
The remaining 18,000± acres are set aside as *Preserve Lands*. Use of these *Preserve Lands* will be restricted to a conservation program. The following sections describe that program in more detail and explain the mechanics that ensure long-term control and management.







*The Plan is a new pattern of land use, a Community Preserve™, in which limited clusters of settlement are placed within a vast 20,000± acre protected land preserve.*





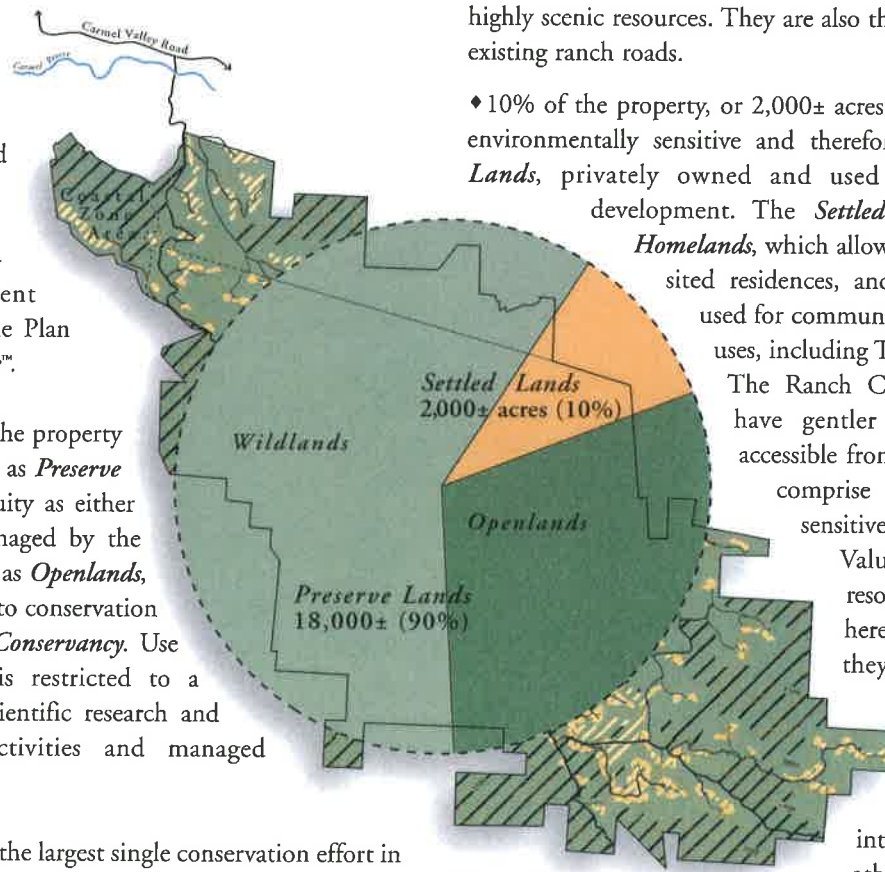
*For over 100 years clearing, logging, cropping,  
and year-around grazing made lasting changes on the land.  
Today's plan is for a rural settlement of a different kind.*

## CREATING A SUSTAINABLE COMMUNITY PRESERVE™

Extensive field work combined with the GIS mapping made a rigorously resource-based land plan possible. The field work of the environmental scientists revealed a clear, appropriate pattern of land-use and land management which then evolved into the Plan for the *Santa Lucia Preserve™*.

♦ 90%, or 18,000± acres, of the property was identified to be set aside as *Preserve Lands*, conserved in perpetuity as either *Wildlands*, owned and managed by the *Santa Lucia Conservancy*, or as *Openlands*, privately owned but subject to conservation easements in favor of *The Conservancy*. Use of these *Preserve Lands* is restricted to a conservation program of scientific research and education, recreational activities and managed agricultural uses.

These lands, which make up the largest single conservation effort in Monterey County, are the areas dominated by riparian corridors, wetlands, sensitive species habitats, slopes in excess of 30%, and



highly scenic resources. They are also the lands less accessible from existing ranch roads.

♦ 10% of the property, or 2,000± acres, was identified as the least environmentally sensitive and therefore appropriate for *Settled Lands*, privately owned and used for limited, controlled development. The *Settled Lands* are divided into

*Homelands*, which allow for carefully designed and sited residences, and *Rancholands*, which are used for community-serving and recreational uses, including The Preserve Golf Club and The Ranch Club. These *Settled Lands* have gentler topography, are readily accessible from existing ranch roads and comprise the least environmentally sensitive portions of the property.

Valuable natural and scenic resources are rarely encountered here, and where they do occur, they can almost always be avoided. Historically, with few exceptions, the proposed *Settled Lands* have been intensively used for grazing or other forms of agriculture.

*90% of the property will be set aside as Preserve Lands, conserved as open space in perpetuity.*



◆ Legend

- Streams and Drainageways
- Ponds and Lakes
- Wetlands
- Riparian Corridors
- Redwood Forest Areas
- Gairdner's Yampah and Buckwheat Locations
- Archaeological Sites
- Visually Sensitive Areas
- 30% Slopes
- High Fire Hazard Areas
- Dormant/Active Landslide Areas
- Inactive Fault Lines
- Potential Silhouette Ridgelines
- Homelands

*Homelands, individually selected to preserve valuable natural resources, are located on prime sites and clustered within vast protected open spaces.*





## THE COMMUNITY IN A PRESERVE— Development on the Settled Lands

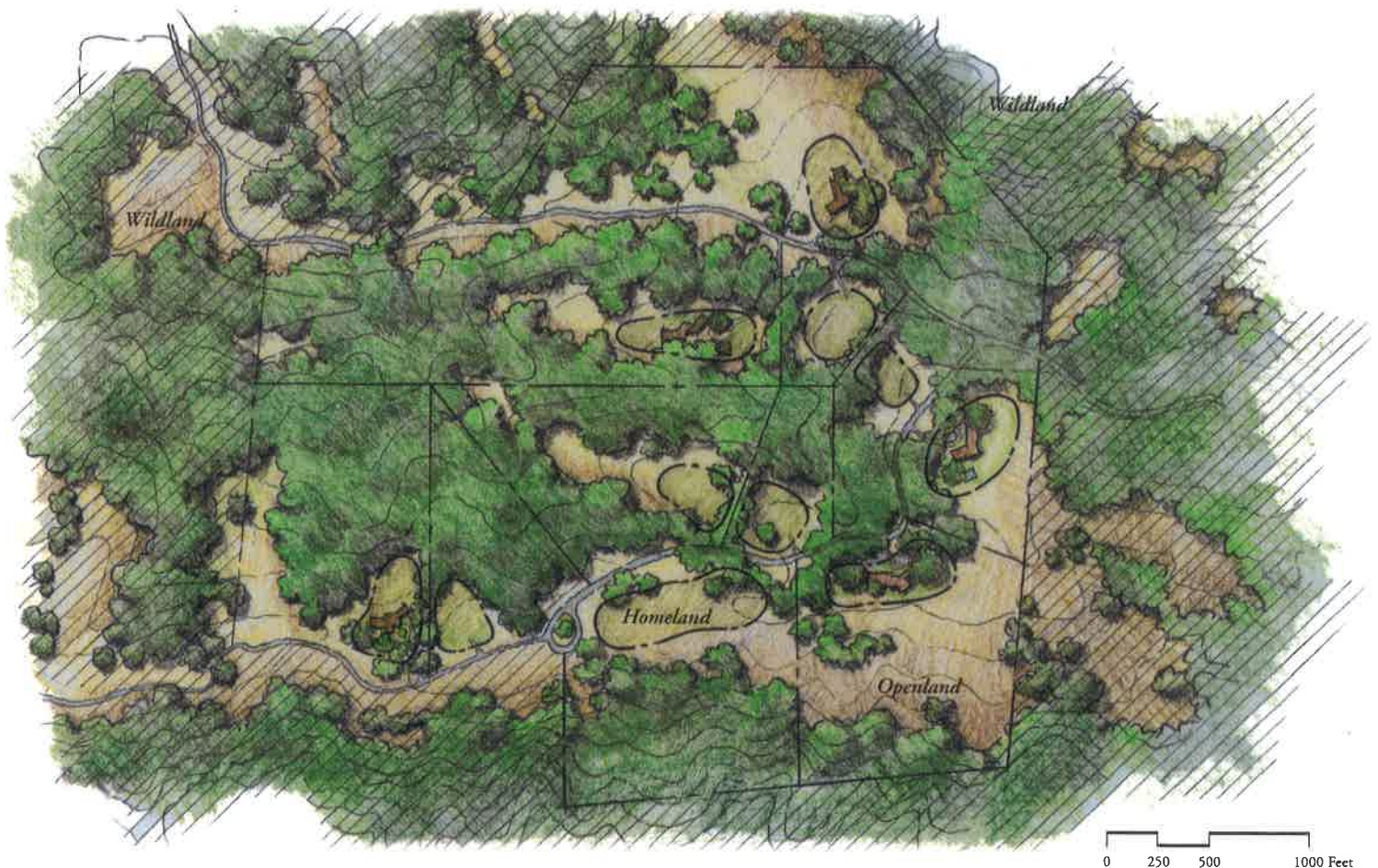
### The Residential Community

The *Santa Lucia Preserve™* offers 350 families a rural way-of-life. As in the rural past, the houses are located on suitable residential sites, individually selected to preserve valuable natural resources and located within vast, protected open spaces.

In accordance with the County Board of Supervisors' Resolution No. 93-115, the residential development consists of a ranchwide total of 350 new homes, of which 53, or 15%, are employee housing.

### The Homeland Concept

Only the land needed for a building and its immediate improvements is developed. Although a range of residential parcel sizes from 2 to 100± acres was created, each parcel will have a defined building envelope, called a *Homeland*, varying between 1 and 5± acres.

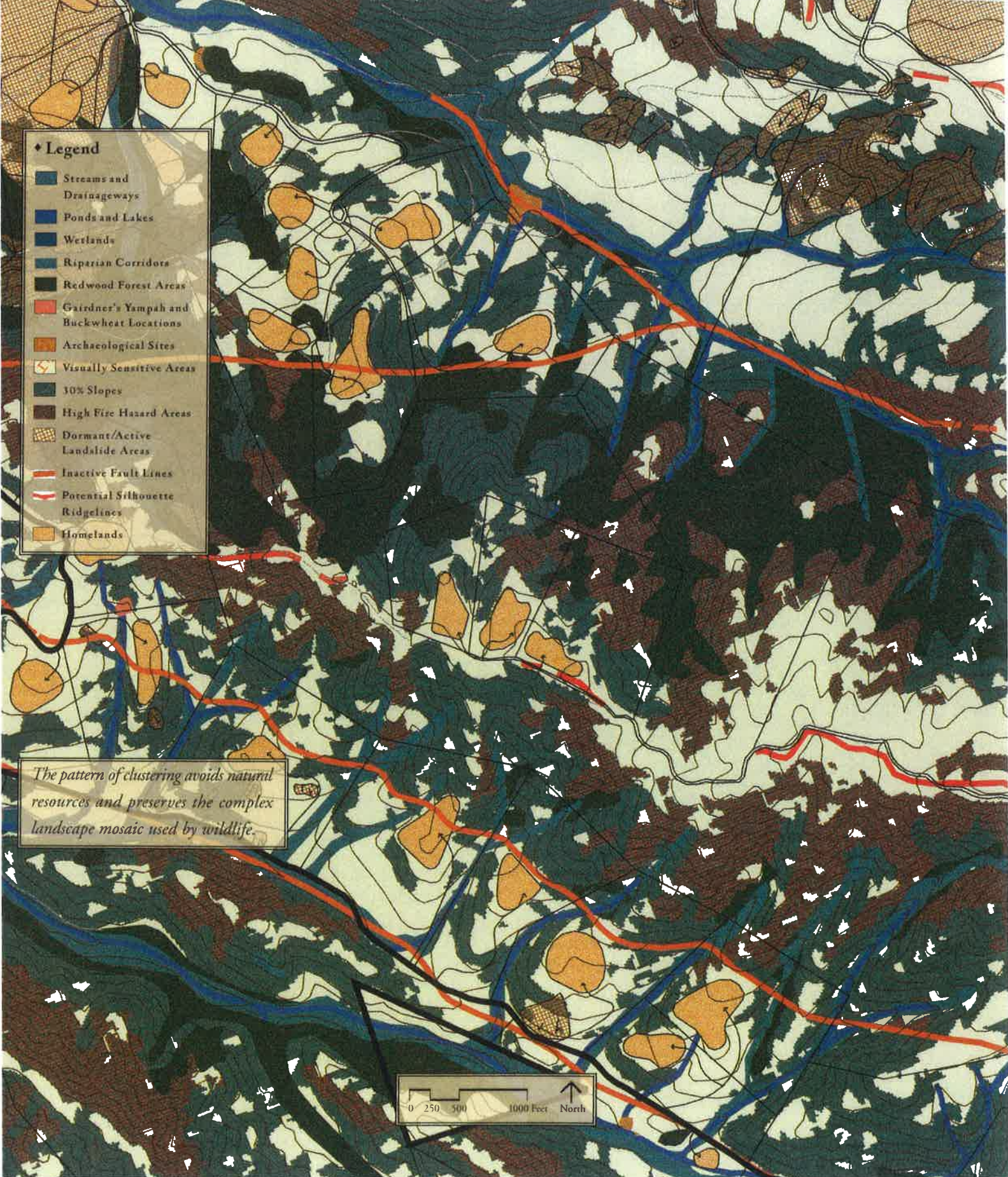


*Only the land needed for a building and its immediate improvements will be developed.*



- ◆ Legend
-  Streams and Drainageways
  -  Ponds and Lakes
  -  Wetlands
  -  Riparian Corridors
  -  Redwood Forest Areas
  -  Gairdner's Yampah and Buckwheat Locations
  -  Archaeological Sites
  -  Visually Sensitive Areas
  -  30% Slopes
  -  High Fire Hazard Areas
  -  Dormant/Active Landslide Areas
  -  Inactive Fault Lines
  -  Potential Silhouette Ridgelines
  -  Homelands

*The pattern of clustering avoids natural resources and preserves the complex landscape mosaic used by wildlife.*





Because the configuration of each *Homeland*/building envelope is resource-based, each meets the full range of resource-protection criteria:

- ◆ The land's unique natural and scenic resources are essentially avoided.
- ◆ Steep slopes and fire, geologic and flood hazard areas are avoided.
- ◆ Homes are located in a manner consistent with protecting wildlife resources and wildlife circulation.

◆ No building envelopes are located where they would create a skyline silhouette.

◆ *Homeland* envelopes are located adjacent to tree masses on the edge of open areas and are screened from roads and from each other.

The details of these resource-protection criteria and related controls are incorporated into the Covenants, Conditions and Restrictions for the *Santa Lucia Preserve*™. The CC&Rs, with their review and enforcement procedures, are part of the recorded deed for each parcel.

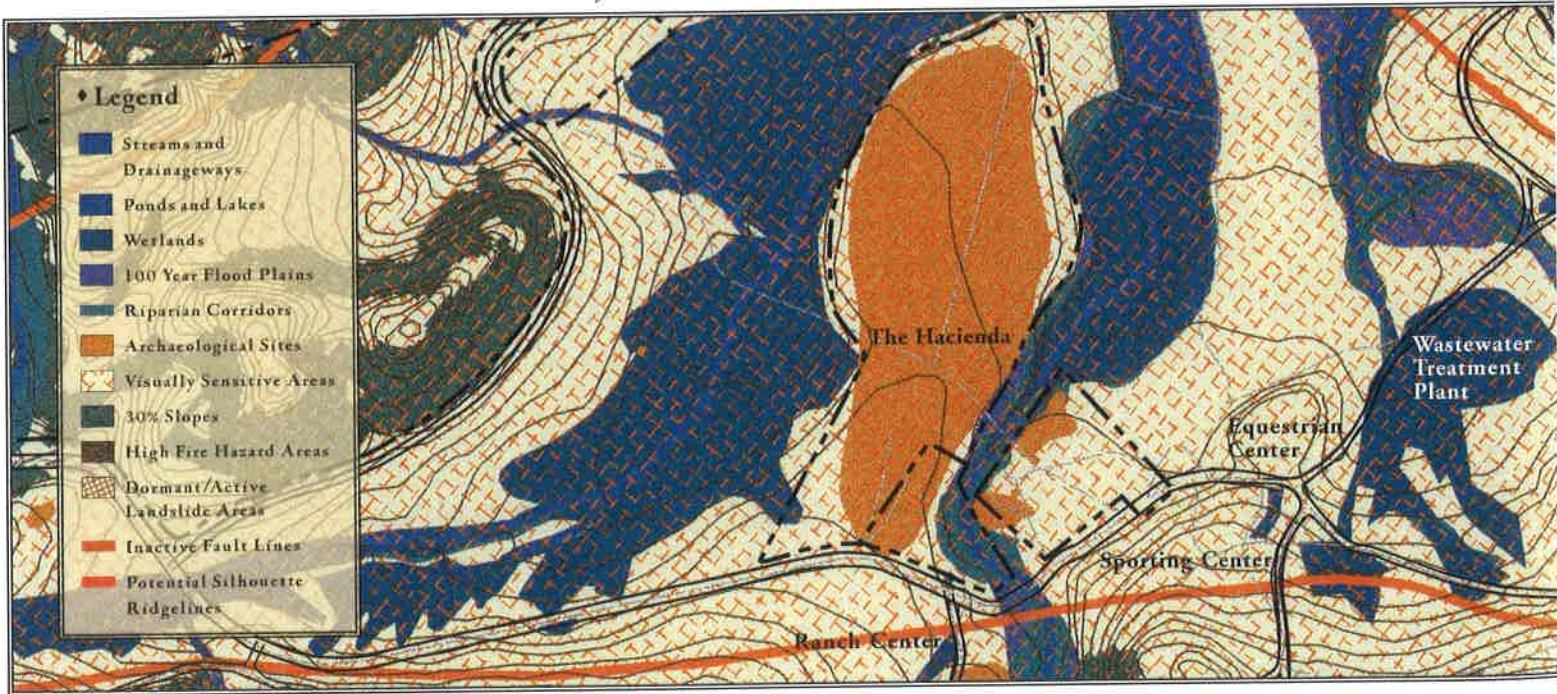


*Homeland envelopes are located adjacent to tree masses on the edge of open areas and are screened from roads and from each other.*





*San Francisquito Flat—the historic center of settlement and ranching—will become the focus of the community's Ranch Club under the conceptual general plan shown above.*



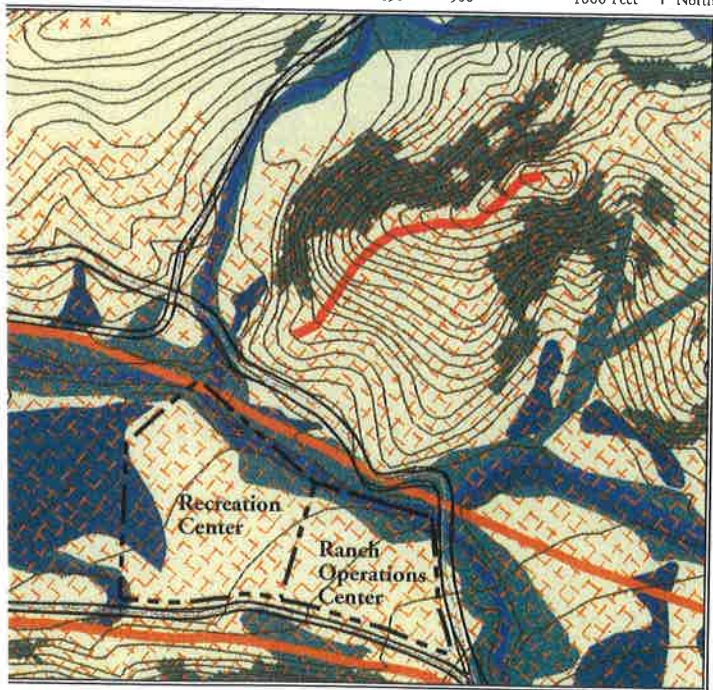
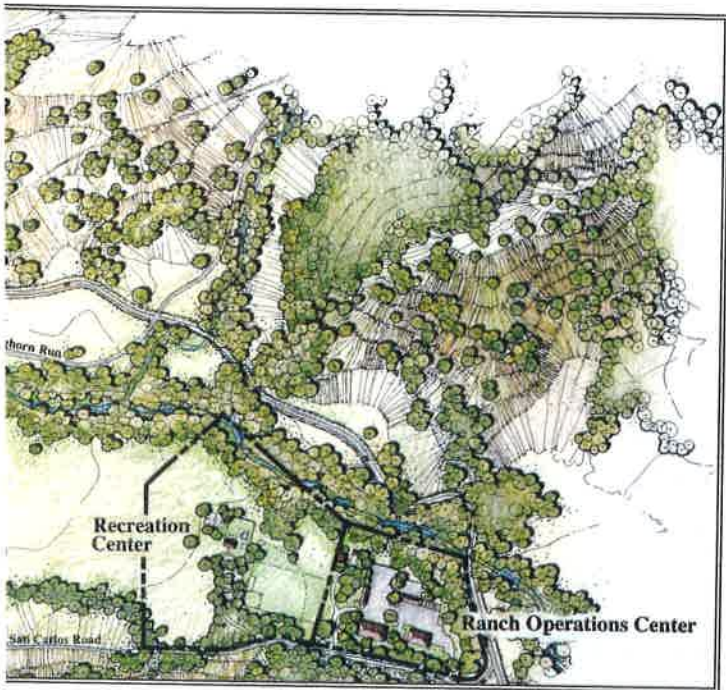
*San Francisquito Flat—GIS resource mapping*



### The Ranch Club

The community's activity focus is at the historic center of ranching and settlement, the 250± level acres called San Francisquito Flat.

The plan for *The Ranch Club* utilizes and protects the scenic, natural, historic and cultural resources of San Francisquito Flat. The open visual character is maintained; wetland, riparian and grassland areas are enhanced; and Native American heritage resources are protected. Existing historic buildings are preserved and adapted for their new functions. New buildings will be added, extending the established character, forms and traditional style of architecture and landscape. *The Ranch Club* is the place where residents will gather as a community—the heart of the *Community Preserve*™.





### Guest Hospitality

The focus of hospitality is the ±15,000 square-foot Hacienda, built in 1924 by George Gordon Moore and restored in 1990. The existing building contains nine large guest rooms with private baths. Members and guests gather in the Hacienda's Great Room, Courtyard patio, grounds and pool area. Meals are served in the Dining Room. Eleven guest rooms will be added by remodeling the adjoining Guest House, which Moore constructed in 1925 for visiting polo teams. Concurrently, the Dining Room will be enlarged to serve the increased clientele. The "Old Barn" will be refurbished with a long bar, dance floor, stage and plenty of room for tables and partying. It will provide ±7,000 square-feet for community entertainment and private events.

### Equestrian

The Polo Barns, built in 1924 by Moore and restored in 1999, provide a temporary equestrian facility complete with stalls, tack room, paddocks and pastures until the new facility is completed in 2000. The new equestrian facility will be located near the historic center, providing a 16-stall barn, tack rooms, paddocks, open pastures and a training arena. Over 100 miles of trails leave and

return to this area. Arenas and training facilities will expand to serve the riders and boarders who use the facilities, and additional barns and paddocks will be built as demand grows.

### Recreation

The community's primary recreational activities will be clustered on the already settled lands around *The Ranch Club*. A new *Sporting Center* will offer tennis, swimming and exercise facilities. A *Recreation Center* will provide fields for soccer, baseball and the like; and in addition, a network of biking and hiking trail loops will start and return here.



*The Equestrian Center—facilities, including stables, arenas, paddocks and trails, will be built to meet the needs of the community.*



*The Preserve Golf Club is part of a classic California landscape, up on wooded knoll with hills beyond.*



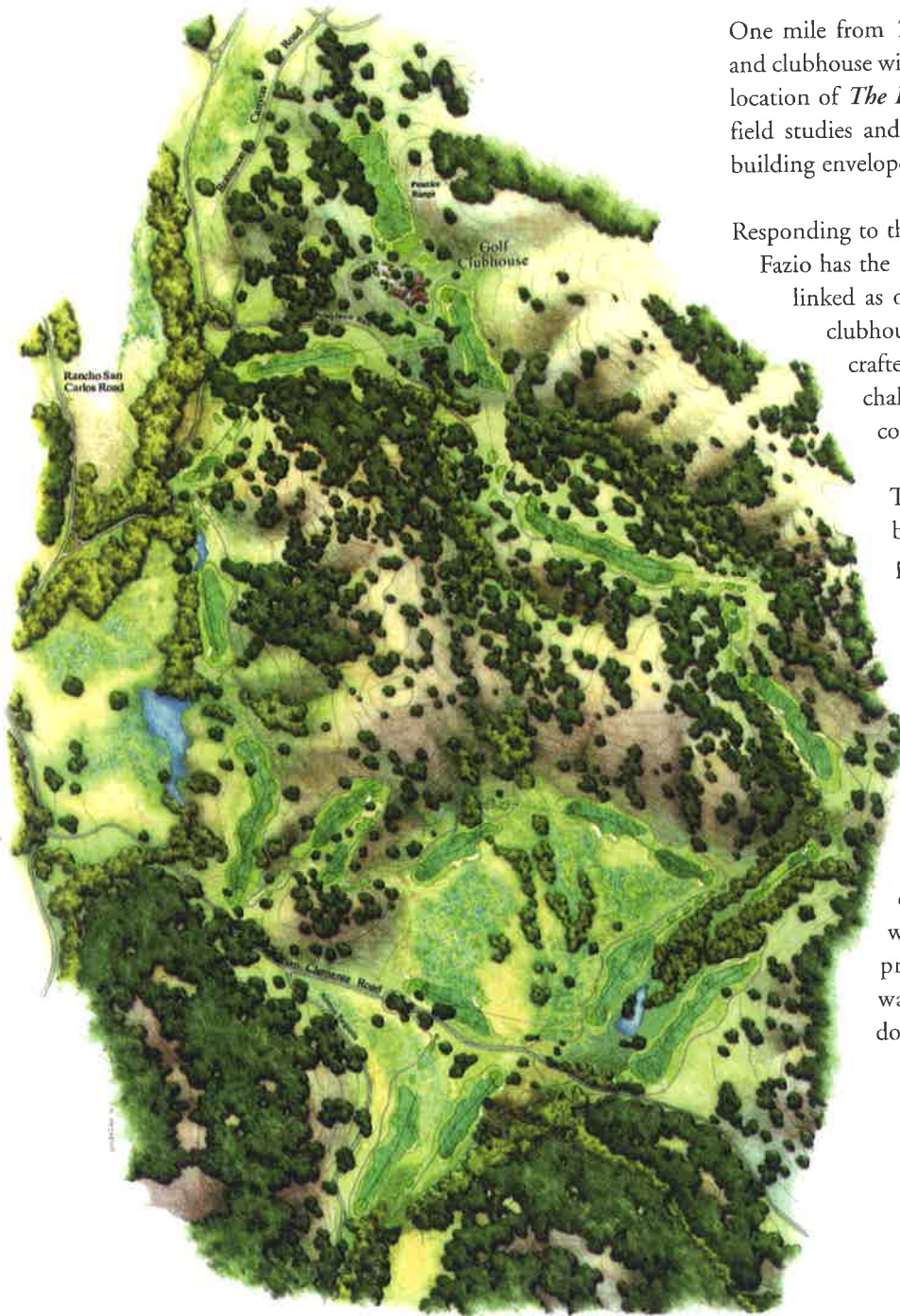
### The Preserve Golf Course

One mile from *The Ranch Club*, the private 18-hole golf course and clubhouse will be sited within 336± acres of *Settled Lands*. The location of *The Preserve Golf Course* was determined by the same field studies and GIS mapping of natural resources as the other building envelopes.

Responding to the natural resources and features of the land, Tom Fazio has the 18 holes of *The Preserve Golf Course* traditionally linked as one single loop beginning and ending at the golf clubhouse. Along this 5.5 mile loop trail, 18 carefully crafted golf holes offer a unique combination of physical challenge and natural environment. It is equally a golf course and a walk through nature.

Tom Fazio designed *The Preserve Golf Course* to blend existing natural landforms and vegetation patterns as a subordinate feature of the dominant surrounding landscape. As a result, grading is limited and irrigated, turf is kept to a minimum 71 acres for both aesthetic and water conservation reasons.

Irrigation will be provided from a combination of recycled domestic wastewater, recycled golf course irrigation, rainfall and pumping from wells. A drainage management system, which collects water from managed turf grass for re-use while maintaining runoff flows on natural areas, provides an extraordinary level of protection for watershed resources within *The Preserve* and downstream.



*The Preserve Golf Course*



## COMMUNITY SERVICES DISTRICT

### Roads

The property is serviced by a network of private roads and emergency access links. Virtually all road improvements are upgrades of 40± miles of existing 100± miles of ranch roads. They already follow the easiest topography and generally avoid unique natural and scenic resources.

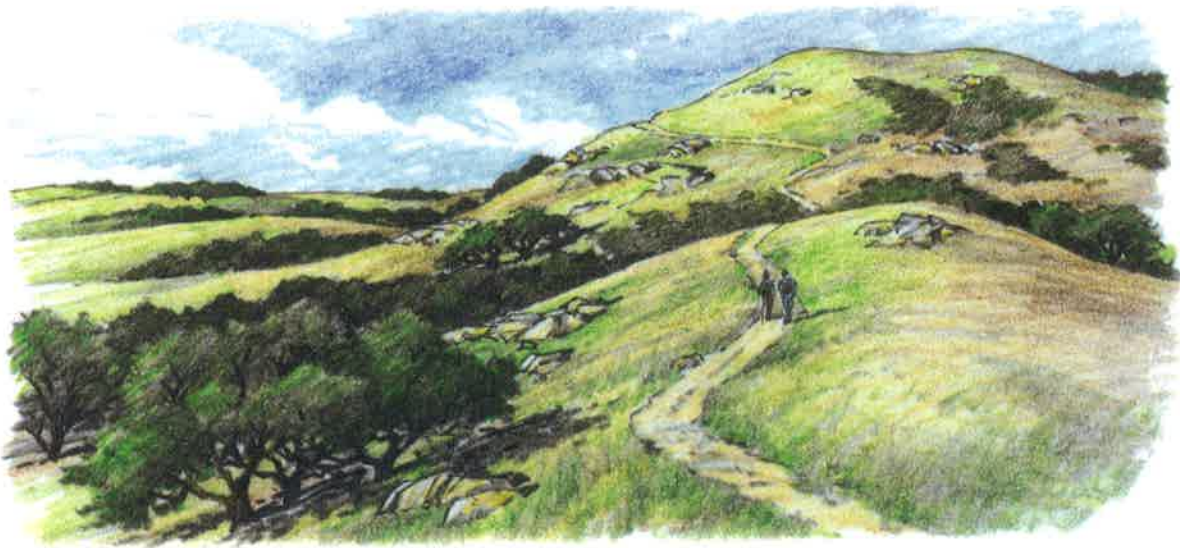
The principal entrance to the property is Rancho San Carlos Road. Improvements were made to increase its capacity and safety. Robinson Canyon Road provides secondary and emergency access.

### Trails

*The Preserve* contains an almost endless system of private trails reaching even its most remote regions. *The Preserve* also borders the ±5,000-acre Garland Park to the north and leads to the ±270,000-acre Ventana Wilderness to the south. *The Preserve* trail system facilitates hiking, jogging, mountain biking and equestrian use, as well as access for *The Preserve* camping facilities. Some trails will be designed solely for equestrian or mountain bike use.

### Utilities and Services

Essential public services will be provided by *The Stewardship Company* either directly or under contract to the *Santa Lucia Community Services District* (CSD) established for the *Santa Lucia Preserve*™. The CSD format is superior to a homeowners' association for the provision of essential services because of its legal authority to collect user fees to finance the services. The homeowners' association administers the CC&Rs, and provides other common services desired by the homeowners.



*Private trails reach even the most remote regions.*

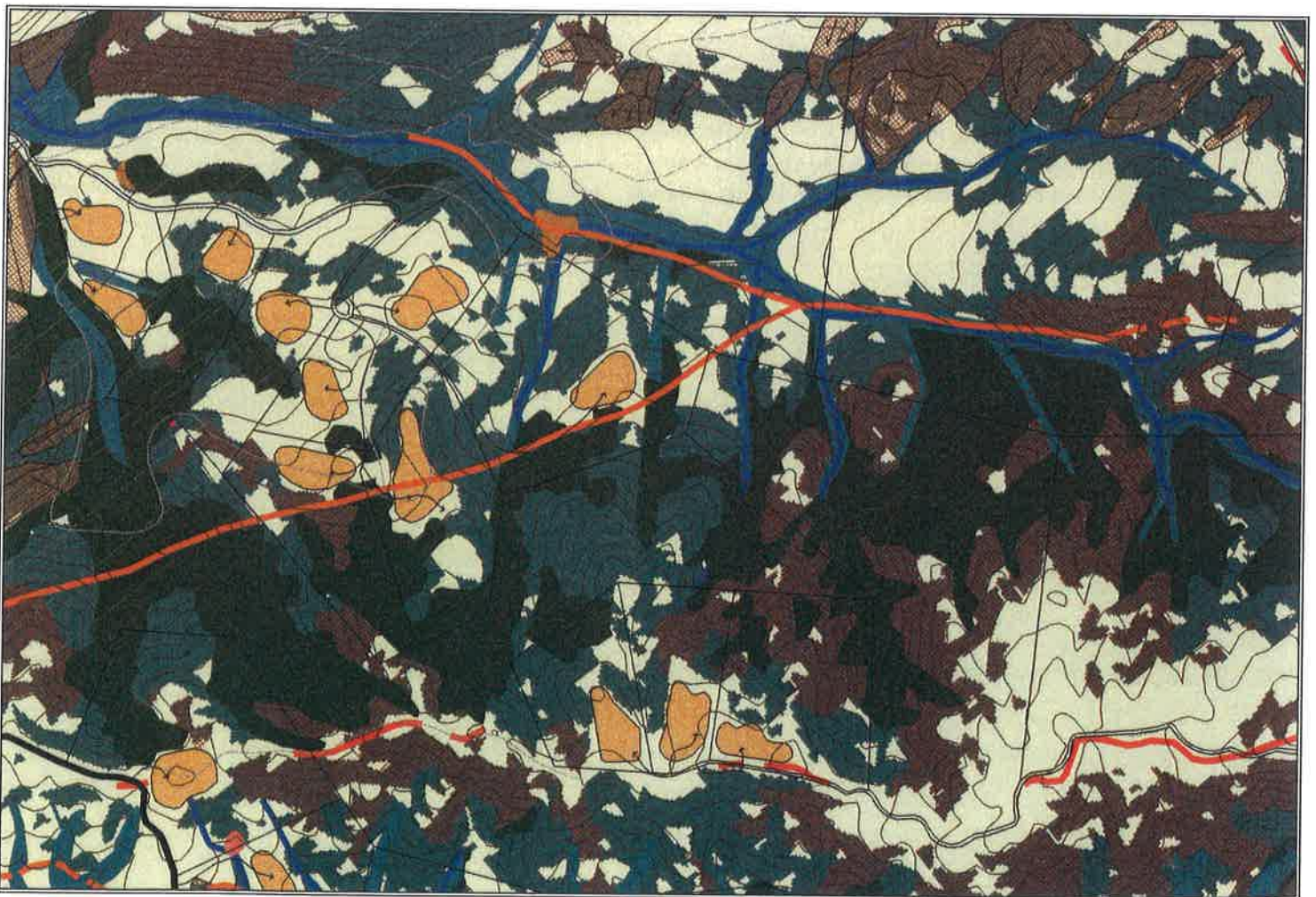


## DEVELOPMENT STANDARDS— Protecting the Resources

Avoidance of the unique natural and scenic resources is a guiding principal of the Plan for the *Santa Lucia Preserve*™. The designation of 18,000± acres as open space, the *Preserve Lands*, ensures resource avoidance on 90% of the land. On the remaining 10%, the *Settled Lands*, the natural and scenic resources are avoided to the greatest extent feasible. To deal with conditions where avoidance is not possible, the Plan incorporates a set of resource-based Development Standards. These standards, which are summarized below, establish

mitigations for the potential impacts that may result from the construction of any buildings, roads and other site improvements in/on or near any unique natural or scenic resource. These standards establish a means to resolve potential conflicts between resource protection and issues of public safety.

For the long term, programs specified in the *Resource Management Plan* not only protect but also enhance the natural resources.



*GIS resource mapping was the basis for acre-by-acre, road-by-road development standards.*



### Standards for Roads, Drives and Utilities

Overall, improved roads follow existing road alignments wherever feasible. Any new roads or driveways are aligned to minimize the amount of physical disturbance that would result from new construction. Utility trenches are located within road and driveway right-of-ways wherever feasible to further minimize disturbance of the land.

All new roads and driveways are designed to meet CDF/County standards. Exceptions are made where a modification of those standards would result in a significant reduction in the level of physical disturbance to an important resource and where no other feasible alternative is available.

♦ **In riparian resource areas**, any new drainage systems are detailed to dissipate rather than concentrate stormwater flows. Culvert and bridge design incorporates techniques that minimize both the long-term use and short-term construction impacts upon habitat value, aesthetic quality and water quality.

♦ **In wetlands area**, any necessary fill is engineered to permit the uninterrupted flow of water beneath a roadbed.

♦ **In visually sensitive areas**, a combination of techniques is used to blend roads into the landscape. Where feasible, new roads and drives follow topographic and vegetative forms on the perimeter of open grassland areas utilizing large radius curves and few straight sections.

Cut and fill slopes are contoured to conform to the prevailing adjacent land forms and landscapes. Drainage swales are used rather than curbs and gutters.

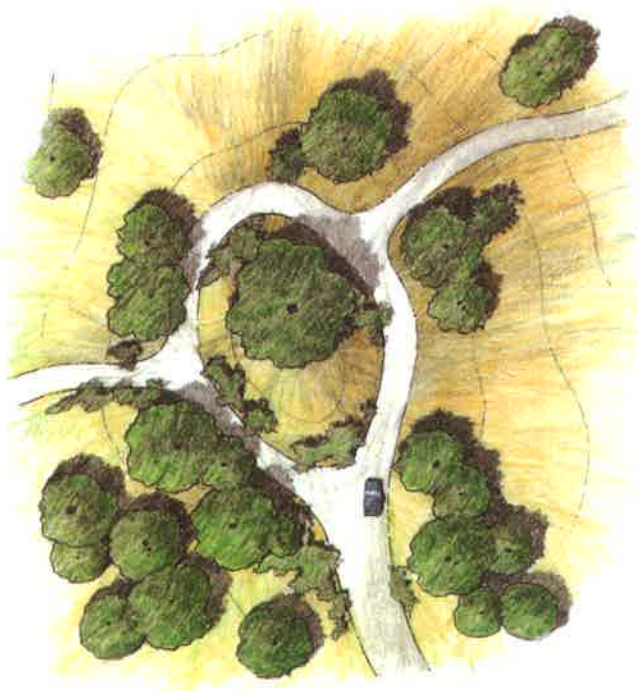
No regularly spaced street illumination system is provided. Isolated illumination from concealed sources provide for nighttime orientation and safety.

♦ **In archeological resource areas**, new roads and driveways are graded in such a way that the resource is capped with fill rather than cut and exposed.



*Road and driveway alignments minimize impact to sensitive natural resources.*





*Informal cul-de-sacs respond to topography and natural features.*



*Grading standards require blending cut and fill slopes into surrounding landforms.*



*Utilities are buried beneath roads and driveways which follow existing ranch roads wherever feasible.*



*Culverts and bridges are designed to accommodate wildlife, encourage flora and blend into the natural setting.*



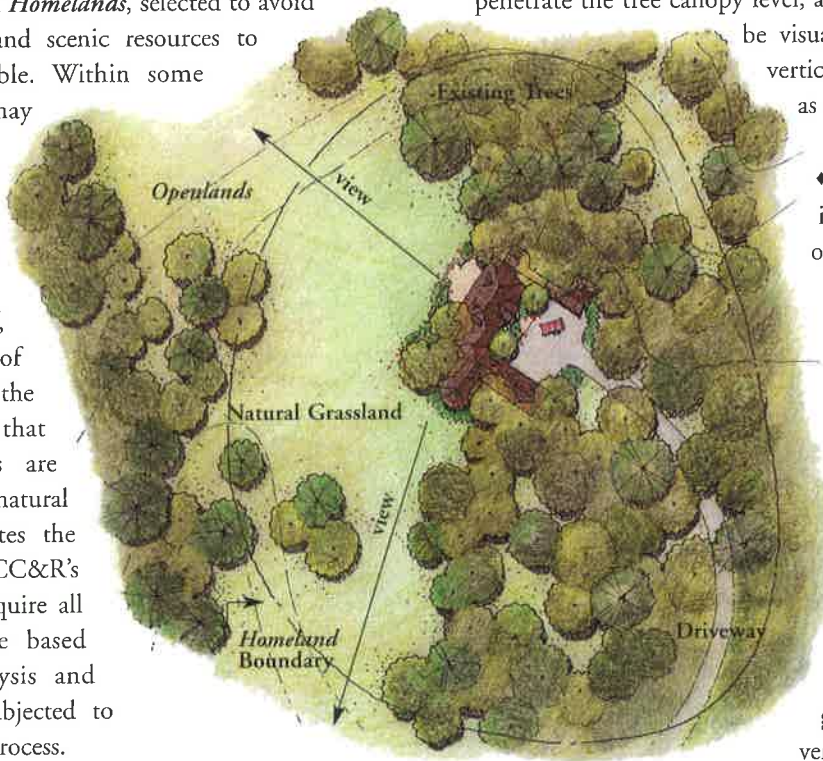
## Standards for Parcel Development

Development of individual parcels is subject to a comprehensive design control system that includes the standards listed below. These standards are incorporated and expanded in a detailed set of design regulations (Covenants, Conditions and Restrictions), Design Guidelines, design review and enforcement procedures.

### ◆ Building Envelopes

Within the *Settled Lands*, all new building construction takes place within the carefully defined *Homelands*, selected to avoid unique natural, cultural and scenic resources to the greatest extent possible. Within some *Homelands*, mitigation may be required. For example, removal of trees is necessary on heavily wooded sites.

Within each *Homeland*, regulations for the siting of buildings and the design of the improvements assure that potential visual impacts are mitigated and that the natural landscape always dominates the scene. For that reason, the CC&R's and Design Guidelines require all site improvements to be based on a detailed site analysis and improvement plans be subjected to a thorough design review process.



blending with the natural environment, major site reconfiguration is not permitted. On sloping sites, for example, a stepped foundation is required.

◆ Special attention is given to visually sensitive areas. Special height limits are imposed on selected *Homelands* in those areas where reduced height mitigates potential visual impacts from a common public viewing area. Within woodlands, buildings cannot vertically penetrate the tree canopy level, and in more open areas they must be visually related to some other larger vertical element in the landscape, such as a mature tree.

◆ Building materials must appear indigenous to the area in terms of color, texture, non-reflectivity and scale. The architecture in each *Homeland* must consider all potential ancillary structures so that all construction can be readily assimilated into the overall harmonious appearance.

◆ Architectural design that maximizes the use of energy efficient climate control systems is required, such as passive solar gain for heating and natural ventilation for cooling.

### ◆ Architecture, Landscape and Sitework Design

Architectural standards for *Settled Lands* are incorporated in the CC&R's and Design Guidelines. They incorporate the following principles:

◆ As a guiding principle, buildings and all other site improvements must blend with existing topographic forms. Given the objective of

◆ The design of any improved landscape areas surrounding the buildings is required to reflect the dominant role of the natural landscape.

*Siting and design of homes and improvements within building envelopes minimize potential impacts to the resources of The Preserve.*





*Gentle rather than abrupt grading transitions create more natural relationships between homes and their sites.*

*Building scale is subordinate to surrounding natural environment.*



*Regulations for the siting of buildings and design of improvements will assure that the natural landscape always dominates the scene.*



◆ Driveways are required to be sufficient to accommodate vehicle turnaround and visitor parking, but extensive paved areas for the long-term external storage of vehicles is not permitted. The use of permeable materials for driveway surfaces is encouraged.

◆ Pools, tennis and other similar ball courts may be accommodated within the *Homeland*, provided that their construction does not necessitate extensive grading. Floodlighting to allow after-dark use of the ball courts is not permitted.

◆ Exterior lighting is only permitted as subtle concealed light sources within the landscape to the extent required for safety, but kept to a minimum so as to preserve the nighttime ambiance throughout the *Santa Lucia Preserve™* and beyond its boundaries.

◆ A coordinated signage system throughout utilizes small signs and unobtrusive colors.

◆ Communications equipment is permitted only if not visible from outside the building envelope.

◆ The perimeter of a *Homeland* may be defined by a fence or wall for deer protection, to contain domestic animals or for aesthetic reasons, provided that it is compatible with the architecture and subordinate to the surrounding natural landscape. In general, individual parcel boundaries cannot be fenced.

◆ Gates are permitted only within building envelope fencing.

◆ All landscape irrigation installations must use appropriate water-conserving techniques as may be required by the County.

◆ Because of the importance of the vegetation pattern to the successful realization of the overall concept of the *Santa Lucia Preserve™*, the choice of landscape plant materials is restricted. A list of allowed and prohibited species can be found in the Design Guidelines and *The Resource Management Plan*.

### Enforcement Mechanism/Procedures

Development Standards are enforced by a comprehensive interlocking arrangement of plans and policies administered by the responsible entities. Specifically:

◆ *The Resource Management Plan (RMP)* and *Mitigation Monitoring Plan (MMP)* include a comprehensive monitoring program to ensure protection of natural resources, habitat and wildlife.

◆ *The Conservancy* is responsible for ensuring that the provisions of the RMP and MMP are executed on both the *Wildlands* and the *Openlands*.

◆ *The Stewardship Company* executes the provisions of the RMP and MMP on all lands as an integral part of its operations.

◆ The Rancho San Carlos Partnership established a comprehensive Declaration of Covenants, Conditions and Restrictions (CC&Rs) which governs development on the *Settled Lands*. *The Santa Lucia Preserve Association* is responsible for enforcing all the provisions of the CC&R's for the *Homelands*.

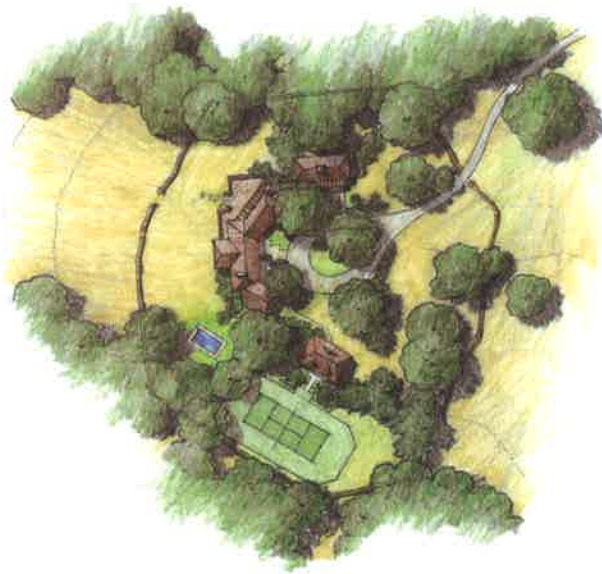




*Driveways are designed to minimize impact to riparian habitat.*



*Lighting is minimized to preserve nighttime ambiance.*



*Homeowner fencing is permitted only within Homeland envelope perimeter.*



*Homes are obscured from direct roadway views.*







*The focus of management will change from agricultural production to an integration of settlement, recreation and protection of natural and scenic resources. The Santa Lucia Preserve™ realizes this objective through its comprehensive programs of sustained, responsible land stewardship.*

## CONCLUSION... CERTAINTY FOR THE FUTURE

### RESPONSIBLE STEWARDSHIP

This Plan introduces a new approach to land management at the *Santa Lucia Preserve™*. Instead of continuing development as a “ranch,” the land is managed as a “preserve.” The focus of management will change from agricultural production to the protection of natural and scenic resources. This Plan can realize that objective through its comprehensive programs of sustained, responsible land stewardship.

◆ First, this Plan incorporates a limited residential settlement as an integral, interactive part of a healthy rural ecosystem—a community within a preserve.

◆ Second, this small, vital residential community provides the philosophical, cultural and financial resources required for long-term preservation of the land’s resources.

◆ Third, the long-term future is further secured by the creation of an independent conservation organization, the *Santa Lucia Conservancy*, which will prohibit further development and will manage, restore, protect and enhance the property in perpetuity.



*The long-term future is further secured by the creation of an independent conservation organization, the Santa Lucia Conservancy.*



## THE SANTA LUCIA CONSERVANCY

The *Santa Lucia Conservancy* will manage, restore, enhance and protect the *Preserve Lands* in perpetuity.

*The Conservancy* is financially supported by an endowment funded by the Rancho San Carlos Partnership from a portion of the sales price for each parcel in the *Settled Lands*. *The Conservancy's* programs will formulate the long-term research, management and public education programs that distinguish the *Santa Lucia Preserve™* as a model for land conservation. It will own fee title to the *Wildlands* and conservation easements over the *Openlands*. Together these lands make up the 18,000± acres of *Preserve Lands*. The transfer of land to *The Conservancy* is legally tied to Final Map approvals as they are granted by the County. Combining non-profit ownership with active, scientifically based land management, open space trusts and conservancies has proven to be among the few genuine successes in land conservation in the United States.

## THE STEWARDSHIP COMPANY

To help carry out its mission, *The Conservancy* will contract with *The Stewardship Company*, which will actively implement *The Conservancy's* scientific, educational and management programs. This Company is also responsible for providing fire protection and security services, and operation and maintenance of the water and wastewater facilities through contracts with the Community Services District. Further, at the request of individual homeowners, the company can provide landscape maintenance and other individually required services on the *Homelands*.



*The Santa Lucia Conservancy will manage, restore, protect and enhance the property in perpetuity.*



## CERTAINTY FOR THE FUTURE

*The Conservancy* concept, when combined with existing County, state and federal regulations, creates a new and sustainable protection and enhancement for the lands of the the *Santa Lucia Preserve*". It assures that the principles, guidelines and policies of this carefully crafted, resource-based Plan will be carried out year-after-year for generations.

The non-profit, tax-exempt *Santa Lucia Conservancy* manages the *Preserve Lands* according to the *Resource Management Plan (RMP)*. The *RMP* establishes specific, long-term procedures for the conservation, management and enhancement of the 18,000± acres set aside for the wildlife, natural and scenic values. The conservation deeds and easements, which convey control of the *Preserve Lands* to *The Conservancy*, permanently and irrevocably limit land uses to those consistent with resource protection. Income from a permanent endowment, contributed from sales of *The Preserve's* residential parcels, funds *The Conservancy's* operations. The conservation documents ensure that even in the extremely unlikely event that *The Conservancy* should fail, a suitable replacement land trust will assume *The Conservancy's* endowment and responsibilities.



The *Santa Lucia Community Services District*, which exclusively incorporates the 31 square miles of *The Preserve*, oversees all of the infrastructure services to the *Settled Lands*, either directly or through sub-contractors. *The District* provides water for domestic, irrigation and fire protection uses through a Preserve-wide, pressurized water system supplied from well clusters across the property. *The District* maintains all sewer and septic systems. It maintains, repairs and replaces the roadways, culverts and drainage systems. Power, telephone and fire protection throughout *The Preserve* are supplied respectively by PG&E, Pacific Bell

Telephone and the California Department of Forestry under contracts with *The District*. *The District's* annual budget is funded from a direct assessment on the annual real property tax bill for all parcels within the *Settled Lands*.

...a new level of certainty for the future.



*The Santa Lucia Preserve Association*, comprised of all *Preserve* property owners, administers and enforces the Covenants, Conditions and Restrictions, particularly the Design Guidelines. Through its Design Review Board, the Association assures that all structures comply with the principles of subordination to and compatibility with the landscape and the architectural traditions of the central California coast.

*The Stewardship Company* was established to provide professional, coordinated management and implementation of the responsibilities of the *Santa Lucia Conservancy*, the *Santa Lucia Community Services District* and *The Santa Lucia Preserve Association*. It contracts with these entities to deliver their services and fulfill their obligations to the residents of *The Preserve*. It also may work for *The Preserve Golf Club* and *The Ranch Club* and manage their respective facilities at the direction of the respective Boards of Directors of the Clubs. In addition, homeowners may employ *The Stewardship Company* for upkeep and projects on their *Homelands*.



The Plan maximizes the certainty of the future of the *Santa Lucia Preserve™* by intertwining: i) the conservation requirements of the Conservation Deeds and Easements, the Covenants, Conditions and Restrictions and the Design Guidelines; ii) the perpetual life of the three governmental bodies of the *Santa Lucia Conservancy*, the *Santa Lucia Community Services District* and *The Santa Lucia Preserve Association*;

iii) the permanent funding of these entities' operations by endowment and real property tax revenues; and iv) the coordinated, professional management of *The Stewardship Company* throughout *The Preserve*. Legally, this structure is virtually indestructible. Supported by a like-minded community, this Plan assures that the vast and valuable resources of the lands of the *Santa Lucia Preserve™* are perpetually protected and never occupied by more than 350 families. In time, the *Santa Lucia*

*Preserve™* will join the very rare number of authentic and protected landscapes that have become today's legendary, timeless and irreplaceable communities for the families of those with the vision to reside there.



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