

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 8, 2014 Time: 9:00 A.M.	Agenda Item No.: 1
Project Description: Consider a Use Permit to allow Assemblages of people, such as corporate wine educational dinners and weddings for up to 250 people, not exceeding ten (10) events per year, in existing facilities including a 2,400 square foot barn, a 3,600 square foot outdoor area adjacent to the barn, a 1,600 square foot lawn area in close proximity to an existing dwelling unit and two vineyards.	
Project Location: 62 E Carmel Valley Road, Carmel Valley	APN: 197-011-012-000, 197-011-013-000, 197-011-014-000 and 197-011-015-000
Planning File Number: PLN140234	Owner: Hilltop Ranch & Vineyard LLC Applicants: Annette Danzer and Michele Gogliucci Agent: Joel Panzer w/ Maureen Wruck Planning Consultants
Planning Area: Carmel Valley Master Plan	Flagged and staked: No
Zoning Designation: : “LDR/B-6-D-S-RAZ” [Low Density Residential/B-6 overlay-Design Control-Site Plan Review-Residential Allocation Zoning District]	
CEQA Action: Categorically Exempt per Section 15304 (e) of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorically Exempt per Section 15304 (e) of the CEQA Guidelines; and
- 2) Approve PLN140234, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

Hilltop Ranch has an existing application for a Use Permit (PLN130041) to allow a larger scale of events, i.e., hospitality and viticulture functions, weddings and engagement parties, and transient occupancy of an existing dwelling unit. However, there are issues (i.e., traffic, water and septic) that need to be resolved before that application can proceed. The applicants would like to move forward with the ability to have a limited number of special events prior to approval of the site as a location for regular special events. Therefore, the applicants are applying for a Use Permit for “Assemblages of people, such as carnivals, festivals, races and circuses, not exceeding ten (10) days, and not involving construction of permanent facilities”, pursuant to Section 21.14.050.S. The applicants are proposing a limited scale, not to exceed ten events per year and not involving construction of permanent facilities to allow such events as corporate wine educational dinners and weddings. This entitlement request has been removed from the original application PLN103041 and is being submitted separately. As a condition of approval, this would be a three-year temporary permit or until the original application is approved and would then be incorporated into the original permit. Should the three years lapse, the applicants must reapply for this permit.

The property is located off Carmel Valley Road and shares a road with another parcel. Both parcels have an easement for access on the road. There is a gate located at the entrance. As you continue up the property, vineyards on each side of the road leads you to a 1,600 square foot lawn area in close proximity to an existing dwelling unit that would serve as a location for the corporate dinners and smaller weddings. At the top of the property an existing 2,400 square foot barn with a 3,600 square foot outdoor area adjacent to the barn would serve as a main location for the larger weddings.

Site development standards and potential impacts to resources have been addressed in the findings and supporting evidences. Off-site and on-site parking plans have addressed any issues with parking. There are no unresolved issues.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- ✓ RMA-Public Works Department
- ✓ Environmental Health Bureau
- Monterey County Regional Fire District

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by RMA Planning, RMA Public Works and Environmental Health Bureau have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the proposal does not meet any of the guideline criteria required to be referred. The Carmel Valley LUAC reviewed project PLN130041 and was concerned with the scale of the proposal. This proposal has been significantly reduced and is limited to 10 events per year.

Note: The decision on this project is appealable to the Planning Commission.

/S/ Elizabeth Gonzales


Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
April 17, 2014

cc: Front Counter Copy; Zoning Administrator; Monterey County Fire District; RMA-Public Works Department; Environmental Health Bureau; John Ford, RMA Services Manager; Elizabeth Gonzales, Project Planner; Hilltop Ranch & Vineyard LLC, Owner; Annette Danzer, Michele Gogliucci, Joel Panzer, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; Planning File PLN140234

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including:
		• Conditions of Approval
		• Site Plan
		• Parking Plan
	Exhibit C	Vicinity Map
	Exhibit D	Traffic Impact Analysis
	Exhibit E	Road-Right-of-Way for Hilltop Ranch

This report was reviewed by John Ford, RMA Services Manager 

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

HILLTOP RANCH & VINEYARD LLC (PLN140234)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt per Section 15304 (e) of the CEQA Guidelines; and
- 2) Approving Use Permit to allow Assemblages of people, such as corporate wine educational dinners and weddings for up to 250 people, not exceeding ten (10) events per year, in existing facilities including a 2,400 square foot barn, a 3,600 square foot outdoor area adjacent to the barn, a 1,600 square foot lawn area in close proximity to an existing dwelling unit and two vineyards.

[PLN140234, Hilltop Ranch & Vineyard LLC, 62 E Carmel Valley Road, Carmel Valley Carmel Valley Master Plan (APN: 197-011-012-000, 197-011-013-000, 197-011-014-000 AND 197-011-015-000)]

The Hilltop Ranch application (PLN140234) came on for public hearing before the Monterey County Zoning Administrator on May 8, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

- 1. FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow Assemblages of people, such as corporate wine educational dinners and weddings for up to 250 people, not exceeding ten (10) events per year, in existing facilities including a 2,400 square foot barn, a 3,600 square foot outdoor area adjacent to the barn, a 1,600 square foot lawn area in close proximity to an existing dwelling unit and two vineyards.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140234.
- 2. FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan;
- 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 regulations in these documents.

- b) The property is located at 62 E Carmel Valley Road, Carmel Valley (Assessor's Parcel Numbers 197-011-012-000, 197-011-013-000, 197-011-014-000 AND 197-011-015-000), Carmel Valley Master Plan. The parcel is zoned "LDR/B-6-D-S-RAZ" [Low Density Residential/B-6 overlay-Design Control-Site Plan Review-Residential Allocation Zoning District], which allows for a limited the number of Assemblages of people (10 events per year) that do not involve construction of permanent facilities. There is adequate space on site to entertain special events. The property, located off Carmel Valley Road, shares a road with another parcel. Both parcels have an easement for access on the road. There is a gate located at the entrance. As you continue up the property, vineyards on each side of the road leads you to a 1,600 square foot lawn area in close proximity to an existing dwelling unit that would serve as a location for the corporate dinners and smaller weddings. Off-site and on-site parking has been addressed. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on April 15, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- d) There are no trees being removed, no development on slopes exceeding 25%, no archaeological resources on the site. There is no environmentally sensitive habitat on the property and the parcel is not located within a critical viewshed. Site development standards are consistent as all structures are existing and there is no new development proposed. Therefore, the project is consistent with the regulations of the Carmel Valley Master Plan and Monterey County Code, Title 21, Zoning Ordinance.
- e) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The original project (PLN130041) was reviewed by the Carmel Valley LUAC twice. Both times they recommended a smaller scale of the proposal. This proposal has been significantly reduced and is limited to 10 events per year. This entitlement has been removed from the original application PLN103041. As a condition of approval, this would be a three-year temporary permit or until the original application is approved and would then be incorporated into the original permit. Should the three years lapse, the applicants must reapply for this permit (Condition #5).
- f) There are two types of events proposed, weddings and wine hospitality/viticulture educational events. A wedding could be as small as 50 guests and staff to a maximum of 250 guests and staff, which are anticipated to only occur 2-3 times each year and typically during the months of April through September with most of them in June and on

weekends. Average wedding hours will extend from 10:00 a.m. to 11:00 p.m. The average size hospitality-education event will be between 50-75 guests and will be evenly scheduled between lunch and evenings with no more than one event on a single day. Average event hours will extend from 10:00 a.m. to 3:00 p.m. and 7:00 p.m. to 11:00 p.m. No music will be allowed after 10:00 p.m. A condition of approval shall require a written agreement to adhere to event hours of operation and cease all music by 10:00 p.m. (Condition #4).

- g) Most of the wedding event guests and business-hospitality event attendees will stay at local hotels. A shuttle van service will be used to transport most of the event guests and attendees to the Hilltop Ranch to minimize the potential impacts on Carmel Valley Road and conflicts on the project site driveway. Those who drive in their own cars will be directed to park at the Hidden Valley Music Seminars center down the road and will be shuttled up to Hilltop Ranch. Hidden Valley Music Seminars has agreed to allow the use of their parking lot. Events have been scheduled to avoid generating traffic during normal weekday commuter peak period and the Saturday mid-day peak period. A traffic impact analysis has determined the project traffic will not significantly impact peak hour intersection operations along Carmel Valley Road. Since the proposed project events (limited to 10 per year) will not generate traffic on a daily basis and there will be no proposed building improvements the potential project impacts along Carmel Valley Road are considered less than significant.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140234.

3. **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: RMA- Planning, Monterey County Regional Fire District, RMA-Public Works and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to traffic, access to the site and parking. There are no limitations within the right-of way that would prohibit the proposed use. Proposed off-site parking alleviates any potential impacts. The following reports have been prepared:
 - “Traffic Impact Analysis” (LIB140126) prepared by Pinnacle Traffic Engineering, Hollister, CA, April 8, 2014;
 - “Hilltop Off-site and On-site Parking Plan” (LETOb) prepared by Michele Gogliucci, Cima Colina, Carmel Valley, CA, April, 2014;
 - “Evidence of Right-of-Way for Hilltop Ranch & Vineyard” (LETOa) prepared by Maureen Wruck Planning Consultants, LLC, Salinas, CA, March 20, 2014.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff

has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on April 15, 2013 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 RMA - Planning for the proposed development found in Project File PLN140234.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Monterey County Fire District, Public Works and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available through Cal Am, existing on-site well and existing septic systems. Environmental Health Bureau requires portable toilets with hand washing facilities for all temporary events. Water will be provided by the caterer as no on-site water will be used during the events and no on-site preparation of food will occur. All recyclable materials shall be separated from non-recyclable solid wastes, adequately stored until such materials are removed from the property (Conditions #6 and #7)
 - c) See preceding Findings and supporting evidences #1, #2 and #3.
 - d) Staff conducted a site inspection on April 15, 2013 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 RMA - Planning for the proposed development found in Project File PLN140234.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 15, 2013 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140234.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15304 (e), categorically exempts minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, Christmas tree sales, etc.
 - b) The project does not include any development. Existing infrastructure includes the use of an existing 2,400 square foot barn and 3,600 square foot outdoor area adjacent to the barn, and a 1,600 square foot lawn area in close proximity to an existing dwelling unit and can accommodate weddings and viticulture educational dinners comfortably. Temporary self-sustaining methods such as portable toilets with hand washing facilities will be moved on and off-site for all events. Preparation of food and water will be provided by the caterer and recyclable materials will be adequately stored until such materials are removed from the property.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 15, 2013.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is located on parcels totaling 18 acres with a substantial amount of area to hold these events. Therefore, the location of the site is adequate. Since there will only be 10 events allowed per year, with traffic not generated during peak hours the project will have a negligible effect on traffic and cumulative impacts.
 - e) See Preceding Findings #1, #2, #3, and #4 and supporting evidences.
 - f) Staff conducted a site inspection on April 15, 2013 to verify that the site is suitable for this use.
 - g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140234.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:**
- a) Section 21.80.040.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission from the discretionary decisions of the Zoning Administrator.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Categorical Exempt per Section 15304 (e) of the CEQA Guidelines; and
2. Approve a Use Permit to allow Assemblages of people, such as corporate wine educational dinners and weddings for up to 250 people, not exceeding ten (10) events per year, in existing facilities including a 2,400 square foot barn, a 3,600 square foot outdoor area adjacent to the barn, a 1,600 square foot lawn area in close proximity to an existing dwelling unit and two vineyards, in general conformance with the attached sketch, and

subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of May, 2014 upon motion of:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION 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. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 4-1-2014

Monterey County Planning Department**DRAFT Conditions of Approval/Implementation Plan/Mitigation
Monitoring and Reporting Plan**

PLN140234

1. PD001 - SPECIFIC USES ONLY**Responsible Department:** Planning Department**Condition/Mitigation
Monitoring Measure:**

This is a Use Permit (PLN140234) to allow Assemblages of people, such as corporate wine educational dinners and weddings for up to 250 people, not exceeding ten (10) events per year, in existing facilities including a 2,400 square foot barn, a 3,600 square foot outdoor area adjacent to the barn, a 1,600 square foot lawn area in close proximity to an existing dwelling unit and two vineyards. The property is located at 63 E Carmel Valley Road (Assessor's Parcel Numbers 197-011-012-000, 197-011-013-000, 197-011-014-000 and 197-011-015-000), 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 RMA - 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. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Use Permit (Resolution Number ____) was approved by the Zoning Administrator for Assessor's Parcel Numbers 197-011-012-000, 197-011-013-000, 197-011-014-000 and 197-011-015-000 on May 8, 2014. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Prior to the issuance of grading and building permits or commencement of use, the
Monitoring Owner/Applicant shall provide proof of recordation of this notice to the RMA -
Action to be Performed: Planning.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation The property owner agrees as a condition and in consideration of approval of this
Monitoring Measure: 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 or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Upon demand of County Counsel or concurrent with the issuance of building permits,
Monitoring use of the property, recording of the final/parcel map, whichever occurs first and as
Action to be Performed: applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

4. SPPD001- HOURS OF OPERATION (NONSTANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Weddings will range from 50 guests and staff to a maximum of 250 guests and staff, which will occur 2-3 times each year and typically during the months of April through September with most of them in June and on weekends. Wedding hours will extend from 10:00 a.m. to 11:00 p.m. The hospitality-education events will average between 50-75 guests and will be evenly scheduled between lunch and evenings with no more than one event on a single day. Event hours will extend from 10:00 a.m. to 3:00 p.m. and 7:00 p.m. to 11:00 p.m. with only one event per day. No music will be allowed after 10:00 p.m. (RMA Planning)

Compliance or Monitoring Action to be Performed: The Applicant shall provide a written agreement to adhere to the following hours:
Weddings 10:00 a.m. to 11:00p.m. for total event;
Hospitality-education events either 10:00 a.m. to 3:00 p.m. or 7:00 p.m. to 11:00 p.m. with only one event per day. With all music to cease by 10:00 p.m. for every event.

5. SPPD002 - PERMIT EXPIRATION (NONSTANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This temporary permit shall be granted for three years or until the original application (PLN130041) is approved and would then be incorporated into the original permit. Should the original permit (PLN130041) not be granted by May 17, 2017, this permit shall expire and the applicants must reapply.

Compliance or Monitoring Action to be Performed: The applicants shall submit written agreement indicating they understand the granting of this permit.

6. EHSP01 - PORTABLE TOILETS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.20.050, an adequate number of portable toilets shall be provided and maintained so as not to create a public nuisance and shall be serviced and cleaned by a permitted liquid waste hauler. Portable units shall provide hand washing facilities. During special events, a minimum of 1 portable toilet per 40 people shall be supplied. No more than ten (10) day events per calendar year will be allowed.

Compliance or Monitoring Action to be Performed: Submit to the Environmental Health Bureau for review and approval a copy of a signed contract with a permitted liquid waste hauler indicating that an adequate number of portable toilets, including service and cleaning schedule, will be provided for no more than 10 days per year.

7. EHSP02 - SEPARATE RECYCLABLES

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Applicant shall ensure recyclable materials generated during each event are separated from non-recyclable solid waste. Receptacles specifically intended and marked to receive recyclables shall be made available to guests and employees. Adequate on-site storage areas shall be provided to consolidate and hold all recyclables generated until such materials are removed from the property. Materials, recyclables, containers and storage shall meet standards set forth in Monterey County Code Chapter 10.41.

Compliance or Monitoring Action to be Performed: Prior to the first event, submit a written plan on how recyclables will be separated, consolidated and stored to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.

8. PW0001 - ENCROACHMENT (COM)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and upgrade the driveway to Carmel Valley Road to the current standard. The design and construction is subject to the approval of the Public Works Director. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to commencement of use the Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

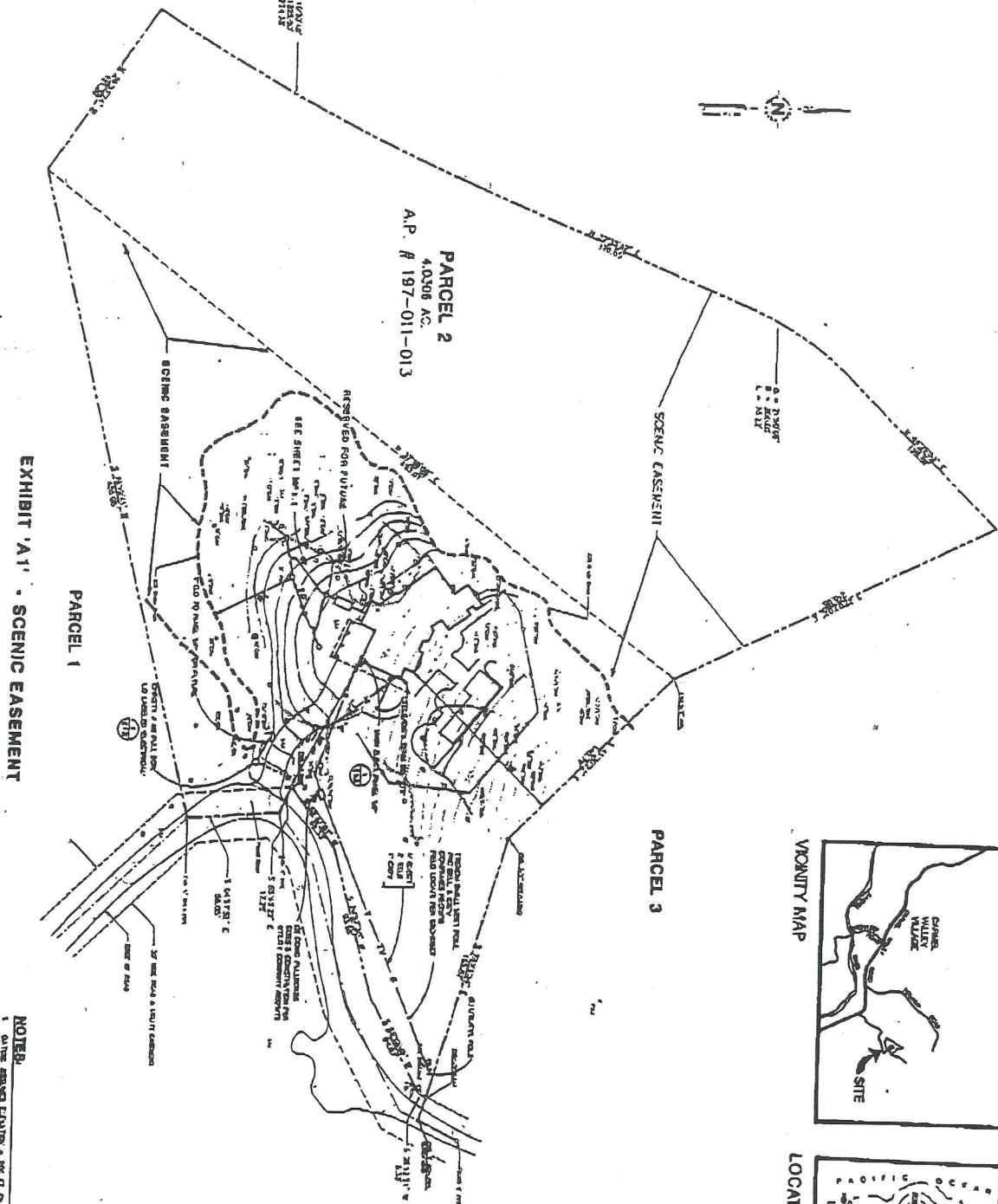


EXHIBIT 'A' - SCENIC EASEMENT

NOTES:

1. On the attached Exhibit - Set II, to Page 1, has not been as shown.
2. Receipt of Exhibit is from account 0411, dated on value of 17 March 1944, paid in
3. Exchange was also furnished (1) set from records on April 1944.

LEGEND

BOX OF PULVER TOP & BOTTOM	DR
BOX OF KOLLO	SU
SILVER	SA
GOLD	PA
COPPER	WA
MIXED METAL	STL
WILD ALUMINUM	
FARTER CONTROL	
PROPERTY LINE	

PLOT PLAN

A1.1.

**LUMPKIN
RESIDENCE**
CARMEL VALLEY, CA

OWNERS:
RICHARD & GAIL
LUMPKIN

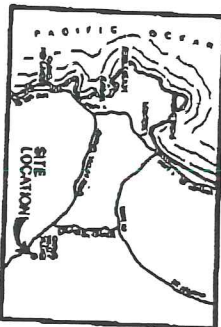
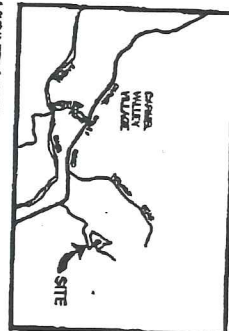
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SHAW
ARCHITECTURE
PLANNING,
INC.

THE UNIVERSITY OF CHICAGO

VELOCITY MAP

LOCATION MAP



Hilltop Ranch Parking Plan - Assemblages of People
Title 21, Section 21.14.050.S
(PLN130041)

Project Overview

This parking plan is being prepared to accompany a Use Permit application required in the LDR ("Low Density Residential") Zoning District. This zoning section allows for the assemblage of people "...*not exceeding 10 days, and not involving the construction of permanent facilities...*". This parking plan anticipates 10 separate assemblages that would occur at separate times over the course of a calendar year. The social events would fall into the categories of potential guests to the property, as discussed below. The applicant's current estimate is that of the 10 events, four (4) would likely be weddings and six (6) would be corporate wine education and social.

A. Corporate Wine Education & Social

Monterey County is a well-known destination for business retreats, board meetings and seminars. Hilltop Ranch and Cima Collina winery proposes to offer existing groups to the area a unique vineyard experience that would present the opportunity to share our wines amongst the vines, which is the most natural environment of our business. Our concept is 'Vine to Table' for wine enthusiast groups coming from a corporate environment. Creating such an experience will connect them (the guests) to our wine, our community and meet the needs of the corporation. To take it one step further and complete the circle.....as these guests return to their home town in New York, Texas or wherever, they will share their experience with friends and colleagues, which then supports our marketing efforts to sell our wine in their community. It would also provide a Monterey County destination for returning visitors to bring family & friends. The group size of these events would be between 25 - 75 guests with the average being 50. We would anticipate seeing this type of business take place M-F between the hours of 7-10pm.

B. Weddings

The Hilltop Ranch is a beautiful property surrounded by rolling hills and lush pinot vineyards; it speaks romance. The climate of Carmel Valley has long been advertised to attract visitors to our area and creates a perfect and dependable season ideally suited for destination weddings. Existing historic locales include the Crocker Estate/Stonepine and the Holman Ranch. Hilltop Ranch would like to have that opportunity available for those that wish to come to Carmel Valley to be married on the property, including wine members of the Cima Collina Club.

Weddings are not a focus of the Hilltop Ranch business, but they are a natural fit in the wine industry. The experience is expected to promote Cima Collina name recognition. Weddings are typically scheduled for weekends so that family and friends can attend. We would expect the average size wedding to be 100 guests. A small wedding could include up to 50 guests with staff, an average wedding could include 75 - 100 guests and staff and a maximum event would include up to 250 guests and staff. The "wedding season" typically runs from April, through September with the majority of weddings focused in June.

Transportation Plan

A. Corporate Events

Hilltop Ranch will require mini motor-coach service for guests and will be part of the signed contract. Such service would pick up guests at their hotel and bring them up to Hilltop in 28 passenger mini coach. While it is anticipated that local Carmel Valley hotels would be the primary target for group business, hotels in Carmel and Monterey would likely generate guests as well. Corporate social activities, such as dinner, typically occur after meetings or workshops have concluded for the day. The majority of corporate events would take place (M-F) or as a separate day excursion (Sat/Sun). Given the limitations of the climate, corporate events are also seasonal. Arrival at Hilltop would typically be by 7:00 PM. Travel from locations in the Carmel Valley would put coaches

on the road between 6:15 PM and beyond, depending on hotel location. Guests travelling from Cannery Row or Monterey would likely be picked up by 6:00 PM to arrive by 7:00 PM.

B. Weddings

Monterey County is a wedding destination. As with corporate events, the majority of the guests would be staying at a hotel and we would require mini motor-coaches for them. A typical scenario is similar to what is proposed for corporate guests. The wedding planner or bride would designate a meeting point at a hotel where guests would gather and be picked up by the mini motor-coaches and brought out to Hilltop Ranch. As it is typical with weddings, a small percentage of guests would arrive by car and would be instructed to park at Hidden Valley Music Seminars, located in Carmel Valley Village at 88 W. Carmel Valley Rd. Guests would then be shuttled to and from Hilltop Ranch. Weddings generally occur on Saturday or Sunday and in most cases are a 5 hour function. Most weddings begin at by 3:00 PM with the anticipation of guest's departure at 8:00 PM. For later starting weddings all guests would be departing the property by 10:00 PM and staff exiting the property no later than 11:00 PM.

As an example, and based on 22 years of experience with these functions in Carmel Valley, if the majority of the wedding guests booked rooms in downtown Carmel, a logical meeting place for mini coaches would be at La Playa Hotel. This is one of the larger properties in Carmel and would be suggested to the Bridal party to house most of their guests. Properties in Monterey (Hyatt, Portola Hotel, Hilton, Inter-Continental) would also be ideal to coordinate guest lodging and mini motor-coach pickups for weekend weddings.

C. Mini Motor-Coaches

Following along the descriptions above, the number of shuttles would depend on the number of guests. Coach numbers would use a factor of 28 guests per mini motor-coach. If there were a single coach, that coach would unload on property and park on site until the function ended and guests boarded the coach to return to their hotel. With larger

events, up to eight coaches might be required. These mini motor-coach(es) would pick up hotel guests and also day guests parked at Hidden Valley.

Once the wedding or larger corporate function began, all but one shuttle would be staged back at Hidden Valley Music Seminars. That one shuttle would have communication with the others to let them know when to return for pick-up. Coaches would then cycle back to Hilltop until all remaining guests were boarded. This proposal would diminish the number of vehicles parking on-site and, if properly implemented, eliminate the wait time from guest boarding of coaches to departing from the property.

Staff Parking Plan

A – Small Functions.

For smaller functions, staff would carpool from the Cima Collina's Carmel Valley Village tasting room up to Hilltop Ranch which is 0.25 miles away, at 19 E. Carmel Valley Rd. All of the tasting rooms along the row of where Cima Collina is located close by 6:00 PM so there is ample space for M-F evening events. For a group of 50 guests, typical staffing would be 6 employees. Any larger functions, or employee parking for weekend functions, would require staff to park and carpool to Hilltop Ranch from the Hidden Valley Music Seminars site.

B - On-Site Parking Plan

The civil engineer estimated that there would be as many as 40 parking spaces on the property. They include seven (7) at the guest cottage, five (5) at the upper west lot, 16 below the barn and 12 at the barn (see attached). These on-site parking spaces could easily accommodate set up staff (florist, decorator), staff on-site during a function (catering staff, photographer, DJ/musician), and any members of a wedding party (immediate family members or limousine).

Public Assemblage Scenarios

Based on over 22 years of experience coordinating social gatherings in Carmel Valley, below are examples of how the applicant would reasonably expect the flow of the event, transportation and parking plan to operate:

A. Corporate Scenario

The Average Corporate group size is 50 - 75 guests

Time of Corporate business is Monday - Friday (generally)

The average time for corporate events is 7:00 PM - 10:00 PM

There would be no overflow parking needed (at Hidden Valley Music Center) for these corporate groups, as the guests would all be picked up from the hotels where they are staying, which is generally managed by a professional meeting planner

Scenario 1: Medium size group of 50 guests

Google comes to the Monterey Peninsula for a 3 day meeting, staying at Carmel Valley Ranch. This business group would like to experience what the region has to offer outside of the hotel.

After all day meetings and going back to their rooms to freshen up, guests would begin loading in the 28 passenger mini motor-coaches at 6:20 PM, departing from their hotel by 6:30 PM and arriving to Hilltop Ranch at 7:00 PM. The average corporate group size would be 50 guests which would need 3 mini motor-coaches. As the guests arrive at the vineyards we would welcome them with a glass of wine, share the history of Hilltop Ranch & Cima Collina. We would introduce Monterey County as a wine destination and provide guests with a tour of the vineyards. The guests will enjoy the bucolic views of Carmel Valley as they continue tasting wine. Then the guests will be invited to sit down for a winemaker dinner in the vineyard or indoors at the barn, in a relaxed social setting. Most business functions would not have any amplified music, but rather acoustic music (harpist or guitarist) in conjunction with a welcome presentation from the host. The three

mini motor-coaches would be staged in the upper lot across from the barn (see diagram). Guests would depart no later than 10: 00 PM.

Scenario 2: Corporate – Small – 20 - 25 Guests

This would flow similarly to Scenario 1, with the following adjustments to group size. A small group might include 20 - 25 guests coming from Bernardus Lodge. They would leave the hotel at 6:30 PM and arrive at Hilltop Ranch at 6:45. One mini motor-coach is needed and would stay on property. The rest of the evening would flow the same as above.

Scenario 3: Large Corporate 100+ guests

This scenario might involve a group of 100 Google employees coming from Spanish Bay. The guests would be picked up by mini motor-coaches from the hotel at 6:30 PM, arriving at Hilltop Ranch at 7:15 PM. The four mini motor-coaches would be parked in the lot across from the barn. This scenario would include staff carpooling from the tasting room (10 staff members) with 3 cars parked on upper west lot.

B. – Weddings Scenario

Hotel guests would be picked up via mini motor-coach with an overflow parking at Hidden Valley Music Seminar. Weddings typically occur on a Saturday or a Sunday. They are a 5 hour event - ending between 8:00 PM and no later than 10:00 PM. Wedding planners have standard time ranges that include:

- 12 Noon to 5:00 PM;
- 3:00 PM -8:00 PM; or,
- 5:00 PM to 10:00 PM.

In my experience, most wedding parties prefer to begin by 3:00 PM.

The typical time-line for a 3:00 PM wedding on a Saturday would flow as follows:

- 12:30 PM - Bride arrives with wedding party & immediate family/ limo to Hilltop Ranch;
- 1:30 PM - photographer arrives - park upper west dirt lot;
- 1:00 PM- catering arrives - carpooling/ park behind barn;
- 2:00 PM - florist arrives (leaves by 4pm) - parks at cottage;
- 2:00 PM - music (DJ, band) arrives - parks upper west dirt lot;
- 2:00 PM - shuttles begin to load at hotel;
- 2:30 PM - shuttle staged at Tasting Room or Hidden Valley (depending on the size of wedding);
- 2:30- 2:45 PM - first shuttle arrives;
- 3:15 PM - all shuttles (except one) will be staged off property at Tasting Room or Hidden Valley;
- 8:00 PM all shuttles are back on property ready to depart with guests not later than 10:00 PM.

10:00 to 11:00 PM – staff and caterers close up site and depart no later than 11:00 PM.

I believe that this parking plan, route map, on-site parking diagram and agreement with Hidden Valley should be sufficient to understand the proposed parking flow. Let me know if you have any questions.

Sincerely,

Michele Gogliucci
Coordinator
Cima Collina Vineyards

The map shows a site plan with topographic contours ranging from 1060 to 1200 feet. Key features include:


- Topography:** Contours are labeled at 10-foot intervals.
- Buildings:** Several structures are shown, including a large "EXISTING BUILDING" and smaller ones labeled "GARAGE", "BUNKER", and "COTTAGE".
- Parking Areas:** Multiple parking spaces are indicated, some numbered (e.g., 1-10).
- Driveways:** A "PROPOSED DRIVEWAY" is shown passing through the site.
- Water Features:** A "DRAINAGE DITCH" and several "WATER TANKS" are depicted.
- Boundaries:** Property lines are marked with bearings and distances (e.g., N87°22'45"W, 357.41').
- Legend:** Symbols for water tanks and fire hydrants are provided.
- Scale:** A graphic scale bar indicates distances up to 20 feet.
- North Arrow:** Points towards the top of the page.
- Text Labels:** Various annotations provide specific details about the site, such as "APPROXIMATE AREA OF 429 SQ. FT." and "TOTAL FIELD AREA 1.5 ACRES".

A.P.N. : 197 - 011 - (012 thru 015)

preliminary
not for county submission

drawing release :	date
client review	11/21/2013
planning submission	3/2/2013
preliminary submission	1/2013
permit	2/2013

an integrated approach to the art and science of building design

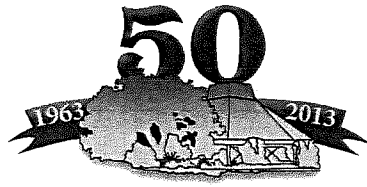


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organic architecture / civil and structural engineering



HIDDEN VALLEY MUSIC SEMINARS

An Institute of the Arts

Tuesday, April 8, 2014

Michele Gogliucci
Annette Hoff Danzer
Cima Collina
9 E Carmel Valley Rd,
Carmel Valley, CA 93924

Dear Michele & Annette,

We're pleased to learn that your special events business is getting to the point where you need extra parking from time-to-time. As you know, we are a school and our own programming sometimes makes our parking lot unavailable; however, when we are able, we are happy to allow you to use the parking lot. The lot can easily accommodate 130 cars.

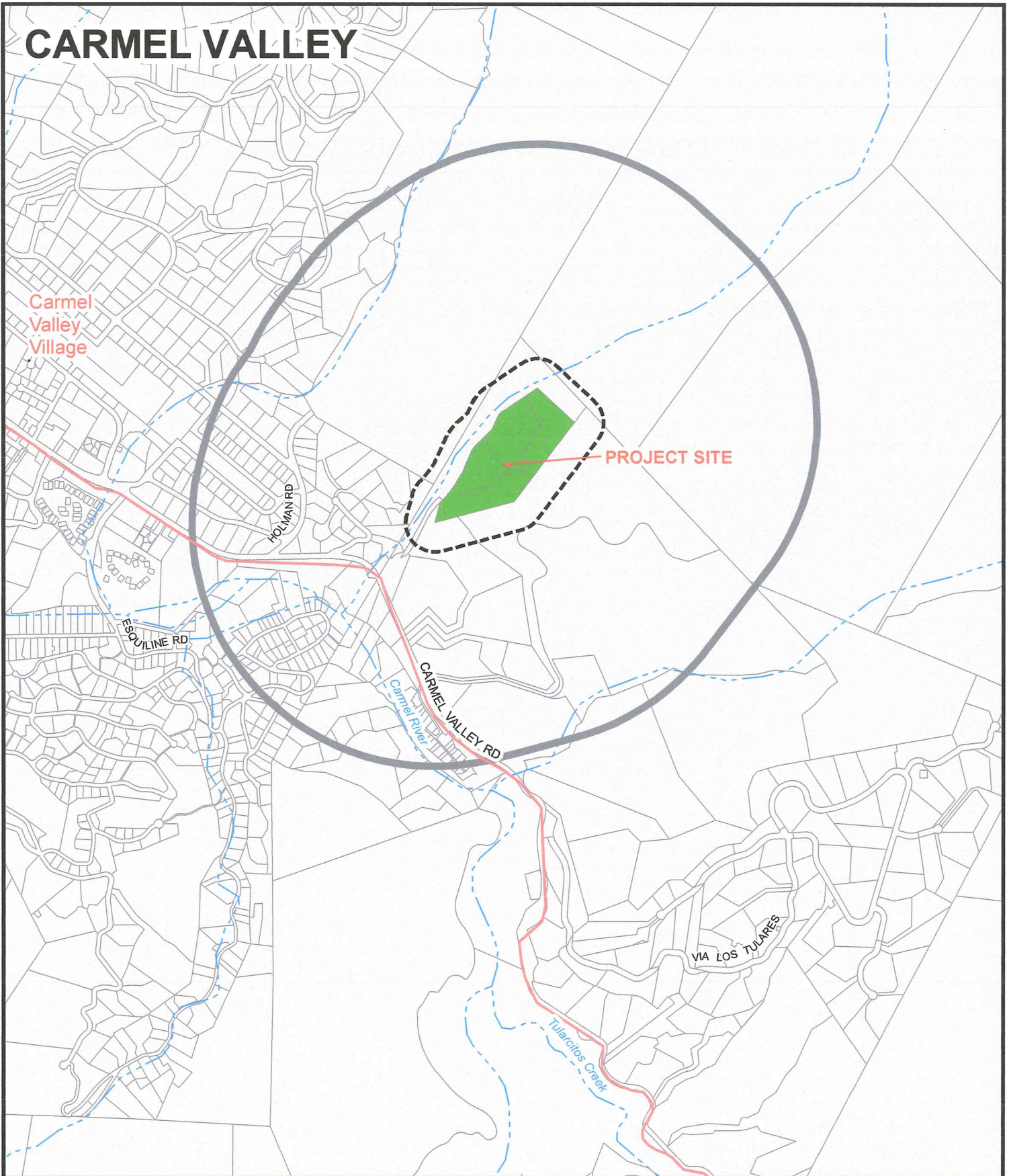
We understand that you will staff the placing, supervision, and security of the automobiles being parked. Also, any transport from our property to yours will be your responsibility. We will require that you acquire a Certificate of Additionally Insured from your insurance company naming Hidden Valley Music Seminars, it's staff, faculty, and trustees as covered for any incident related to the parking of the cars and/or the transport of the people to and from your event. This certificate should not be expensive but must have coverage to a minimum of \$3,000,000.00.

As fellow members of this very special community, we are pleased to be able to assist you in this manner. If you have any questions, please contact me at the phone number or email listed below.

Peter T. Meckel
General Director
Hidden Valley Music Seminars

Post Office Box 116, Carmel Valley, CA 93924
Telephone: 831 659-3115 Fax: 831 659-7442 HVMS@aol.com
www.hiddenvalleymusic.org

CARMEL VALLEY



APPLICANT: HILLTOP RANCH & VINEYARD LLC ET AL

APN: 197-011-012, 013, 014, 015

FILE # PLN130041

2500' Limit 300' Limit Water City Limits

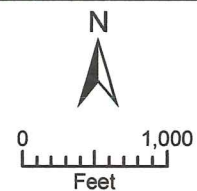


EXHIBIT C

PLANNER: GONZALES

Exhibit DPage 1 of 19 Pages

HILLTOP RANCH AND VINEYARD (Cima Collina Winery) - Monterey County -

Traffic Impact Analysis

Prepared for:

MAUREEN WRUCK PLANNING CONSULTANTS, LLC

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April 8, 2014

EXECUTIVE SUMMARY

The following report presents an evaluation of the potential impacts associated with the proposed project in the unincorporated Carmel Valley area of Monterey County. The existing Hilltop Ranch and Vineyard is located east of the Village. The Hilltop Ranch property consists of +/-20 acres, and includes the Cima Collina Winery and various on-site facilities. The winery currently hosts a variety of "wine club" functions each year. The proposed project will allow the winery to host up to 10 social events each year. The events will include weddings and related functions (ie: engagement parties, receptions, etc). A small wedding could include up to 50 guests and staff. An average size wedding event will have 75-100 guests and staff. The project will limit large wedding events to a maximum of 250 guests and staff, which is anticipated to only occur 2-3 times each year. Wedding events will be seasonal and typically occur April through September, with the majority of weddings in June and on weekend days. The project events will also included wine hospitality and viticultural education type events. These events will include business meetings and seminars, social gatherings, charity fund raisers, non-profit activities, and will be evenly scheduled between lunch and evenings. The average size hospitality-education event will be 50-75 guests. No more than one event will be scheduled on a single day. The proposed event hours will extend from 10:00 AM to 3:00 PM and 7:00 PM to 11:00 PM, Monday through Friday. On Saturdays and Sundays, the event hours will be between 10:00 AM and 11:00 PM. Parking will be available on-site for 35-40 vehicles, which will only be utilized by the event, catering and support staff. Access to the Hilltop Ranch will continue to be provided via the existing driveway on Carmel Valley Road.

Each event at the Hilltop Ranch will be coordinated by a professional event organizer. The event organizer will develop a Transportation Demand Management (TDM) program for each event, which includes the scheduling of events, identifying staff requirements and organization of on-site activities. Events at the Hilltop Ranch will be scheduled to avoid generating any traffic during normal weekday commuter peak periods and the Saturday mid-day peak period. A shuttle van service will be used to transport event guests and attendees to the Hilltop Ranch to minimize the potential impacts on Carmel Valley Road and conflicts on the project site driveway. This will also reduce the potential ingress/egress conflicts at the driveway intersection with Carmel Valley Road and address concerns of the local fire protection district.

All wedding event guests and business-hospitality event attendees will stay at local hotels near the Carmel Valley Village or hotels in the Camel-Monterey area. TDM measures also propose satellite parking at the Hidden Valley Music Seminars center (up to 120 vehicles). The shuttle vans will be dispatched to the appropriate locations for the pickup of event guests and attendees. Shuttle vans may also be staged at the pickup location(s). At the event conclusion, the guests-attendees will be returned to the appropriate location(s).

The event trip characteristics are based on information provided by the Maureen Wruck Planning Consultants. Operations associated with a typical event will include pre-event setup, staff during the event and post-event cleanup. Available on-site parking will be utilized by the event, catering and support staff. Event and catering staff will usually arrive 1.5 to 2.0 hours prior to the event. The wedding party and/or event hosts are expected to arrive on-site within 1 to 1.5 hours of the event. The majority of event guests-attendees will be transported to the Hilltop Ranch within 30-45 minutes prior to the event. The majority of all event guests-attendees will leave the Hilltop Ranch 15-30 minutes after the event has ended via the shuttle van service.

Average vehicle occupancy rates for event guests-attendees will typically vary between 1.5 and 2.5 persons per vehicle, depending on the event type and size. Large wedding events will tend to have a slightly higher occupancy rate (2.5 to 3.0 persons per vehicle). Based on consultation with County staff, it was agreed that an average occupancy rate of 2.0 persons per vehicle for guests attending special event functions is reasonable for the proposed project. The project TIA provides a focused evaluation of local impacts on Carmel Valley Road adjacent to the project site, and therefore, the project trip generation quantities have been estimated for the trips on Carmel Valley Road adjacent to the Hilltop Ranch. A small wedding event (up to 50 guests and staff) will generate approximately 22 vehicle trips, and an average size event (75-100 guests and staff) will generate approximately 40 vehicle trips. A maximum size wedding event (250 guests and staff) will generate approximately 72 vehicle trips. A wine hospitality and viticultural education event with 75 guests and staff will generate approximately 28 vehicle trips. The majority of all event traffic will be oriented to and from the west on Carmel Valley Road. The highest hourly volumes before and after an event will be primarily comprised of wedding party and guests traffic (shuttle vans). During the event there is anticipated to be minimal traffic to and from the Hilltop Ranch.

An evaluation of existing conditions was conducted using data published by Monterey County (2013 Annual Average Daily Traffic), and new 24-hour traffic count and speed data collected on Carmel Valley Road. The Monterey County data indicates that the existing annual average daily traffic (AADT) on Carmel Valley Road is approximately 3,700-3,200 AADT, east of the Village area. The new 7-day traffic count data demonstrates that the 3-day weekday (Tuesday, Wednesday and Thursday) average is about 2,650 ADT (just west of the project site driveway). Daily traffic on Friday was about 4% higher than the 3-day average, while daily traffic on Saturday was about 13% lower than the 3-day average. Sunday daily traffic volumes were about 28% lower than the 3-day weekday average. The Carmel Valley Master Plan (CVMP) has established the ADT capacity thresholds for the various segments of Carmel Valley Road. Existing daily traffic volumes along Carmel Valley Road are below the ADT thresholds defined in the CVMP. Data in the County's General Plan Environmental Impact Report (EIR) Transportation Section indicates that existing daily traffic volumes on the segment of State Highway 1 between Ocean Avenue and Carmel Valley road are within the LOS F range.

Average speeds on Carmel Valley Road adjacent to the Hilltop Ranch are approximately 40 mph. Traffic accident records on Carmel Valley Road adjacent to the project site were obtained from the California Highway Patrol (5 year period). During this period there were 4 reported accidents within one-half of a mile of the project site (Hilltop Ranch) driveway (2 in 2008, 1 in 2010 and 1 in 2011). The 2008 (2) accidents were single vehicle accidents, which occurred east of Camp Steffani Road. The 2010 accident occurred at the Carmel Valley Road and Camp Steffani Road intersection. The 2011 accident occurred approximately 500' east of the project site driveway. There was no report accidents involving a vehicle traveling along the horizontal curve located just west of the project site driveway.

An evaluation of existing plus project conditions indicates that daily traffic volumes on Carmel Valley Road will not exceed the ADT thresholds defined in the CVMP, and therefore, the project (event) traffic will not significantly impact daily traffic operations along Carmel Valley Road. As previously stated, the project TDM measures will schedule events to avoid generating any traffic during normal weekday commuter peak periods and the Saturday mid-day peak period. Therefore, it is concluded that proposed project will not impact peak hour operations on Carmel Valley Road.

The proposed project will generate new vehicle trips on the segment of State Highway 1 between Ocean Avenue and Carmel Valley Road that currently operates at LOS F. Therefore, the project may have a potentially significant impact on State Highway 1. However, based on the limited number of project events (maximum 10 per year) and proposed project (event) TDM program(s) it is concluded that the occasional project event will not degrade (worsen) the LOS (V/C ratio) on a regular daily basis. It is anticipated that only 5-6 events per year would occur on a weekday. Based on the defined "level of significance" criteria, it is concluded that the potential project (event) impact to daily operations on State Highway 1 (Ocean Avenue to Carmel Valley Road) will be "less than significant."

The evaluation of project access and safety includes a review of sight distance and an evaluation of left turn lane channelization warrants on Carmel Valley Road at the project site driveway. The analysis indicates that there is adequate stopping sight distance in both directions for the vehicle speeds recorded along Carmel Valley Road adjacent to the project site driveway. The evaluation of left turn lane warrant criteria was conducted to determine if the project event traffic would warrant an eastbound left turn lane on Carmel Valley Road. The analysis concluded that the project event peak period traffic demands will not exceed the minimum criteria warranting the installation of an eastbound left turn lane on Carmel Valley Road at the project driveway. In addition, a review of the accident data concluded that safe access will be maintained to and from the project site and the project traffic will not impact safety along Carmel Valley Road.

An evaluation cumulative traffic conditions was conducted using information provided by the County Planning Department, which identified 2 approved projects (September Ranch and Rancho Canada) and 1 pending project (Carmel Canine Sports Center). Information in the Rancho Canada project traffic impact analysis (TIA) indicates that future development would eventually result in daily traffic volumes that exceed the ADT thresholds defined in the CVMP (Segments 4, 5, 6, and 7). Mitigation measures are proposed that will reduce the potentially significant impacts to daily and peak hour operations in various TIA and the CVMP. The Carmel Valley Traffic Improvement Programs (CVTIP) identifies the necessary projects required to maintain acceptable LOS along Carmel Valley Road. The CVMP policy (CV-2.18) indicates that all projects within the CVMP area shall contribute a fair-share traffic impact fee to fund the necessary improvements identified in the CVTIP. Therefore, payment of the appropriate traffic impact fee serves as mitigation for any identified potentially long-term impact.

The proposed project at the Hilltop Ranch and Vineyard will increase daily traffic demands along Carmel Valley Road during social events (limited to 10 per year). The majority of events will include 75-100 guests and staff (or less). However, based on the CVMP policies the project may have a potentially significant impact on selected roadway segments with cumulative daily traffic volumes that exceed the ADT thresholds defined in the CVMP. The project TDM measures include the scheduling of events to avoid generating traffic during normal weekday commuter peak periods and the Saturday mid-day peak period. Therefore, the project traffic will not significantly impact peak hour intersection operations along Carmel Valley Road. Discussions with County staff indicated that since the proposed project events (limited to 10 per year) will not generate traffic on a daily basis and there will be no proposed building improvements the potential project impacts along Carmel Valley Road would be considered "less than significant." Based on this conclusion, the project may not be subject to the CVMP traffic impact fee.

The segment of State Highway 1 between Ocean Avenue and Carmel Valley Road is projected to continue operating at LOS F under cumulative conditions. Therefore, the project may have a potentially significant impact on State Highway 1. Based on the limited number of project events (maximum 10 per year) and proposed event TDM program (s), it is concluded that the occasional event will not degrade (worsen) the LOS (V/C ratio) on a regular daily basis (only 5-6 events would potentially occur on a weekday throughout the year). Based on the defined "level of significance" criteria, it is concluded that the potential project (event) impact to daily operations on State Highway 1 (Ocean Avenue to Carmel Valley Road) will be "less than significant."

It is noted that the County's Draft 2014 Regional Transportation Plan (RTP) prepared by the Transportation Agency for Monterey County (TAMC) does not include any specific projects to improve the identified deficient segment of State Highway 1 (Ocean Avenue to Carmel Valley Road). Therefore, the TAMC regional development fee may not be applicable.

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APPENDIX MATERIAL

- New 7-Day 24 Hour Traffic Count and Vehicle Speed Data (Nov. 10th to 16th, 2013)
- Summary of the 7-Day Daily and Hourly Volumes (Nov. 10th to 16th, 2013)
- Level of Service (LOS) Descriptions
- Standard Twenty-Four (24) Hour ADT Threshold Criteria
- Carmel Valley Master Plan (CVMP) ADT Threshold Criteria
- Carmel Valley Road Vehicle Speed Data (Nov. 8th, 2013)
- CHP Traffic Accident Data (Jan. 2008 through Dec. 2012)
- Monterey County Left Turn Lane Channelization Policy
- Level of Service (LOS) Worksheet

1.0 INTRODUCTION

The following report presents an evaluation of the potential traffic impacts associated with the proposed project in the unincorporated Carmel Valley area of Monterey County. The existing Hilltop Ranch and Vineyard is located on the north side of Carmel Valley Road (62 East Carmel Valley Road), east of the Carmel Valley Village. The Hilltop Ranch property consists of +/-20 acres, and includes the Cima Collina Winery and various on-site facilities. The Cima Collina Winery currently hosts a variety of "wine club" functions. Access to the Hilltop Ranch and Vineyard is provided via an existing driveway connection to Carmel Valley Road located east of the Village. The general location of the Cima Collina Winery (Hilltop Ranch and Vineyard) is illustrated on Figure 1. The Cima Collina Winery currently has a wine tasting facility located in the Carmel Valley Village at 19A East Carmel Valley Road.

The proposed project includes up to 10 social events per year, consisting of weddings, wine hospitality and viticultural events. It is anticipated that the average size wedding will have 75-100 guests and staff. Small weddings with 50 or less guests will also occur. The project will limit large weddings to a maximum of 250 guest and staff. Wedding events will be seasonal and typically occur April through September. The average size hospitality-education event will be 50-75 guests. No more than one event will be scheduled on a single day. A more detailed description of the proposed project is presented in the Project Conditions section (3.0).

The scope of the project Traffic Impact Analysis (TIA) was developed in consultation with County staff (Raul Martinez and Ryan Chapman). The project TIA scope includes documenting existing conditions along Carmel Valley Road, estimating the project trip generation quantities, performing an evaluation of access and safety, and providing a qualitative evaluation of the potential project traffic impacts. Due to the location of the Hilltop Ranch and unique nature of the proposed project, the TIA provides a focused evaluation of local impacts on Carmel Valley Road adjacent to the project site. New 24-hour traffic count and vehicle speed data was collected for the project TIA, and traffic accident records were obtained the California Highway Patrol (CHP). At the request of County staff, the TIA also presents a qualitative evaluation of the potential project impacts to operations on State Highway 1.

2.0 EXISTING CONDITIONS

The street system serving the project site (Hilltop Ranch and Vineyard) includes State Highway 1, Laureles Grade and Carmel Valley Road. The following is a brief description of the local street network, an overview of the existing traffic volumes along Carmel Valley Road, and a review of traffic accident data.

Network Description

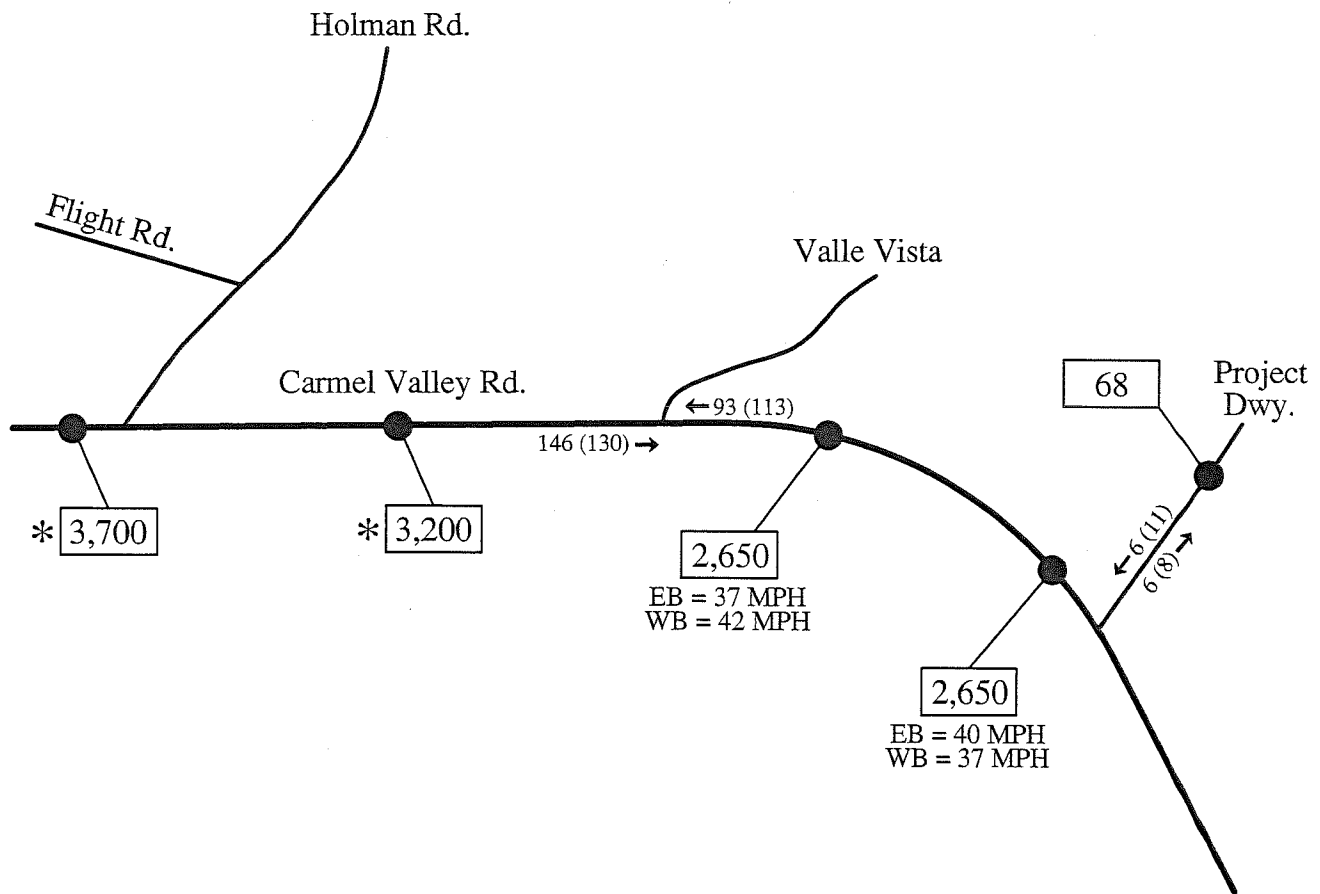
State Highway 1 provides regional north-south access through Monterey County. This State highway also provides local access for the various Cities and communities within the County. State Highway 1 extends south from the City of Monterey as a four-lane freeway. Through the Carmel area State Highway 1 is a conventional highway with at-grade signalized intersections at Carpenter Street, Ocean Avenue, Carmel Valley Road and Rio Road. State Highway 1 has a posted 45 miles per hour (mph) speed limit through the Carmel area.

Laureles Grade is a 2 lane north-south roadway extending between State Highway 68 (Monterey-Salinas Highway) and Carmel Valley Road. The majority of Laureles Grade has a 55 mph speed limit. Laureles Grade is signalized at State Highway 68 and stop sign controlled at Carmel Valley Road.

Carmel Valley Road (County Route G16) provides access between State Highway 1 and local business and residences in Carmel Valley. Carmel Valley Road extends east of State Highway 1 as a 4 lane arterial with signalized intersections at Carmel Rancho Boulevard, Carmel Middle School driveway and Via Mallorca. East of Via Petra, Carmel Valley Road narrows to a single lane in each direction lane with a 50 mph speed limit. Carmel Valley Road continues east through Carmel Valley with a signalized intersection at Rancho San Carlos Road and partial grade-separated interchange at Robinson Canyon Road. The Carmel Valley Village community is located about 11.5 miles east of State Highway 1. Between Boronda Road-Rancho Road and Pilot Road, Carmel Valley Road has a posted speed limit of 35 mph. Through the Village area Carmel Valley Road has a posted speed limit of 25 mph. There is 35 mph speed limit east of the Village area between Esquiline Road and Valle Vista. East of Valle Vista, Carmel Valley Road has a 55 mph speed limit.

Existing Traffic Volume Data and Operations

Daily traffic volume data for Carmel Valley Road and Laureles Grade was obtained from the Monterey County Public Works Department (2013 Annual Average Daily Traffic publication). Daily traffic volumes along Carmel Valley Road have remained relatively stable over the past few years, with approximately 22,200 ADT east of State Highway 1 and 10,600 ADT east of Laureles Grade. East of the Village area daily traffic volumes range from 3,700 ADT (Esquiline Road to Holman Road) to 3,200 ADT (east of Holman Road). Daily traffic volumes on Laureles Grade north of Carmel Valley Road have actually gone down by about 7% since 2010 (6,700 ADT in 2013). To document existing conditions on Carmel Valley Road adjacent to the project site, new 24-hour traffic count data was collected for a 7 day period between the project site driveway and Valle Vista. The existing daily and peak hour (average weekday and Friday) traffic volume data for Carmel Valley Road is illustrated on Figure 2. Copies of the new traffic count data, and a summary of the daily and hourly volumes are included in the Appendix.



LEGEND

- * XXX = 2013 AADT Published by Monterey County
- XXX = 3-Day Ave. Weekday Traffic Volume (Nov. 2013)
- YY MPH = Average Vehicle Speed
- ← 00 (00) = Peak Hour Volume on Average Weekday (Friday Afternoon)



The data on Figure 2 indicates that the annual average daily traffic (AADT) on Carmel Valley Road is approximately 3,700-3,200 AADT east of the Village area. The new 7-day traffic count data collected just west of the project site driveway demonstrates that the 3-day weekday (Tuesday, Wednesday and Thursday) average is about 2,650 ADT (average daily traffic). Daily traffic on Friday (Nov. 15th) was about 4% higher than the 3-day average, while daily traffic on Saturday (2,300 ADT) was about 13% lower than the 3-day average. Sunday daily traffic volumes (1,900 ADT) were about 28% lower than the 3-day weekday average.

The weekday average traffic volumes on the project site driveway are approximately 68 ADT. Friday traffic was about 49% higher than the weekday average, while traffic on Saturday (34 ADT) and Sunday (28 ADT) was about 50-40% lower than an average weekday. A review of the 7-day hourly count data demonstrates that peak hour period directional volumes on a typical weekday (Tuesday, Wednesday or Thursday) in the eastbound direction are less than 170 vehicles per hour (vph). Westbound peak hour directional volumes are 95 vph or less. Peak period volumes are typically higher during the afternoon period (3:00-6:00 PM).

Various "level of service" (LOS) analyses methodologies are used to evaluate traffic operations. Operating conditions range from LOS "A" (free-flowing conditions) to LOS "F" (forced-flow conditions). LOS values for roadway segments can be evaluated by comparing actual daily traffic volumes with standard twenty-four (24) hour ADT threshold criteria developed from data the Highway Capacity Manual (HCM2000 and HCM2010), Transportation Research Board. The methodology essentially uses a volume-to-capacity (V/C) ratio approach to evaluate LOS. The Carmel Valley Master Plan (CVMP) has established the ADT capacity thresholds for the various segments of Carmel Valley Road. The LOS C threshold is used for segments between State Highway 1 and Rancho San Carlos Road, and segments east of Esquiline Road. The LOS D threshold is used for the remaining segments. A review of the data in the County's 2013 Annual Average Daily Traffic (AADT) publication indicates that current daily traffic volumes along Carmel Valley Road are below the ADT thresholds defined in the CVMP. A brief description of the LOS values, the standard 24 hour ADT volume threshold criteria, and CVMP threshold criteria are included in the Appendix.

As stated in the Introduction, County staff requested that the project TIA include a qualitative evaluation of the potential impacts to operations on State Highway 1. Information in the County's General Plan Environmental Impact Report (EIR) Transportation Section (4.6) indicates that existing daily traffic volumes on the segment of State Highway 1 between Ocean Avenue and Carmel Valley Road are within the LOS F range.

Vehicle Speed Data

The new 7-day traffic count data collected on Carmel Valley Road also included vehicle speed data. The traffic count and speed data was collected just west of the horizontal roadway curve located west of the project site driveway. The vehicle speed data included a breakdown of the average and 85th percentile speeds by direction. A random sampling of vehicle speeds was also recorded by Pinnacle Traffic Engineering. This speed data was collected adjacent to the project site driveway, which is located at the east end of the horizontal roadway curve. The vehicle speed data is presented in Table 1, with copies of the data included with the Appendix Material. The average vehicle speed data is also illustrated on Figure 2.

The data in Table 1 indicates that average vehicle speeds are slightly higher on the exit of the aforementioned horizontal roadway curve as compared to the entering speeds (both ends). As described under Existing Conditions, the end of the 35 mph speed limit and beginning of the 55 mph limit is located just east of Valle Vista at the west end of the horizontal curve. Average vehicle speeds at this point along Carmel Valley Road are approximately 40 mph.

Table 1 - Carmel Valley Road Vehicle Speed Data

Data Location	Direction	Vehicle Speed Data	
		Average	85 th Percentile
West of Horizontal Curve	Eastbound	37 MPH	41 MPH
	Westbound	42 MPH	49 MPH
East of Horizontal Curve	Eastbound	40 MPH	-
	Westbound	37 MPH	-

Traffic Accident Data

Traffic accident records for the 1 mile segment of Carmel Valley Road adjacent to the project site were obtained from the CHP for a 5 year period (January 2008 through December 2011). During this period there were 4 reported accidents within one-half of a mile of the project site (Hilltop Ranch and Vineyard) driveway (2 in 2008, 1 in 2010 and 1 in 2011). The 2 accidents that occurred in 2008 were single vehicle accidents, which occurred east of Camp Steffani Road (located almost one-quarter mile east of the project site). One (1) accident involved a vehicle traveling at an “unsafe” speed and the other accident involved a driver under the influence of alcohol (both vehicles hit a fixed object). The 2010 accident occurred at the Carmel Valley Road and Camp Steffani Road intersection. This accident was a “broadside” type accident which involved a vehicle turning left from Camp Steffani Road to proceed westbound on Carmel Valley Road. The vehicle turning left was hit by an eastbound vehicle resulting from a failure to yield the proper right-of-way (ROW). The 2011 accident occurred approximately 500’ east of the project site driveway. This accident involved a westbound vehicle traveling in the wrong lane. Subsequently, an eastbound vehicle ran off the road and hit a fixed object. There was no report accidents involving a vehicle traveling along the horizontal curve located just west of the project site driveway. A copy of the CHP traffic accident data is provided in the Appendix.

3.0 PROJECT CONDITIONS

The following is a description of the proposed project, an estimate of the project trip generation quantities, an assignment of the project trips to the local street network, an evaluation of the potential impacts on existing conditions, and an analysis of access and safety.

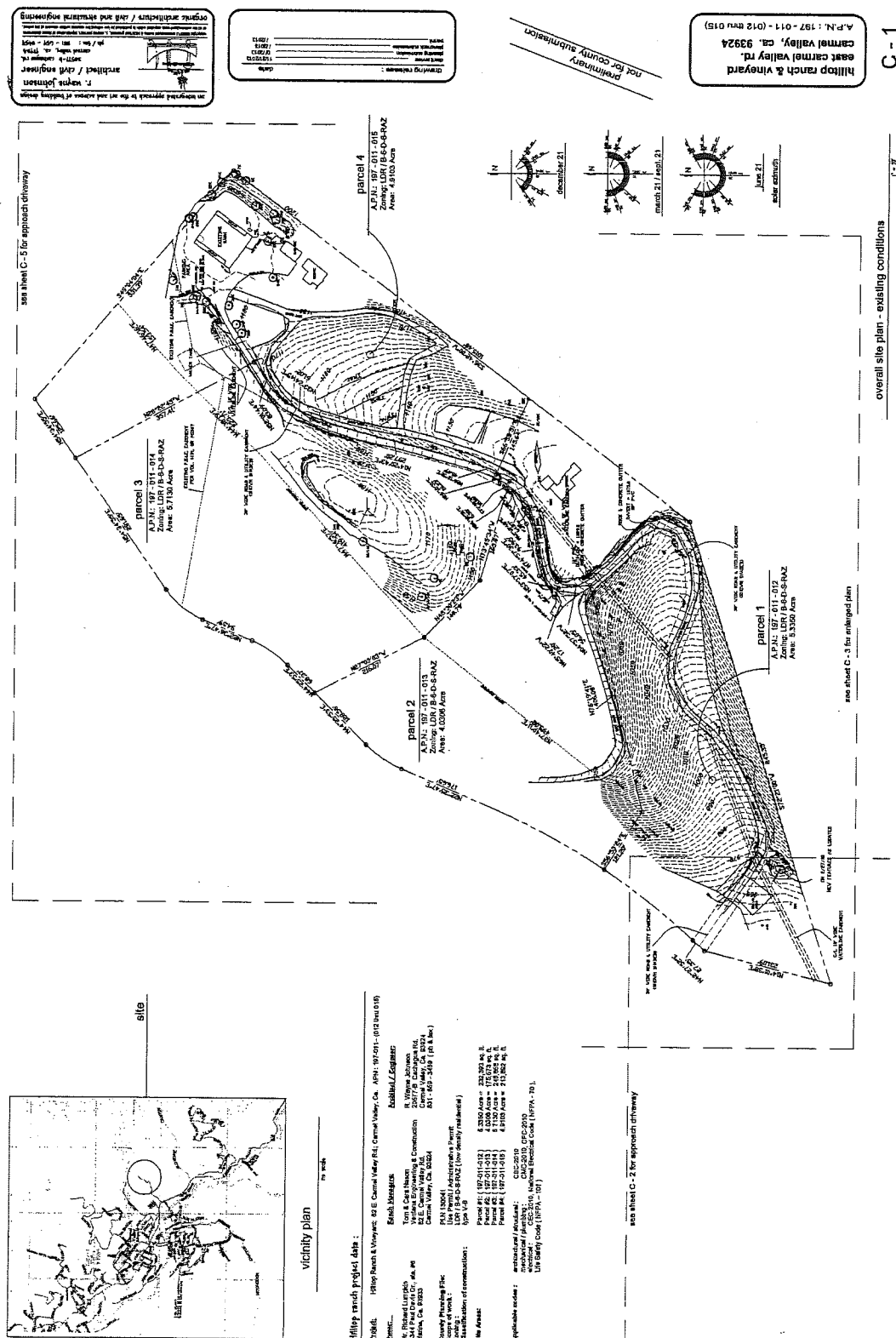
Project Description

As stated in the Introduction, the Hilltop Ranch and Vineyard is located east of the Village. The property includes the Cima Collina Winery and various on-site facilities (1 primary residence, 1 caretaker residence, 1 guest cottage, a barn, lawn and outdoor areas, and +/-2 acres of vineyards). The winery currently hosts a variety of “wine club” functions each year (ie: fall harvest visits, food and wine pairings, winemaker dinners, etc). The proposed project will allow the winery to host up to 10 social events each year. The events will include weddings and related functions (ie: engagement parties, receptions, etc). A small wedding could include up to 50 guests and staff. It is anticipated that an average size wedding would have 75-100 guests and staff. The project will limit large wedding events to a maximum of 250 guests and staff, which is anticipated to only occur 2-3 times each year. Wedding events will be seasonal and typically occur April through September, with the majority of weddings in June and on weekend days.

The project events will also include wine hospitality and viticultural education related events. These events will include business meetings and seminars, social gatherings, charity fund raisers, non-profit activities, and will be evenly scheduled between lunch and evenings. The average size event will be 50-75 guests. All events will be held in the barn area, guest cottage, or in the lawn and outdoor areas. No more than one event will be scheduled on a single day. The proposed event hours will extend from 10:00 AM to 3:00 PM and 7:00 PM to 11:00 PM, Monday through Friday. On Saturdays and Sundays, the hours will be between 10:00 AM and 11:00 PM. Parking will be available on-site for 35-40 vehicles, which will only be utilized by the event, catering and support staff. Access to the Hilltop Ranch will continue to be provided via the driveway on Carmel Valley Road (+/-550' east of Valle Vista). A copy of the Project Site Plan is provided on Figure 3.

Project Transportation Demand Management

Each event at the Hilltop Ranch will be coordinated by a professional event organizer. The event organizer will develop a Transportation Demand Management (TDM) program for each event, which includes the scheduling of events, identifying staff requirements and organization of on-site activities. Events will be scheduled to avoid generating any traffic during normal weekday commuter peak periods (7:00-9:00 AM, 11:00 AM to 1:00 PM and 4:00-6:00 PM) and the Saturday mid-day peak period (1:00-3:00 PM). To minimize the potential impacts on Carmel Valley Road and conflicts on the project site driveway a shuttle van service will be used to transport event guests and attendees to and from the Hilltop Ranch. This will also reduce the potential ingress/egress conflicts at the driveway intersection with Carmel Valley Road and address concerns of the local fire protection district. The shuttle vans will be hired from the available pool of vendors in the Monterey Bay area. The vans will have a capacity of approximately 28 people. Up to three (3) vans will be used for the transport of guests-attendees associated with an average size event (75-100 people) and up to five (5) vans will be used for large events (up to 250 guests and staff).



All wedding guests and business-hospitality event attendees will stay at local hotels near the Carmel Valley Village (ie: Carmel Valley Lodge, Hidden Valley Inn, County Garden Inn, Blue Sky Lodge, Acacia Lodge, etc.) or hotels in the Carmel-Monterey area. TDM measures also propose satellite parking at the Hidden Valley Music Seminars center (88 West Carmel Valley Road). An agreement with the Hidden Valley Music Seminars center will provide parking for up to 120 guest vehicles. Shuttle vans will be dispatched to the appropriate locations for the pickup of event guests and attendees. Shuttle vans may also be staged at the pickup location(s). At the event conclusion, the guests-attendees will be returned to the pickup location(s).

Event Trip Characteristics

The event trip characteristics are based on information provided by the Maureen Wruck Planning Consultants. Operations associated with a typical event will include pre-event setup, staff during the event and post-event cleanup. Available on-site parking (35-40 vehicles) will be utilized by the event, catering and support staff (ie: host, photographer, florist, disc jockey, band members, shuttle vans, etc). During smaller weddings and events some staff may park at the Cima Collina winery tasting room (19 East Carmel Valley Road) and carpool to site. Event and catering staff will usually arrive 1.5 to 2.0 hours prior to the event. People in a large wedding party may also use the shuttle van service if not transported to and from the site in a private limousine. The wedding party and/or event hosts are expected to arrive on-site within 1 to 1.5 hours of the event.

Event guests-attendees should be at the shuttle service pickup location(s) at least 1 hour prior to the event (depending on pickup location). Event information and directions will be provided to the guests-attendees with the shuttle service pickup locations and times. The majority of event guests-attendees will be transported to the Hilltop Ranch within 30-45 minutes prior to the event. As previously stated, shuttle vans may be staged at the pickup location(s) to expedite the shuttle service operations. It is anticipated that 90 to 95% of all guests-attendees will be on-site within 15-30 minutes prior to the event. During wedding events (ie: after the wedding ceremony), the shuttle van service will be available to transport guests back to their original pickup location(s). The majority of all event guests-attendees will leave the Hilltop Ranch 15-30 minutes after the event has ended via the shuttle van service.

Project Trip Generation Estimates and Traffic Volumes

Average vehicle occupancy rates for event guests-attendees will typically vary between 1.5 and 2.5 persons per vehicle, depending on the event type and size. Large wedding events will tend to have a slightly higher occupancy rate (2.5 to 3.0 persons per vehicle). Based on consultation with County staff, it was agreed that an average occupancy rate of 2.0 persons per vehicle for guests attending special event functions is reasonable for the proposed project. As previously stated, event guests-attendees will stay at local hotels near the Village or hotels in the Carmel-Monterey area. The proposed shuttle van service will minimize the amount of traffic along Carmel Valley Road, through the Village area and on State Highway 1. The satellite parking at the Hidden Valley Music Seminars center will be available for off-site parking to accommodate guests. As previously stated, the project TIA provides a focused evaluation of local impacts on Carmel Valley Road adjacent to the project site. Since it is difficult to predict where guests may stay for various events the project (event) trip generation quantities have been estimated for the trips on Carmel Valley Road adjacent to the Hilltop Ranch and Vineyard. The project (event) trip generation estimates are presented in Table 2.

Table 2 - Project (Event) Trip Generation Estimates

Event Scenario	Number of Vehicle Trips		
	In	Out	Total
<u>Wedding Event (50 Guests or Less):</u>			
3-4 Event Staff (a & b)	2	2	4
1-2 Catering Staff (a & b)	1	1	2
1 Photographer (a)	1	1	2
1 Disc Jockey (a)	1	1	2
5-7 Wedding Party (c & d)	2	2	4
35 Guests (e & f)	4	4	8
Total:	11	11	22
<u>Wedding Event (75 to 100 Guests):</u>			
5-8 Event Staff (a & b)	4	4	8
3-5 Catering Staff (a & b)	3	3	6
1 Photographer (a)	1	1	2
1 Disc Jockey (a)	1	1	2
3-4 Band Members (a & b)	2	2	4
1 Florist (a)	1	1	2
10-15 Wedding Party (c & d)	2	2	4
65 Guests (e & g)	6	6	12
Total:	20	20	40
<u>Wedding Event (Up to 250 Guests):</u>			
15-20 Event Staff (a & b)	8	8	16
5-10 Catering Staff (a & b)	4	4	8
1-2 Photographer (a & b)	1	1	2
1 Disc Jockey (a)	1	1	2
3-4 Band Members (a & b)	2	2	4
2-3 Florist (a & b)	2	2	4
20-25 Wedding Party (c & f)	4	4	8
185 Guests (e & h)	14	14	28
Total:	36	36	72
<u>Hospitality-Education Event (Up to 75 Attendees):</u>			
5-8 Event Staff (a & b)	4	4	8
3-5 Catering Staff (a & b)	3	3	6
1-2 Event Host (c)	1	1	2
60 Attendees (e & g)	6	6	12
Total:	14	14	28

(a) Event & catering staff will arrive 1.5 to 2.0 hours prior to event.

(b) Vehicle occupancy rate of 2.0 to 2.5 persons per vehicle.

(c) Wedding party-event host will arrive 1.0 to 1.5 hours prior to event.

(d) Assumes a minimum of 1 shuttle van round trip (before and after event).

(e) Guests-attendees will arrive 30-45 minutes prior to event.

(f) Assumes a minimum of 2 shuttle van round trips (before and after event).

(g) Assumes a minimum of 3 shuttle van round trips (before and after event).

(h) Assumes a minimum of 7 shuttle van round trips (before and after event).

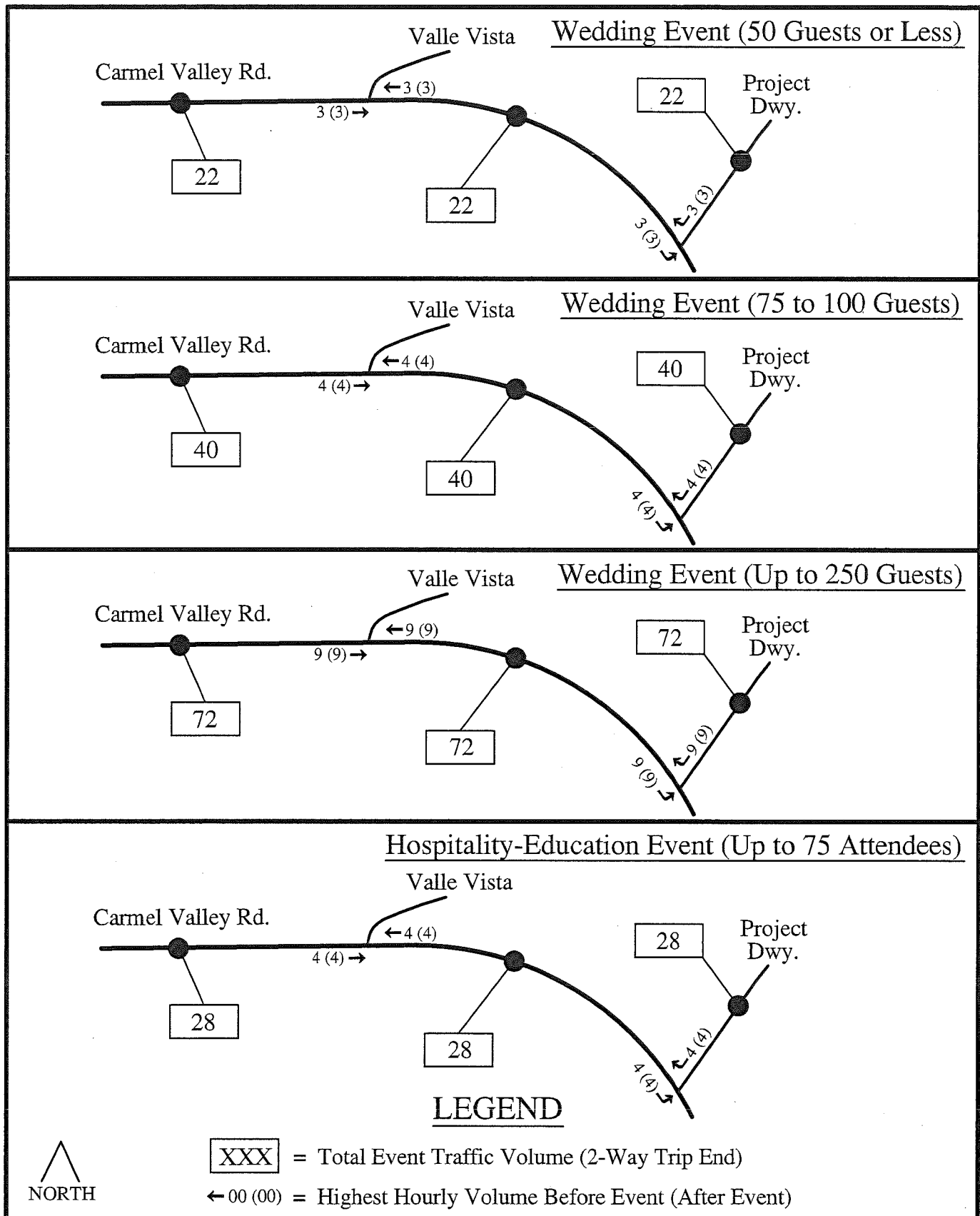
The data in Table 2 indicates that a small wedding event (up to 50 guests and staff) will generate approximately 22 vehicle trips (11 inbound and 11 outbound). An event with 75-100 guests and staff (average) will generate approximately 40 vehicle trips (20 inbound and 20 outbound). A maximum size event (250 guests and staff) will generate approximately 72 vehicle trips (36 inbound and 36 outbound). A wine hospitality and viticultural education event with 75 guests and staff will generate approximately 28 vehicle trips (36 inbound and 36 outbound). It should be noted that the project (event) trip generation estimates are based on using a shuttle van service for the various size events as described under the Project TDM and footnoted in Table 2.

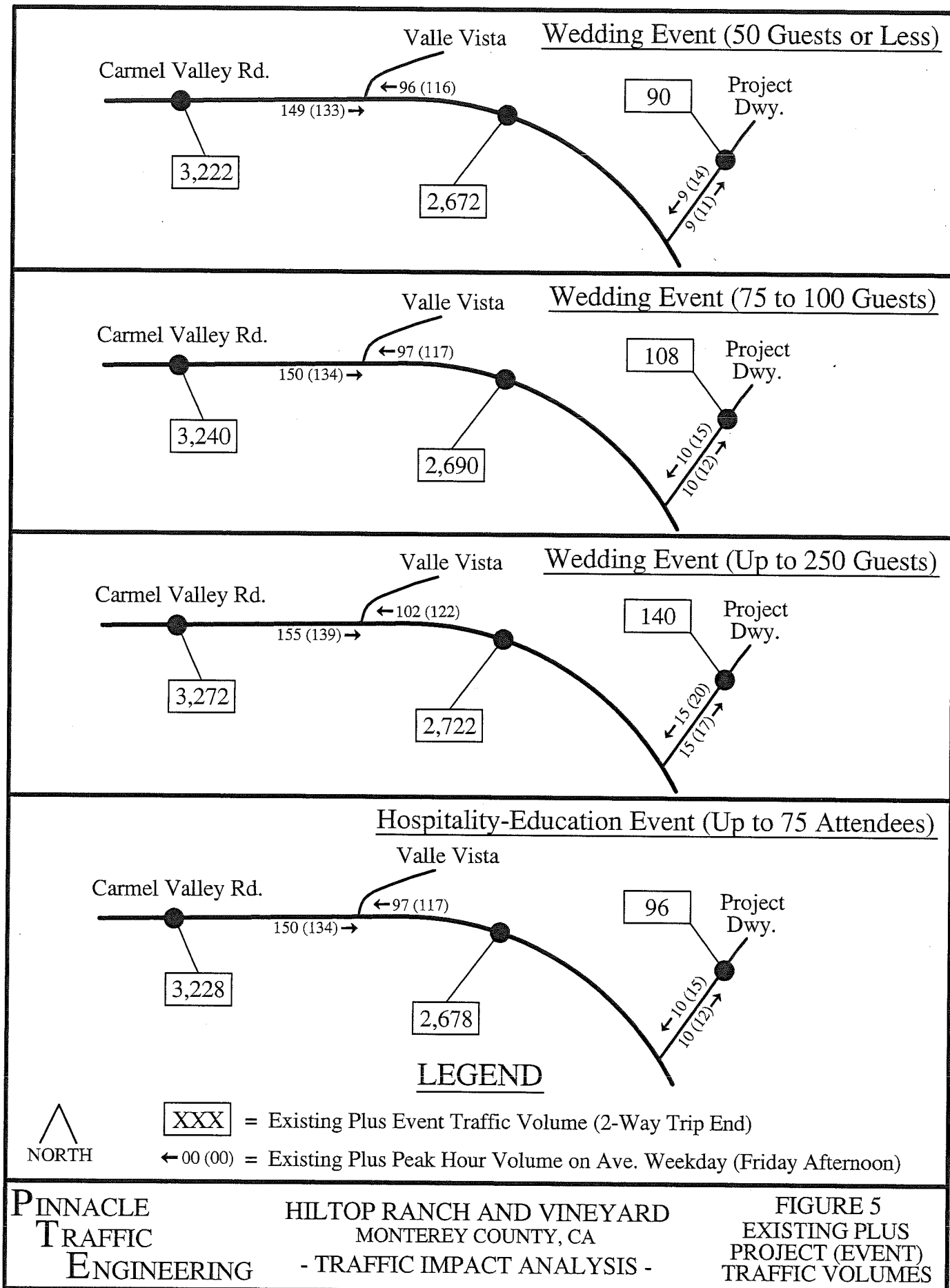
The majority of all event traffic will be oriented to and from the west on Carmel Valley Road. The highest hourly volumes before and after an event will be primarily comprised of wedding party and guests traffic (shuttle vans). During the event there is anticipated to be minimal traffic to and from the Hilltop Ranch and Vineyard. The total event and highest hourly event (before and after) traffic volumes are illustrated on Figure 4.

Though the project (event) traffic volumes on Figure 4 represent traffic on Carmel Valley Road adjacent to the project site, guests will also be oriented to and from the Hidden Valley Music Seminars center during large wedding events. It is anticipated that approximately 75% of guests may park at the Hidden Valley Music Seminars center and use the shuttle van service to and from the Hilltop Ranch. Multiple shuttle van trips will be made between the center parking area and Hilltop Ranch. The remaining guests will be picked up at local hotels near the Village or hotels in the Carmel-Monterey area, as previously described. Again, it is anticipated that a large wedding event (up to 250 guests and staff) would only occur 2-3 times a year, and would occur on a Saturday or Sunday.

Existing Plus Project Traffic Volumes

The existing plus project (event) traffic volumes were derived by summing the existing volume data on Figure 2 and the project (event) traffic volumes illustrated on Figure 4. The existing plus project (event) daily traffic volumes along Carmel Valley Road adjacent to the project site will be 3,300 ADT or less (associated with any size event). As stated in the Existing Conditions section (2.0), existing peak hour weekday traffic volumes are 170 vph in the eastbound direction and 95 vph or less in the westbound direction. Peak directional hourly traffic volumes associated with the various size project events will be 9 vph or less in all cases. As previously stated, the project TDM measures include the scheduling of events to avoid generating any traffic during normal weekday commuter peak periods (7:00-9:00 AM, 11:00 AM to 1:00 PM and 4:00-6:00 PM) and the Saturday mid-day peak period (1:00-3:00 PM). However, to present a “worst case” scenario the existing peak hour traffic volumes on Figure 2 (average weekday and Friday afternoon) were added the highest peak hour project (event) volumes on Figure 4. This represents a scenario where traffic associated with a project (event) would coincide with the peak hour period on Carmel Valley Road (adjacent to the project site). The existing plus project (event) traffic volumes are illustrated on Figure 5.





Level of Significance Criteria

As previously described, the roadway segment LOS methodology uses a V/C ratio approach to evaluate daily operating conditions. This method is a theoretical planning measure that estimates whether a roadway will experience peak hour congestion. The CVMP has established ADT capacity thresholds for the various segments of Carmel Valley Road (LOS C for segments between State Highway 1 and Rancho San Carlos Road, and segments east of Esquiline Road; and LOS D for the remaining segments). The CVMP contains various policies regarding the monitoring of average daily traffic volumes along Carmel Valley Road and the established ADT thresholds. Though CVMP does not include specific “level of significance” criteria for the evaluation of development projects, it does contain policies regarding projects that generate daily traffic volumes that will exceed the ADT thresholds. Therefore, for this TIA any project that will result in daily traffic volumes exceeding the ADT thresholds defined in the CVMP will be considered to have a potentially significant impact. Refer to the CVMP material included in the Appendix for specific policy information.

As stated in the Introduction, County staff requested a qualitative evaluation of the potential project impacts to operations on State Highway 1. Information in the County’s General Plan EIR Transportation Section (4.6.3.4) identifies a measure of significant effect as land use development that would add any traffic to a County roadway or State Highway that operates below LOS D and would worsen the LOS based on the measure of performance. Therefore, for this TIA the identification of a potentially significant impact on State Highway 1 will be based on the County’s General Plan policy (add traffic to segments already operating below LOS and worsen the LOS based on the measure of performance).

Existing Plus Project Traffic Operations

As stated in the Existing Conditions section (2.0), current daily traffic volumes along Carmel Valley Road are below the ADT thresholds defined in the CVMP. The existing plus project (event) daily traffic volumes will not exceed the ADT thresholds, and therefore, the project (event) traffic will not significantly impact daily traffic operations along Carmel Valley Road.

The proposed project will generate new vehicle trips on the segment of State Highway 1 between Ocean Avenue and Carmel Valley Road that currently operates at LOS F. Therefore, the project may have a potentially significant impact on State Highway 1. However, based on the limited number of project events (maximum 10 per year) and proposed project (event) TDM program(s) it is concluded that the occasional project event will not degrade (worsen) the LOS (V/C ratio) on a regular daily basis through the year. In addition, project events will be scheduled to avoid generating any traffic during normal weekday commuter peak periods and the majority of weddings will occur on a Saturday or Sunday. It is anticipated that only 5-6 events per year would occur on a weekday. Based on the defined “level of significance” criteria, it is concluded that the potential project (event) impact to daily operations on State Highway 1 (Ocean Avenue to Carmel Valley Road) will be “less than significant.”

The existing plus project (event) peak hour volumes on Figure 5 represent a worst case scenario where traffic associated with an event would coincide with the peak period on Carmel Valley Road. The existing plus project (event) peak hour traffic volumes on Figure 5 are presented for both an average weekday and a Friday afternoon (shown in parenthesis). To evaluate the

potential impact at the project driveway intersection with Carmel Valley Road, an intersection LOS analysis was conducted using the Synchro 8 software. The LOS analysis was conducted using the project traffic associated with a maximum size event (250 guests and staff) and the peak hour traffic along Carmel Valley Road on a Friday afternoon. The analysis indicates that average delays and delays on the project driveway (southbound approach) will be in the LOS A range (copy of the LOS worksheet is in the Appendix). Therefore, the project (event) traffic will not significantly impact peak hour traffic operations along Carmel Valley Road. Again, it is noted that the project TDM measures include the scheduling of events to avoid generating any traffic during normal weekday commuter peak periods and the Saturday mid-day peak period.

Project Access and Safety

The evaluation of project access and safety includes a review of sight distance and an evaluation of left turn lane channelization warrants on Carmel Valley Road at the project site driveway. As described in the Existing Conditions section (2.0), Carmel Valley Road has a 55 mph speed limit east of Valle Vista and adjacent to the project site. The project site driveway is located at the east end of horizontal curve on Carmel Valley Road ($R = \pm 450$ feet and $L = \pm 525$ feet). Average vehicle speeds on Carmel Valley Road near the project driveway are approximately 40 mph. The data also indicates that vehicle speeds are slightly higher on the exit of the horizontal curve as compared to the entering speeds. Adjacent to the project driveway speeds are slightly higher in the eastbound direction. West of the horizontal curve, Carmel Valley Road extends west towards the Village along a tangent section (± 900 feet). East of the horizontal curve and project site driveway, Carmel Valley Road extends east along a tangent section ($\pm 1,000$ feet) with a slight uphill alignment. There is a vertical curve "crest" located approximately 470' east of the project site driveway.

An evaluation of "stopping" sight distance along Carmel Valley Road was conducted using criteria in the Caltrans Highway Design Manual (HDM, Chapter 200). Stopping sight distance is the minimum distance required by a driver to bring a vehicle to a complete stop after an object on the roadway has become visible. The stopping sight distance along Carmel Valley Road was measured by placing a portable delineator on the north edge of the westbound travel lane and on the center line (adjacent to the project site driveway). The vertical curve "crest" (east of the project driveway) is the line of sight controlling factor for westbound traffic and the horizontal curve (west of the project driveway) is the line of sight controlling factor for eastbound traffic. The stopping sight distance measurements and vehicle speed data are presented in Table 3.

Table 3 - Carmel Valley Road Stopping Sight Distance

Direction of Travel	Delineator Placement	Stopping Sight Distance	Vehicle Speed
Westbound	North Edge of WB Lane	530'	55-60 MPH
	Centerline	530'	55-60 MPH
Eastbound	North Edge of WB Lane	360'	40-45 MPH
	Centerline	330'	40-45 MPH

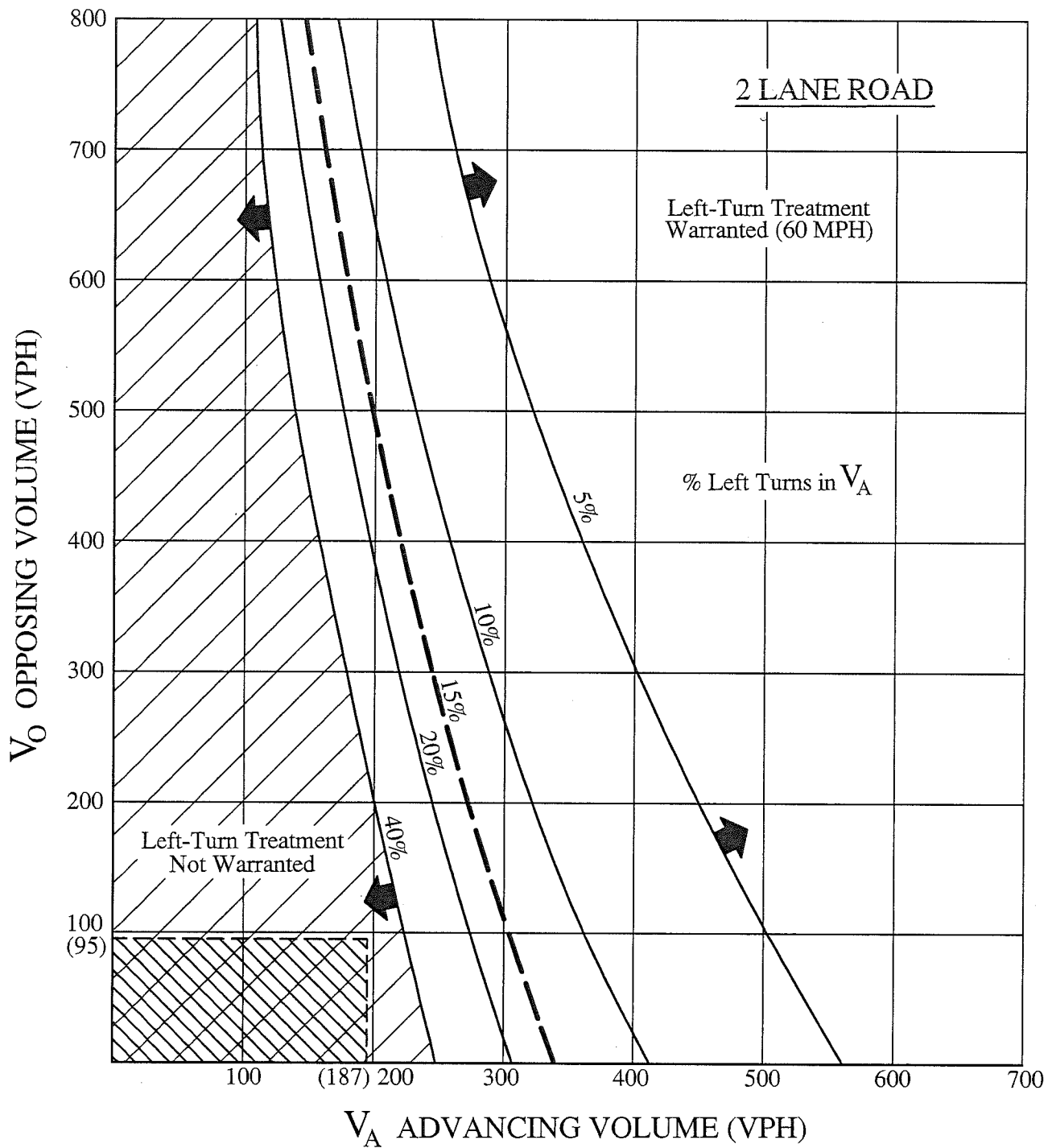
The data in Table 3 indicates that there is adequate stopping sight distance in both directions for the vehicle speeds recorded along Carmel Valley Road adjacent to the project site driveway.

The evaluation of left turn lane warrant criteria was conducted using material published in the “A. Policy on Geometric Design of Highways and Streets” (AASHTO) and the “Guidelines for the Preparation of Traffic Impact Studies” (Caltrans, Guidelines for Reconstruction of Intersections). It is noted that the County’s Left Turn Lane Channelization policy (Guide for the Preparation of Traffic Impact Studies, Appendix D-2) is based on an evaluation of peak hour volumes and since the project events will not generate any new vehicle trips during typical commuter peak period is not directly applicable (copy in Appendix). The AASHTO and Caltrans left turn lane warrant criteria is provided for left turning volumes varying from 5% to 40% of the total approaching hourly volume. The left turn lane warrant criteria considers the advancing volume, percent left turns, opposing volumes and vehicle speeds.


As stated in the Existing Conditions section (2.0), existing peak hour volumes during typical weekdays are 170 vph (or less) in the eastbound direction and 95 vph (or less) in the westbound direction. Peak directional hourly volumes associated with the various size project events will be 9 vph or less in all cases (see Figure 4). If traffic associated with a project (event) did coincide with the peak hour on Carmel Valley Road (adjacent to the project site) the left turning volume would comprise less than 15% of the total approaching traffic, which presents a worst case scenario. The existing plus project (event) traffic volumes (worst case) were plotted on the 60 mph left turn lane warrant for a 2 lane roadway. The left turn lane warrant graph is presented on Figure 6. The data on Figure 6 demonstrates that the project (event) demands associated with a worst case scenario will not exceed the minimum criteria warranting the installation of an eastbound left turn lane on Carmel Valley Road at the project driveway.

A review of the CHP traffic accident data for a 5 year period (Jan. 2008 through Dec. 2011) did not identify any accidents on Carmel Valley Road near to the project site driveway or along the horizontal curve located just west of the project site driveway. Therefore, the project (event) traffic will not contribute to any existing unsafe condition along Carmel Valley Road adjacent to the project site. Based on a review of the data, it is concluded that safe access will be maintained to and from the project site and the project (event) traffic will not impact safety along Carmel Valley Road adjacent to the project site.

Carmel Valley Rd. @ Project Driveway



LEGEND

 = Existing Plus Project Traffic Volumes

PINNACLE
TRAFFIC
ENGINEERING

HILTOP RANCH AND VINEYARD
MONTEREY COUNTY, CA
- TRAFFIC IMPACT ANALYSIS -

FIGURE 6
LEFT TURN LANE
WARRANT GRAPH

4.0 CUMULATIVE CONDITIONS

An evaluation of “cumulative” conditions is an analysis of local traffic operations resulting from the development of future approved and pending projects. Projects that have received approval and development entitlements from the County’s Planning Commission or Board of Supervisors could be built and occupied prior to the Hilltop Ranch hosting any proposed events. Pending projects are those projects that have not been heard and/or received approval from the County’s Planning Commission or Board of Supervisors. Contact with the County’s Planning Department identified 2 approved projects (September Ranch Subdivision and Rancho Canada Specific Plan) and 1 pending project (Carmel Canine Sports Center). All 3 projects are located near the Carmel Valley Road and Valley Greens Drive intersection. Information regarding the approved projects was obtained from the TIA prepared for each project (obtained from the County’s website). Information regarding the Carmel Canine Sports Center project was obtained from the TIA prepared by Hexagon Transportation (August 19, 2013).

Cumulative Traffic Volumes and Operations

The September Ranch Subdivision project includes a total of 110 single family detached units (SFDU) and will generate approximately 1,053 ADT. The Rancho Canada Specific Plan project includes 246 SFDU and 35 condominiums, and will generate approximately 2,643 ADT. The proposed Carmel Canine Sports Center project will provide areas for exercising, training and socializing dogs, and generate approximately 264 ADT on a normal weekday. This pending project also includes hosting dog competitions and shows (up to 24 per year, with a maximum of 250 attendees and employees). Information in the Rancho Canada Specific Plan project TIA indicates that future development would eventually result in daily traffic volumes that exceed the ADT thresholds defined in the CVMP (Segments 4, 5, 6, and 7). Specific mitigation measures are proposed that will reduce the potentially significant impacts to daily and peak hour operations in the individual project TIA and CVMP. The Carmel Valley Traffic Improvement Programs (CVTIP) identifies the necessary projects required to maintain acceptable LOS along Carmel Valley Road. The CVMP policy (CV-2.18) indicates that all projects within the CVMP area shall contribute a fair-share traffic fee to fund the necessary improvements identified in the CVTIP. Therefore, payment of the appropriate traffic impact fee serves as mitigation for any identified potentially long-term impact.

Cumulative Plus Project Traffic Volumes and Operations

Daily traffic on Carmel Valley Road east of the Village has remained relatively stable over the past few years. To present a worst case scenario, it is assumed that a background traffic growth rate of 1-2% per year could occur over the next 20 years (without any significant development east of the Village). Future cumulative background daily traffic demand increases would yield cumulative daily traffic volumes east of the Village ranging between 5,200 to 4,500 ADT. Average daily traffic of this magnitude will remain below the ADT thresholds defined in the CVMP. However, as previously stated the future development of projects in Carmel Valley will eventually result in daily traffic that exceeds the CVMP thresholds (Segments 4, 5, 6, and 7). The proposed project will increase daily traffic demands along Carmel Valley Road during a limited number of social events (up to 10 per year). Therefore, the project traffic may have a potentially significant impact on selected segments with cumulative daily traffic volumes that exceed the ADT thresholds. The project TDM measures include the scheduling of events to

avoid generating traffic during normal weekday commuter peak periods and the Saturday mid-day peak period. Therefore, the project event traffic will not significantly impact peak hour intersection operations along Carmel Valley Road. Discussions with County staff indicated that since the proposed project events (limited to 10 per year) will not generate traffic on a daily basis and there will be no proposed building improvements the potential project impacts along Carmel Valley Road would be considered "less than significant." Based on this conclusion, the project may not be subject to the CVMP traffic impact fee.

As stated under the Project Conditions (existing plus project scenario), the proposed project will generate vehicle trips on the segment of State Highway 1 between Ocean Avenue and Carmel Valley Road which is projected to continue operating at LOS F. Therefore, the project may have a potentially significant impact on State Highway 1. Based on the limited number of project events (maximum 10 per year) and proposed event TDM program(s), it is concluded that the occasional event will not degrade (worsen) the LOS (V/C ratio) on a regular daily basis. In addition, it is anticipated that only 5-6 events would occur on a weekday throughout the year. Based on the defined "level of significance" criteria, it is concluded that the potential project (event) impact to daily operations on State Highway 1 (Ocean Avenue to Carmel Valley Road) will be "less than significant."

It is noted that the County's Draft 2014 Regional Transportation Plan (RTP) prepared by the Transportation Agency for Monterey County (TAMC) does not include any specific projects to improve the identified deficient segment of State Highway 1 (Ocean Avenue to Carmel Valley Road). Therefore, the TAMC regional development fee may not be applicable.

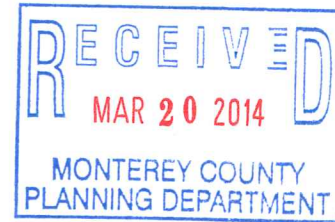
Project Access and Safety

The evaluation of "stopping" sight distance presented in the Project Conditions section (3.0) concluded that there is adequate stopping sight distance in both directions for the vehicle speeds recorded along Carmel Valley Road adjacent to the project site driveway. The evaluation of left turn lane warrant criteria under the existing plus project traffic conditions (worst case scenario) concluded that the project (event) peak period traffic volumes will not exceed the minimum criteria warranting the installation of an eastbound left turn lane on Carmel Valley Road at the project driveway. Cumulative traffic volumes at the project driveway intersection with Carmel Valley Road will also be below the minimum criteria warranting the installation of an eastbound left turn lane on Carmel Valley Road. The review of CHP accident data did not identify any accidents on Carmel Valley Road near to the project site driveway or along the horizontal curve located just west of the project site driveway. Therefore, it is concluded that safe access will be maintained to and from the project site and the project (event) traffic will not impact safety along Carmel Valley Road adjacent to the project site.

END

Exhibit E

Page 1 of 7 Pages



MAUREEN WRUCK
PLANNING CONSULTANTS, L.L.C.

Development Consultants

Planning & Land Use & Permitting

March 20, 2014

Liz Gonzales, Project Planner
Monterey County RMA- Planning Department
168 West Alisal Street, Second Floor
Salinas, CA 93901

Re: Road Right-of Way for Hilltop Ranch & Vineyard (PLN130041)

Dear Liz:

As a follow-up to our meeting, I did some additional review of the road right-of-way for the Hilltop Ranch. The question you posed was a request that we confirm there are no limitations on the use of the road right-of-way as it relates to the request for public uses (PLN130041). To follow-up on your questions we engaged First American Title Company to prepare a Chain of Title to review the road right-of-way.

As we discussed, the Hilltop property was also known as Rancho Carmelo, previously owned by Louise and K.D. Mathiot (Exhibit A). Rancho Carmelo was reportedly the first Dude Ranch in California. Through a succession of owners, the ranch was once owned by F. Rex Sporleder (purchased March 1949, Book 2140, Page 333, Official Records). The easement, as currently described, first appeared in an Executor's deed from the Estate of F. Rex Sporleder (April 1961, Book 2140, Page 333, Official Records).

Attached is a copy of the road easement. This legal description carries forward to all subsequent deeds. The right-of-way does not appear to have any use limitations. This is further evidenced by Minor Subdivision (MS-78-211) that allowed the property to be subdivided and increasing the use of the recorded right-of-way.

I believe that this documentation is sufficient to answer your question and confirms the applicant can use the road for the proposed public gatherings that are to be subject to the use permit.

Please don't hesitate to contact me should you have any questions.

Sincerely,

Joel R. Panzer

JP/Enclosures: Exhibit A – Executors Deed from F. Rex Sporleder Estate;
Exhibit B – Minor Subdivision Committee Resolution No. 78-377

.

Cc: Annette Hoff Danzer, Hilltop Ranch, applicant

Exhibit A

EXECUTOR'S DEED

BOOK 2140 PAGE 539

L. NELSON HAYHURST, as Executor of the Last Will of
F. REX SPORLEDER, deceased, in consideration of the sum of
Fifty Thousand Dollars (\$50,000.00) receipt of which is hereby
acknowledged, does hereby grant to GENEVIEVE G. PORTER, a
widow, all right, title and interest of decedent at the time
of his death and ^{all} the right, title and interest that the
estate may have subsequently acquired by operation of law, or
otherwise, in and to the real property in the County of
Monterey, State of California, described as follows:



2006 75066

2140 PAGE 340

Real property commonly known as "Hilltop Ranch" improved with dwellings and ranch buildings located in the Carmel Valley in the County of Monterey, State of California, particularly described as follows:

BEGINNING at a 4" x 4" post marked M1 from which bears S. 51° 08' 15" W., 626.51 feet distant an iron pipe standing on the westerly boundary of the Rancho Tularcitos, said pipe being the most southerly corner of Lot 3, as said lot is delineated and so designated on that certain map entitled, "Tract No. 118 Valle Vista Tract," in Rancho Los Laureles, Monterey County, California, filed June 13, 1946 in Volume 4, "Cities and Towns" at page 89 therein, Records of Monterey County, California, and running thence

- (1) N. 14° 00' E., 231.24 feet to a 4" x 4" post marked M2; thence
- (2) N. 42° 27' E., 27.35 feet to a 2" x 2" redwood stake; thence
- (3) Tangentially curving to the left 424.76 feet on the arc of a curve of 1223.00 feet radius to a 2" x 2" redwood stake; thence
- (4) Tangentially N. 22° 35' E., 176.70 feet to a 2" x 2" redwood stake; thence
- (5) Tangentially curving to the right 76.21 feet on the arc of a curve of 200.00 feet radius to a 2" x 2" redwood stake; thence
- (6) Tangentially N. 44° 25' E., 106.93 feet to a 2" x 2" redwood stake; thence
- (7) Tangentially curving to the left 76.15 feet on the arc of a curve of 200.00 feet radius to a 2" x 2" redwood stake; thence
- (8) Tangentially N. 22° 36' E., 94.61 feet to a 2" x 2" redwood stake; thence
- (9) Tangentially curving to the right 83.69 feet on the arc of a curve of 150.00 feet radius to a 2" x 2" redwood stake; thence
- (10) Tangentially N. 54° 34' E., 407.34 feet to a 4" x 4" post marked M3; thence
- (11) S. 49° 05' E., 331.27 feet to a 4" x 4" post marked M4; thence
- (12) E. 36° 39' W., 1015.48 feet to a 4" x 4" post marked M5; thence
- (13) S. 72° 21' W., 845.79 feet to the place of beginning, containing 20.00 acres and being a portion of said Tularcitos Rancho.

ALSO, a right of way for road purposes described as follows:

BEGINNING at an iron bar standing in the westerly boundary of Rancho Tularcitos from which an iron pipe at the most southerly corner of Lot 3 (more particularly described in the preceding 20.00 acre parcel of land) bears N. 29° 00' E., 102.07 feet distant and running thence

- (1) Along and following the westerly boundary of Rancho Tularcitos N. 29° 00' E., 59.89 feet; thence
- (2) Leaving said boundary line N. 34° 45' E., 99.04 feet; thence
- (3) Tangentially curving to the right 81.17 feet on the arc of a curve of 131.00 feet radius; thence
- (4) Tangentially N. 70° 15' E., 82.58 feet; thence
- (5) N. 32° 02' E., 135.08 feet; thence
- (6) N. 28° 32' E., 310.59 feet; thence
- (7) Tangentially curving to the right 127.62 feet on the arc of a curve of 536.00 feet radius; thence

EXHIBIT "A"

21-10-341

(8) Tangentially N. 42° 27' E., 80.55 feet; thence
 (9) Tangentially curving to the left 407.42 feet on the arc
 of a curve of 1173.00 feet radius; thence
 (10) Tangentially N. 82° 35' E., 176.70 feet; thence
 (11) Tangentially curving to the right 95.27 feet on the arc
 of a curve of 259.00 feet radius; thence
 (12) Tangentially N. 44° 25' E., 50.00 feet; thence
 (13) S. 45° 35' E., 50.00 feet; thence
 (14) S. 44° 25' E., 50.00 feet; thence
 (15) Tangentially curving to the left 7d.21 feet on the arc
 of a curve of 200.00 feet radius; thence
 (16) Tangentially S. 24° 35' W., 176.70 feet; thence
 (17) Tangentially curving to the right 424.75 feet on the arc
 of a curve of 1225.00 feet; thence
 (18) Tangentially S. 42° 27' W., 30.00 feet; thence
 (19) Tangentially curving to the left 115.37 feet on the arc
 of a curve of 475.00 feet radius; thence
 (20) Tangentially S. 28° 32' W., 511.35 feet; thence
 (21) S. 32° 02' W., 122.53 feet; thence
 (22) Tangentially curving to the right 67.3a feet on the arc
 of a curve of 101.03 feet radius; thence
 (23) Tangentially S. 76° 15' W., 62.31 feet; thence
 (24) Tangentially curving to the left 48.90 feet on the arc
 of a curve of 79.00 feet radius; thence
 (25) Tangentially S. 34° 45' W., 200.00 feet; thence
 (26) Southeasterly curving to the left 74.90 feet on the arc
 of a curve of 150.00 feet radius (long chord bears S. 7° 01'
 E., 74.13 feet); thence
 (27) S. 24° 20' W., 104.35 feet to the aforesaid westerly
 boundary of Rancho Tularciton; thence
 (28) along and following said boundary N. 25° 00' E., 43.03
 feet to the place of beginning.
 EXCEPTING THEREFROM any portion lying within the Carmel Valley
 County Road.

ALSO, a right of way for pipe line over a strip of land ten
 (10.00) feet wide lying five feet on each side of the following
 described centerline;

Beginning at a point on the northeasterly line of the Carmel
 Valley County Road from which bears N. 10° 23' 20" W., 438.34
 feet distant, an iron pipe standing on the westerly boundary of
 the Rancho Tularciton, said pipe being the most southerly corner
 of Lot 3, as said Lot is delineated and so designated on that
 certain map entitled "Tract No. 119 Valle Vista Tract," in
 Rancho Los Laureles, Monterey County, California, filed June 12,
 1948 in Volume 4 of "Cities and Towns", at page 89 therein, re-
 cords of Monterey County, California, and running thence (1) N.
 15° 35' E., 312.25 feet; thence (2) N. 24° 02' E., 490.10 feet;
 thence (3) N. 39° 52' E., 95.00 feet; thence (4) N. 65° 18' E.,
 70.81 feet, being a portion of the said Tularciton Rancho.

ALSO, a right of way for road purposes described as follows:

Beginning at a 4" x 4" post marked M2 as said point M2 is de-
 scribed in the preceding 20 acre parcel, and running thence (1)
 S. 14° 00' W., 45.77 feet; thence (2) N. 75° 00' W., 25.38 feet;
 thence (3) N. 42° 27' E., 53.20 feet to the place of beginning
 being a portion of said Tularciton Rancho.

EXHIBIT "B" Page 2

MON 21 1961

Subject to current taxes and assessments and existing conditions
restrictions, reservations, easements and rights of way of
record.

This deed is made pursuant to the order confirming sale
of said real property made in the matter of the estate of said
decendent in probate proceeding No. 32838, in the Superior Court
of the State of California, in and for the County of Fresno,
made and entered on the 16th day of March, 1961, a certified
copy of which order is recorded contemporaneously herewith in
the office of the County Recorder of Monterey County, State of
California, to which reference is hereby made.

IN WITNESS WHEREOF, this instrument is executed this
14th day of March, 1961.

L. Nelson Hayhurst
L. Nelson Hayhurst, as Executor
of the last Will of P. Rex
Sporleder, deceased

STATE OF CALIFORNIA }
COUNTY OF FRESNO } ss.

On this 14th day of March, 1961, before me, KATHERINE
RUBBERG, a Notary Public in and for said county and
State, residing therein, duly commissioned and sworn, personally
appeared L. Nelson Hayhurst as Executor of the last Will of
P. REX SPORLEDER, deceased, known to me to be the person
described in, whose name is subscribed to and who executed the
within instrument, and acknowledged that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal at my office in said county, the day and year
in this certificate first above written.

Katherine Rubberg
Notary Public in and for
said County and State.
Katherine Rubberg.

13185
NOTARY COUNTY AND STATE CLERK

MON 21 1961

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11/40

-3-

RESOLUTION NO. 78-377
MINOR SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA

FINDINGS AND DECISION

Exhibit B



In the matter of the application of MILDRED SAUNDERS (MS-78-211) for a Minor Subdivision in accordance with Section 9 of Ordinance No. 1713, the Subdivision Ordinance of the County of Monterey, to allow the division of 20 acres into four parcels of 4 acres, 4.1 acres, 4.7 acres and 7.2 acres located in the Carmel Valley area, at 62 E. Carmel Valley Road

came on regularly for hearing before the Minor Subdivision Committee on December 28, 1978

Said Minor Subdivision Committee, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. That said division will not have a significant effect on the environment and that a Negative Declaration has been filed
2. That there are no findings under Section 66474 of the Government Code
3. That said division complies with all requirements of the Subdivision Ordinance applicable to minor subdivisions

DECISION

THEREFORE, it is the decision of said Minor Subdivision Committee that said application for a minor subdivision be granted as shown on the attached sketch subject to the following conditions:

1. Obtain a permit for the water system from the Health Department.
2. Provide certification that Cal-Am Water Company can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards.
3. Applicant shall request in writing the combining B-6 zoning classification prior to filing of the parcel map.
4. That a scenic easement be conveyed to the county over those portions of the property where the slope exceeds 30%. Scenic easement deed to be submitted to and approved by the Director of Planning prior to filing of the parcel map.
5. That a note be placed on the parcel map indicating that "underground utilities are required in this minor subdivision in accordance with Section 3.61-13 of the Monterey County Subdivision Ordinance and may or may not have been installed by the subdivider." The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works.
6. Provide improvement plans for the approval of the Director of Public Works and improve the 50 foot right of way from Carmel Valley Road to a width of 12 feet consistent with a future County Standard Rural Sidehill Tertiary Road and improve the 30 foot right of way to a width of 12 feet to Parcel 4 with a turnaround sufficient for emergency equipment.
7. File a parcel map showing all rights of ways and easements.

UNLESS EXTENDED AS PROVIDED BY SECTION 9.7-b OF THE
SUBDIVISION ORDINANCE THIS APPROVAL EXPIRES ON DECEMBER 28, 1979

THIS NOTICE SUPERSEDES PREVIOUS NOTICE DATED JANUARY 5, 1979

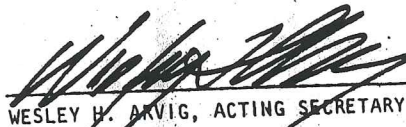
PASSED AND ADOPTED this 28th day of December, 1978, by the following vote:

AYES: Stewart, Wolf, Kostielney, Arvig, Cruchett, Colburn

NOES: None

ABSENT: None

E. W. DE MARS, SECRETARY


WESLEY H. ARVIG, ACTING SECRETARY

Copy of this decision was mailed to the applicant on: January 15, 1979