

MONTEREY COUNTY PLANNING COMMISSION

Meeting: September 10, 2014	Agenda Item No.: 1
Project Description: Consider a Combined Development Permit consisting of :1) Use Permit to allow an increase of guest units at Carmel Valley Ranch from 144 units to 181 units (37 units); 2) Administrative Permit for the construction of a new two-story building (Building J - 10 units); and 3) Design Approval for the understory (crawl-space) conversion of existing structures (Building 18; Building 19; Building A; Building B; Building C; Building D; Building G).	
Project Location: 1 Old Ranch Road, Carmel Valley	APN: 416-522-010-000, 416-592-023-000
Planning File Number: PLN140130	Owner: CVR HSGE LLC Applicant: CVR HSGE LLC Agent: Lombardo & Associates (Tony Lombardo)
Planning Area: Carmel Valley Master Plan Area / Carmel Valley Ranch Specific Plan	Flagged and staked: No
Zoning Designation: : "VO-D-S-RAZ" [Visitor Serving/Professional Office Space, with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays]	
CEQA Action: Consistent with previously certified EIR for Carmel Valley Ranch Specific Plan.	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Find the project consistent with previously certified EIR for Carmel Valley Ranch Specific Plan; and
- 2) Approve the Combined Development Permit, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

Project Description

The subject site is an existing resort development located at 1 Old Ranch Road in Carmel Valley. The applicant requests approval of: 1) a Use Permit to allow an increase of guest units within the Carmel Valley Ranch resort, from 144 units to 181 units (37 units); 2) an Administrative Permit for the construction of a new two-story building (Building J - 10 units); and 3) a Design Approval for the understory (crawl-space) conversion of existing structures (27 units). The understory conversion portion of the proposed project will take place at the following locations/buildings: Building 18 (4 units - 211A, 214LB, 215A, 215B), Building 19 (3 units - 206A, 206B, 210A), Building A (4 units - 140L, 140LB, 141L, 142L), Building B (5 units - 152L, 153L, 154L, 155L, 156L), Building C (4 units - 158L, 159L, 160L, 161L), Building D (2 units - 176L, 177L), Building G (5 units - 163L, 164L, 165L, 166L, 167L). The project will also require the removal of 12-15 (8" -10") planted Redwood trees and grading of approximately 640 cubic yards. A total of 28 parking spaces will be added to the site.

Project Background

The General Plan for the Carmel Valley Ranch was adopted by the Monterey County Board of Supervisors in July of 1966, and provided for a wide range of resort, recreational and residential land uses as well as large areas of open space.

In 1975, when a development plan was considered by the Monterey County Planning Commission for the Carmel Valley Ranch area, the Commission determined that a Specific Plan

should be developed to guide the systematic developed of the Ranch. Pursuant to this direction, an application for a Specific Plan (and EIR) was submitted to Monterey County in 1975. The Final EIR for the Specific Plan was adopted by the Monterey County Board of Supervisors in October of 1975 (EIR No. 75-101); subsequently the Carmel Valley Ranch Specific Plan (CVRSP) was recommended for approval by the Monterey County Planning Commission on November 3, 1976 (PC Resolution No. 76-514), and adopted by the Monterey County Board of Supervisors on December 7, 1976.

On September 30, 1982 the Board of Supervisors adopted a countywide General Plan (1982 General Plan); in the December of 1986, the Board adopted the Carmel Valley Master Plan as an amendment to the 1982 General Plan, incorporating the CVRSP by reference.

Since initial adoption, the CVRSP has been revised several times (1977 – BOS Resolution No. 77-3; 1995 – BOS Resolution No. 95-066; and 1996 – BOS Resolution No. 96-382) with the most recent being in October of 1996. As amended in 1996, the CVRSP allows for the development of 208 resort lodge guest units. The initial approvals/considerations and subsequent revisions are summarized below:

- 1975 – EIR for CVRSP analyzed 855 residential units and a 200 unit resort lodge.
- 1976 (November) – The CVRSP is originally approved to allow 400 residential units and a 100 unit resort lodge.
- 1995 (February) – The CVRSP is amended to allow 375 residential units and a 144 unit resort lodge.
- 1996 (October) – The CVRSP is further amended to allow 311 residential units and a maximum of 208 lodge units (transfer of 64 units).

In 2010, the Monterey County Board of Supervisors adopted an updated countywide General Plan (2010 General Plan), which incorporated the Carmel Valley Master Plan (Chapter 9.B). The CVMP continues to show CVRSP as a component of the CVMP identifying it as a Special Treatment Area. This is documented by 2010 General Plan Policy CV-1.22, which is shown below for reference:

CV-1.22 Special Treatment Area: Carmel Valley Ranch – The Carmel Valley Ranch shall be designated as a “Special Treatment Area.” The Amended Carmel Valley Ranch Specific Plan, dated 11/3/76, is incorporated by reference into this Plan and the provisions of this Specific Plan shall continue to apply. However, attainment of densities authorized by this Specific Plan is dependent upon conditions existing at the time each future increment of development is sought and is further dependent upon conformity with the Specific Plan Amended Conditions of Approval as well as the goals and policies of this General Plan, whichever is most restrictive. Any amendment of the Specific Plan must be consistent with the policies and provisions of this General Plan. (APNs 416-522-020-000 and 416-522-017-000)

As constructed now, the resort lodge consists of 144 resort lodge units. The proposed expansion will add 37 new units (27 units – understory/crawlspace conversion; 10 units – new Building J), bringing the total resort lodge unit count to 181 (27 units below maximum). A copy of the Amended Carmel Valley Ranch Specific Plan has been attached to this report as Exhibit H.

Project Issues

Sewage/Septic Treatment

Through the course of preliminary review, County staff received information that septic/sewage problems existed within the CVR development. With the exception of one recent failure, the Monterey County Health Bureau has received no complaints from the community, has not responded to any sewage/septic failures, and is not aware of any capacity issues or non-compliance with State or local regulations/policies relating to the sewage treatment facility operated by California-American Water for the Carmel Valley Ranch development. The only exception was a failed/collapsed sewage line in 2013, which caused a brief blockage and associated back-up. This line was subsequently replaced and normal sewage service resumed thereafter.

Water

Recent documentation has been provided by the Monterey Peninsula Water Management District quantifying the current water credits available of 7.419 acre feet (resulting from past toilet replacements – 0.811 AF; removal of nine spas – 0.450 AF; and landscaping/irrigation retrofits – 6.158 AF). The current CVR expansion request would add 37 units to the development (bringing the lodge units from 144 to 181), which would use approximately 4.560 AF/yr of water; leaving a remaining water credit balance of approximately 2.859 AF. The increase in guest units is not considered, by the Monterey Peninsula Water Management District, to be an intensification of use because the site is utilizing water use credits. Based on this resource assessment, the proposed modifications would not involve a new use of water and is thus in compliance with PS-3.1 Long Term Sustainable Water Supply.

Traffic

Traffic in Carmel Valley is a concern associated with any development. There is the specific LOS standards along Carmel Valley Road which require monitoring and projects must be evaluated for conformance with these, and there is Highway 1 which currently operates at an LOS of F. Any new traffic directed through a segment or intersection which is failing would trigger the need for an EIR. In this particular case the traffic contemplated as part of this expansion has already been evaluated in prior Environmental Impact Reports, so it is not new traffic triggering the need for further environmental analysis. The development of this site has been contemplated in the original EIR prepared for the Specific Plan, and in the 2010 Monterey County General Plan FEIR traffic analysis. In addition the conditions of the Specific Plan required improvements to mitigate for the build out of the CVRSP which means that the impacts of these units have already been mitigated for.

The Carmel Valley Ranch Specific Plan Environmental Impact Report (CVR EIR), at the time of adoption in 1975, analyzed a maximum build-out of more than 1000+ units (855 residential and 200 resort lodge) and anticipated potential traffic impacts to the regional roadways surrounding the proposed development, including Carmel Valley Road and Highway 1/Carmel Valley Road. The EIR anticipated the addition of approximately 3,127 movements per day on SR-1, which would “increase congestion at the mouth of the valley and will severely aggravate an already congested traffic situation on Highway 1” (pg 53 of the CVRSP EIR).

The some of the circumstances associated with traffic on Highway 1 and Carmel Valley Road have changed since certification of the 1975 CVRSP EIR. These changed circumstances are addressed in the 2010 Monterey County General Plan FEIR. The 2010 General Plan incorporated the Carmel Valley Master Plan (Chapter 9.B), which retained the CVRSP as a Special Treatment Area. The traffic analysis completed for the 2010 General Plan included

existing development and the land uses allocated to support future development. Since the CVSP is identified as an existing development within the CVMP, the traffic assumptions considered development of the entire Specific Plan. Thus the traffic from the 208 transient units approved as part of CVSP is not new traffic but is traffic already identified in the FEIR for the 2010 General Plan.

The California Environmental Quality Act in section 21083.3(b) states:

If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

This section allows use of the FEIR traffic analysis of the 2010 General Plan to address the traffic impacts associated with the units within the CVRSP because they have been contemplated by that plan and no additional environmental review is necessary.

In addition to the provisions above which allow use of the General Plan EIR, there is the circumstance where the project has already mitigated for its traffic impacts. In 1996 when the CVRSP was amended, the Conditions of Approval, required Carmel Valley Ranch “to financially participate proportionally in the construction of the Carmel Valley – Robinson Canyon Road intersection, and to construct Carmel Valley Road to a width of four lanes between Via Petra and Robinson Canyon Road” (CVRSP condition A.1).

Carmel Valley Ranch fully constructed the Carmel Valley Road and Robinson Canyon road underpass, which eliminated the left turn movement from Robinson Canyon Road to westbound Carmel Valley Road. The requirement for contribution towards widening of Carmel Valley Road to four lanes no longer applies to the Carmel Valley Ranch because policy CV-2.18(a)(1) of the Carmel Valley Master Plan, states improvement designs shall avoid creating more than three through lanes along Carmel Valley Road.

Additionally, CVR was required to “dedicate a substitute right-of-way and reconstruct the northerly end of Holt Road at its intersection with Robinson Canyon Road” (CVRSP condition A.4). Pursuant to this requirement, CVR realigned the intersection of Holt Road and Robinson Canyon Road; therefore complying with this traffic condition/mitigation.

These improvements were intended to mitigate the traffic impact of all residential units and transient units approved as part of the CVSP. Thus the mitigation requirement for all 208 transient units has already been satisfied. The proposed additional 37 resort lodge units are being proposed within the context of the development of the maximum 208 units allowed within the CVRSP, and project remains consistent with the Carmel Valley Ranch Amended Specific Plan (October 1, 1996), Carmel Valley Specific Plan Environmental Impact Report (EIR No. 75-101, June 1975), and 2010 General Plan and FEIR and all assumptions therein.

Additionally, the applicant had a traffic “Memorandum”, dated September 5, 2014, prepared for the proposed 37 unit expansion (Exhibit E). This memorandum analyzed potential traffic impacts from the proposed expansion, and concluded that no significant traffic impacts would result, beyond those previous considered and anticipated. Additionally, this memorandum

discusses the traffic mitigations previously implemented, constructed, and programmed under the Amended Carmel Valley Ranch Specific Plan.

Tree Removal

The project involves the removal of 12-15 planted redwood trees, ranging in size from 8"-10" diameter at breast-height (dbh). Carmel Valley Master Plan Policies CV-3.11 discourages the removal of healthy, native oak, madrone, and redwood trees in Carmel Valley Planning Area. However, in this case, the trees proposed for removal were planted as part of prior landscaping and are not protected from removal. For that reason, a permit for tree removal of protected is not required and the removal does not conflict with CVMP policy CV-3.11.

Environmental Review/Addendum

The Carmel Valley Ranch project has been approved subject to the following environmental review documents:

- 1975 (October) - EIR for the CVRSP was adopted by the Monterey County Board of Supervisors (EIR No. 75-101).
- 1976 (November) – The CVRSP was adopted by the Monterey County Board of Supervisors in December 1976.
- 1986 (December) – Board of Supervisors adopted the Carmel Valley Master Plan as an amendment to the 1982 General Plan, incorporating the CVRSP by reference.
- 1995 (February) – CVRSP revised/amended (BOS Resolution No. 95-066), subject to a Negative Declaration.
- 1996 – (October) - CVRSP revised/amended (BOS Resolution No. 96-382/383/384), subject to a Negative Declaration.
- 2010 (October) - Board of Supervisors adopted an updated countywide General Plan (2010 General Plan), which incorporated the Carmel Valley Master Plan (Chapter 9.B), which retained the previously incorporated CVRSP. This is documented by 2010 General Plan Policy CV-1.22, which designates the Carmel Valley Ranch as a “Special Treatment Area”.

As discussed above the project is within a Specific Plan for with an EIR has been prepared. The project is consistent with that specific plan and no additional significant environmental impacts have been identified from the proposed project (increase of 37 lodge units). The project does not involve a significant adverse environmental effect or substantially increase the severity of previous identified significant effects.

The 2010 General Plan process anticipated potential traffic impacts the CVRSP, and as noted above in under *Traffic*, previous mitigation measures (traffic improvements) have been previously paid for, constructed, and implemented. Based upon these factors there are not new environmental effects which have not previously been addressed in an Environmental Impact Report.

Recommendation

Based on review of the proposed project plans, site visits, and the discussion above, planning staff recommends that the Planning Commission:

1. Find the project consistent with previously certified EIR for Carmel Valley Ranch Specific Plan; and
2. Find the proposed development consistent with the intent of the cited policies of the 2010 General Plan, the Carmel Valley Master Plan and the Amended Carmel Valley Ranch

Specific Plan; and in compliance with the purpose and Regulations for the Visitor Serving/Professional Office with Design Control, and Site Plan Review Zoning Districts.

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

- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Planning, RMA-Environmental Services, Public Works, and Water Resources Agency have been incorporated into the Condition Compliance and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to and reviewed by the Carmel Valley Land Use Advisory Committee (LUAC), pursuant to the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. This application warranted referral to the LUAC because the project involved the potential to raise significant land use issues (aesthetics and neighborhood character). The LUAC took no action on the proposed project, and continued the item pending environmental review. The project was not referred back to the LUAC for additional review, as commenting on environmental review relative to a recommendation on the project is not within the purview of the LUAC. A copy of the LUAC minutes is attached to this report (Exhibit D).

Note: The decision on this project is appealable to the Board of Supervisors.

/s/ David J. R. Mack

David J. R. Mack, Associate Planner
(831) 755-5096, mackd@co.monterey.ca.us
September 10, 2014

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John H. Ford, RMA Services Manager; David J. R. Mack, Associate Planner; CVR HSGE LLC, Owner; Lombardo & Associates (Tony Lombardo), Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; George Brehmer, Interested Party; Margaret Robbins, Interested Party; Louise J. Miranda Ramirez, Interested Party; Planning File PLN140130

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:

- Conditions of Approval
- Site Plan, Floor Plan and Elevations

Exhibit C Vicinity Map
Exhibit D Carmel Valley Land Use Advisory Committee Minutes

- Exhibit E Technical Reports
- Traffic Memorandum for Carmel Valley Ranch Expansion, dated September 5, 2014
- Exhibit F Carmel Valley Ranch Amended Specific Plan
- Exhibit G Carmel Valley Ranch Specific Plan EIR (No. 75-100) (on CD).
- Exhibit H Board of Supervisors Resolution No. 95-066, adopting a Negative Declaration and amending the Carmel Valley Ranch Specific Plan.
- Exhibit I Board of Supervisors Resolution No. 96-382, adopting an amendment to the Carmel Valley Ranch Specific Plan to include a maximum of 208 lodge units.
- Exhibit J Board of Supervisors Resolution No. 96-384, adopting a Negative Declaration to amend the Carmel Valley Ranch Specific Plan.
- Exhibit K Letter from George W. Brehmer
- Exhibit L Letter from Daniel Korn (Carmel Valley Ranch) to George W. Brehmer, dated September 2, 2014.

This report was reviewed by John H. Ford, RMA-Services Manager.



EXHIBIT A

Project Information for PLN140130

Application Name: Cvr Hsge Llc
Location: 1 Old Ranch Rd, Carmel
Applicable Plan: Carmel Valley Master Plan
Advisory Committee: Carmel Valley Advisory Committee
Permit Type: Combined Development Permit
Environmental Status: EIR
Zoning: VO-D-S-RAZ

Primary APN: 416-522-010-000
Coastal Zone: No
Final Action Deadline (884): 7/3/2015
Land Use Designation: Visitor Accomodations/Professional Offices

Project Site Data:

Lot Size: 1325580
Existing Structures (sf): 0
Proposed Structures (sf): 23454
Total Sq. Ft.: 23454

Coverage Allowed: N/A
Coverage Proposed: N/A
Height Allowed: N/A
Height Proposed: N/A
FAR Allowed: N/A
FAR Proposed: N/A

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: VI
Erosion Hazard Zone: High|Moderate
Fire Hazard Zone: High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: high|moderate
Visual Sensitivity: Highly Sensitive

Soils Report #: N/A
Biological Report #: N/A
Forest Management Rpt. #: N/A
Geologic Report #: N/A
Archaeological Report #: LIB140173
Traffic Report #: N/A

Other Information:

Water Source: CAL-AM
Water Purveyor: CAL-AM
Fire District: Monterey County Regional FPD
Tree Removal: 15 / REDWOOD

Grading (cubic yds.): 640
Sewage Disposal (method): SEWER
Sewer District Name: CAL-AM

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

CVR HSGE LLC (PLN140130)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project consistent with previously certified EIR for Carmel Valley Ranch Specific Plan; and
- 2) Approving the Combined Development Permit, based on the findings and evidence and subject to the conditions of approval

[PLN140130, CVR HSGE LLC, 1 Old Ranch Road, Carmel Valley, Carmel Valley Master Plan (Carmel Valley Ranch Specific Plan)(APNs: 416-522-010-000, 416-592-023-000)]

The Combined Development Permit application (PLN140130) came on for public hearing before the Monterey County Planning Commission on August 27, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of :1) Use Permit to allow an increase of guest units at Carmel Valley Ranch from 144 units to 181 units (37 units); 2) Administrative Permit for the construction of a new two-story building (Building J - 10 units); and 3) Design Approval for the understory (crawl-space) conversion of existing structures (Building 18 - units 211A, 214LB, 215A, 215B; Building 19 - units 206A, 206B, 210A; Building A - units 140L, 140LB, 141L, 142L; Building B - 152L, 153L, 154L, 155L, 156L; Building C - Units 158L, 159L, 160L, 161L; Building D - 176L, 177L; Building G - units 163L, 164L, 165L, 166L, 167L). Project will require the removal of 12-15 (8" -10") planted Redwood trees and grading of approximately 640 cubic yards; a total of 28 parking spaces will be added to the site; and colors and materials to match existing.
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 PLN140130.
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;
 - the Monterey County Zoning Ordinance (Title 21);
 - the Carmel Valley Ranch Amended Specific Plan

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 1 Old Ranch Road, Carmel Valley (Assessor's Parcel Number 416-522-010-000, 416-592-023-000), Carmel Valley Master Plan. The parcel is zoned VO-D-S-RAZ, which allows "hotels, motels, hostels, and inns" subject to issuance of a Use Permit (MCC 21.22.060.A). Therefore, the project is an allowed land use for this site.
- c) The subject properties include a "S" (Site Plan Review) zoning overlay, which requires that no construction of structure and/or additions shall be allowed without approval of the appropriate authority and issuance of an Administrative Permit (MCC Sections 21.45.040 A and C). The proposed project includes the construction of a new 10-unit structure (Building J); therefore an administrative permit request has incorporated into the proposed project request.
- d) The subject properties include a "D" (Design Control) zoning overlay, which requires that a Design Approval application shall be submitted and approved prior to issuance of building permit for the construction of any structures in the "D" district (MCC Section 21.44.030). The proposed project includes the construction of a new 10-unit structure and the understory (crawl-space) conversion of existing structures; therefore a Design Approval application has been incorporated into the proposed project request.
- e) The 2010 General Plan Policy CV-1.22 designates Carmel Valley Ranch as a "Special Treatment Area". CV-1.22 incorporates the Amended Carmel Valley Ranch Specific Plan, by reference, into the General Plan and requires that provisions of the Specific Plan shall continue to apply. The Amended Carmel Valley Specific Plan (October 1, 1995) allows a maximum of 208 lodge units; this proposal will increase the lodge unit count from 144 to 181. The proposed unit count increase is therefore consistent with the Amended Specific Plan.
- f) The project involves the removal of 12-15 planted redwood trees, ranging in size from 8"-10" diameter at breast-height (dbh). Carmel Valley Master Plan Policies CV-3.11 discourages the removal of healthy, native oak, madrone, and redwood trees in Carmel Valley Planning Area. However, in this case, the trees proposed for removal were planted as part of prior landscaping and are not protected from removal. For that reason, a permit for tree removal of protected is not required and the removal does not conflict with CVMP policy CV-3.11.
- g) **Long-Term Water** – Monterey County General Plan policy PS-3.1 and PS-3.2 require that new development(s) for which a discretionary permit is required, and that will use or require the use of water, prove that a long-term sustainable water supply (LTSWS) exists or the development shall be prohibited. Additionally, General Plan Policy PS-2.3 requires that "new development shall be required to connect to existing water

providers where feasible.” The proposed project receives water from California-American Water (Cal-Am), which is an existing provider of public water operating pursuant to a permit from a regulatory agency [(PS-3.2(b)]. The Carmel Valley Ranch (CVR) development has been allocated valid water credits by the Monterey Peninsula Water Management District totaling 7.419 acre feet (resulting from past toilet replacements – 0.811 AF; removal of nine spas – 0.450 AF; and landscaping/irrigation retrofits – 6.158 AF). The current CVR expansion request would add 37 units to the development, which would use approximately 4.560 AF/yr of water; leaving a remaining water credit balance of approximately 2.859 AF. The increase in guest units is not considered, by the Monterey Peninsula Water Management District, to be an intensification of use because the site is utilizing water use credits. Therefore the project complies with 2010 General Plan Policies PS-2.3, PS-3.1, and PS-3.2.

- h) **Traffic**- The Carmel Valley Ranch Specific Plan (CVRSP) Amended Conditions of Approval applied specific requirements to the project relative to traffic and “to financially participate proportionally in the construction of the Carmel Valley – Robinson Canyon Road intersection, and the construction of Carmel Valley Road to four lanes between Via Petra and Robinson Canyon Road” (CVRSP condition A.1). Pursuant to this requirement, Carmel Valley Ranch fully constructed a new intersection at Carmel Valley Road and Robinson Canyon road. According to Public Works staff, the requirement for contribution towards construction of Carmel Valley Road to four lanes no longer applies because policy CV-2.18(a)(1) of the Carmel Valley Master Plan, which states improvement designs shall avoid creating more than three through lanes along Carmel Valley Road. Additionally, CVR was required to “dedicate a substitute right-of-way and reconstruct the northerly end of Holt Road at its intersection with Robinson Canyon Road” (CVRSP condition A.4). Pursuant to this requirement, CVR realigned the intersection of Holt Road and Robinson Canyon Road; therefore complying with this traffic condition/mitigation. These traffic improvements were intended to mitigate the traffic impacts for development of the Carmel Valley Ranch as currently approved. The project has provided the traffic mitigation necessary to proceed with construction of these units.
- i) **Sewage Treatment** – Monterey County General Plan Policy PS-1.3 and PS-1.6 state that discretionary applications for new development shall only be approved if the County finds that adequate public facilities and services (APFS) exist or will be provided with the development (PS-1.3) and that only those developments that can provide APFS shall be approved (PS-1.6). Furthermore, General Plan Policy PS-4.5 requires new development in the service area of existing wastewater collection, treatment, and disposal facilities to seek service from those facilities, unless it can be demonstrated that the connection is not feasible. Additionally, the Carmel Valley Ranch Amended Specific Plan Conditions of Approval required establishment of a sewage system owned and operated by a public governmental entity or County Service Area (CVRSP condition B.2). In 1980, a Tertiary Sewage Treatment

Plant (owned and operated by California-American Water) was constructed as part of the overall master plan/development for Carmel Valley Ranch. The sewage treatment plant has sufficient capacity for the proposed unit expansion. The proposed 37 unit CVR expansion project is consistent with PS-1.3, PS-1.6, and PS-4.5 in that adequate public facilities and services relative to wastewater collection, treatment, and disposal is available, and will be provided for the additional units.

- j) The project was referred to and reviewed by the Carmel Valley Land Use Advisory Committee (LUAC), pursuant to the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. This application warranted referral to the LUAC because the project involved the potential to raise significant land use issues (aesthetics and neighborhood character). The LUAC took no action on the proposed project, and continued the item pending environmental review. The project was not referred back to the LUAC for additional review, as commenting on environmental review relative to a recommendation on the project is not within the purview of the LUAC. A copy of the LUAC minutes is attached to this report (Exhibit E).
- k) The project planner conducted a site inspection on February 27, 2014 to verify that the project on the subject parcel conforms to the plans listed above. During the site visit the planner observed the proposed development areas and determined no impediments to future development existed, with the exception of the removal of planted redwood trees.
- l) 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 PLN140130.

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 Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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 Archaeological Resources, and Soil/Slope Stability. The following reports have been prepared:
 - “Preliminary Archaeological Assessment of Hotel Unit Expansions at Carmel Valley Ranch, Monterey County, California” (LIB140173) prepared by Archaeological Consulting, Salinas, California, April 15, 2014.
 - “Geotechnical Report for the Proposed Additions Hotel Units A, B, C & G, Carmel Valley Ranch, Carmel, California” (LIB140175) prepared by Grice Engineering and Geology Inc., Salinas, California, May 2014.
 - “Geotechnical Report for the Proposed Hotel Unit Building,

Carmel Valley Ranch, Carmel, California” (LIB140174), prepared by Grice Engineering and Geology Inc., Salinas, California, August 2013.

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) See preceding and following findings and evidence.

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 Regional Fire Protection District, RMA-Public Works, , RMA-Environmental Services, Monterey County Environmental Health Bureau, and Water Resources Agency. None of these agencies found inconsistencies with State or County policies. 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 (water and sewage) are available and will be provided for the proposed project by California American Water Company (Cal-Am). Refer to Finding/Evidence 2 (g) and (i) respectively.
- c) See preceding and following findings and evidence.

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) See preceding and following findings and evidence.

6. FINDING: CEQA (Q) - The project is consistent with the previously certified FEIR for Carmel Valley Ranch Specific Plan and with the FEIR certified for the 2010 Monterey County General Plan which addressed Traffic Impacts to Highway 1 and Carmel Valley Road.

EVIDENCE:

- a) In October 1975, a project specific Environmental Impact Report (EIR No. 75-101) was adopted by the Monterey County Board of Supervisors for the Carmel Valley Ranch Specific Plan.
- b) In December 1976, the Carmel Valley Ranch Specific Plan (CVRSP) was adopted by the Monterey County Planning Commission (PC Resolution No. 76-514) and further adopted by the Monterey County,

- subject to the previously adopted EIR.
- c) In 1977, the Carmel Valley Ranch Specific Plan is revised/amended, subject to the previously adopted EIR (BOS Resolution No. 77-3)
 - d) In 1982, the Board of Supervisors adopts a county-wide General Plan in 1982.
 - e) In December 1986, the Monterey County Board of Supervisors adopted the Carmel Valley Master Plan as an amendment to the 1982 General Plan, incorporating the Carmel Valley Ranch Specific Plan by reference.
 - f) In February 1995, the Carmel Valley Ranch Specific Plan was revised/amended (BOS Resolution No. 95-066), subject to a Negative Declaration.
 - g) In October 1996, the Carmel Valley Ranch Specific Plan is further revised/amended (BOS Resolution No. 96-382/383-384), subject to a Negative Declaration to allow 208 visitor serving units. At this time the conditions of approval required road improvements to construct a new intersection at Carmel Valley Road and Robinson Canyon Road, and make improvements to Holt Road. These improvements were intended to mitigate the traffic impacts associated with this project. The traffic impacts associated with the 208 units have been mitigated by fulfillment of these conditions.
 - h) In October 2010, the Board of Supervisors adopted a countywide General Plan (2010 General Plan), which incorporated the Carmel Valley Master Plan (Chapter 9.B), which retained the Carmel Valley Ranch Specific Plan as a “Special Treatment Area” pursuant to 2010 General Plan Policy CV-1.22.
 - i) CEQA Section 21083.3(b), states that *If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.* In this case, the CVRSP (as amended in 1996) has been incorporated into the 2010 General Plan (as part of the Carmel Valley Master Plan), and maximum development of 208 units was considered during the preparation, processing, adoption, and implementation of the 2010 General Plan, therefore the traffic impacts associated with Highway 1 and Carmel Valley Road have been addressed as part of the 2010 Monterey County General Plan FEIR.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find the project consistent with the previously certified EIR for Carmel Valley Ranch Specific Plan; and
2. Approve the Combined Development Permit, 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 10th day of September, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

1. 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. 5-14-2014

Monterey County RMA Planning

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

PLN140130

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN140130) allows an increase of guest units at Carmel Valley Ranch from 144 units to 181 units (37 units), consisting of the construction of a new two-story building (Building J - 10 units) and the understory (crawl-space) conversion of existing structures (Building 18 - units 211A, 214LB, 215A, 215B; Building 19 - units 206A, 206B, 210A; Building A - units 140L, 140LB, 141L, 142L; Building B - 152L, 153L, 154L, 155L, 156L; Building C - Units 158L, 159L, 160L, 161L; Building D - 176L, 177L; Building G - units 163L, 164L, 165L, 166L, 167L). Project will require the removal of 12-15 (8" -10") planted Redwood trees and grading of approximately 640 cubic yards. A total of 28 parking spaces will be added to the site.

The property is located at 1 Old Ranch Road, Carmel Valley (Assessor's Parcel Numbers 416-522-010-000 and 416-592-023-000), Carmel Valley Master Plan Area (Carmel Valley Ranch Amended Specific 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: RMA-Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number ***) was approved by the Monterey County Planning Commission for Assessor's Parcel Numbers 416-522-010-000 and 416-592-023-000 on August 27, 2014. The permit was granted subject to 21 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

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

Compliance or The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey 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 Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as 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 .

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

6. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

7. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to issuance of building permits.
(RMA - Planning)

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

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on August 27, 2017, unless use of the property or actual construction has begun within this period.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

9. PDSP001 - CONDITION COMPLIANCE FEE (NON-STANDARD)

Responsible Department: RMA-Planning

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

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

10. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan addressing the requirements of Monterey County Code Chapter 16.12. The plan shall include the location and details for all selected erosion control measures. The Erosion Control Plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

11. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide RMA-Environmental Services certification from a licensed Geotechnical Engineer that all development has been constructed in accordance with recommendations included in the Geotechnical Report prepared for the project. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to RMA-Environmental Services for review and approval.

12. GEOTECHNICAL REPORT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a Geotechnical Report, prepared by a licensed Geotechnical Engineer, that includes project specific recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Geotechnical Report to RMA-Environmental Services for review and approval.

13. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan, incorporating the recommendations in the project Geotechnical Report. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

14. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

15. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

16. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading, erosion control, and stormwater regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance during the rainy season (October 15 – April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.

17. PW0007 - PARKING STD

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval.

18. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

19. WR003 - DRAINAGE PLAN - RETENTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

20. WR010 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

21. WR049 - WATER AVAILABILITY CERTIFICATION

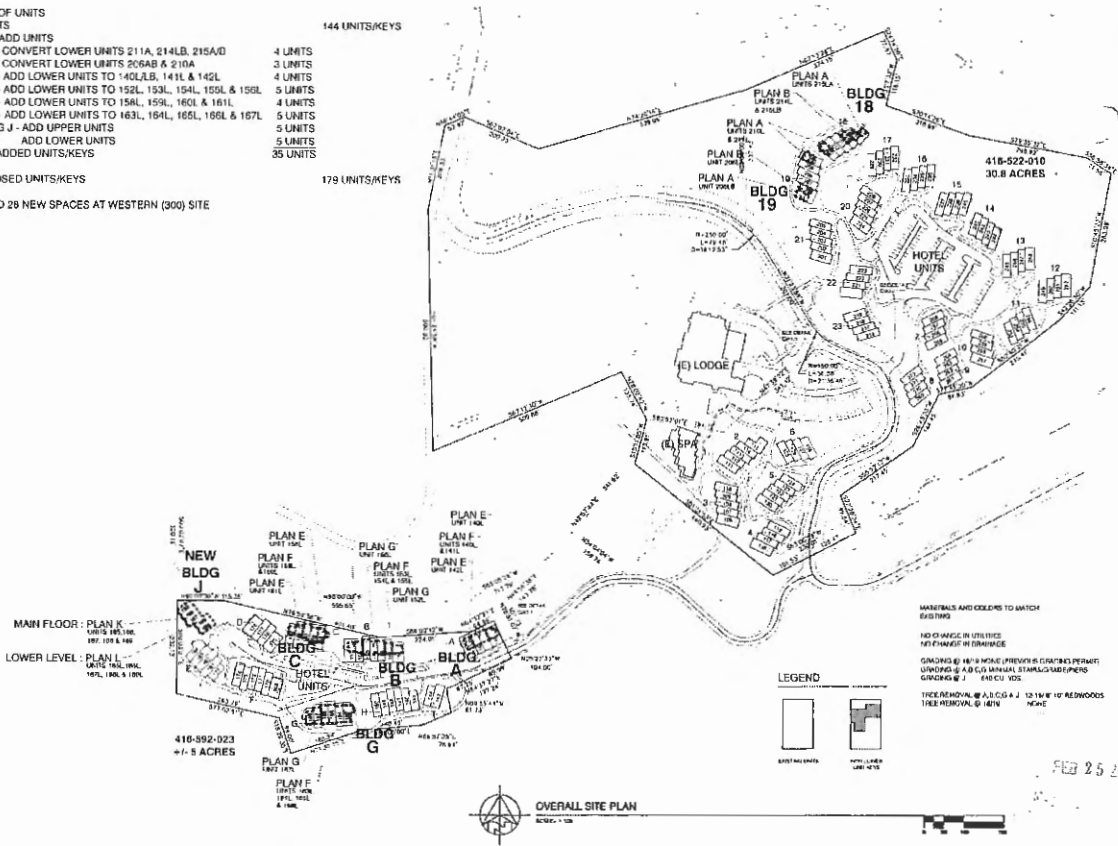
Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

TABULATION OF UNITS	
EXISTING UNITS	
REQUEST TO ADD UNITS	
BUILDING 18 CONVERT LOWER UNITS 211A, 214LB, 215A/D	4 UNITS
BUILDING 19 CONVERT LOWER UNITS 205AB & 210A	3 UNITS
BUILDING A - ADD LOWER UNITS TO 140L2B, 141L & 142L	4 UNITS
BUILDING B - ADD LOWER UNITS TO 152L, 153L, 154L, 155L & 156L	5 UNITS
BUILDING C - ADD LOWER UNITS TO 152L, 153L, 154L, 155L & 156L	4 UNITS
BUILDING G - ADD LOWER UNITS TO 163L, 164L, 165L, 166L & 167L	5 UNITS
NEW BUILDING J - ADD UPPER UNITS	5 UNITS
ADD LOWER UNITS	35 UNITS
TOTAL ADDED UNITS/KEYS	
TOTAL PROPOSED UNITS/KEYS	179 UNITS/KEYS
PARKING - ADD 28 NEW SPACES AT WESTERN (300) SITE	



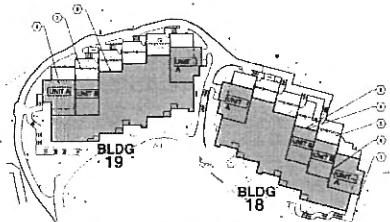
LOWER UNIT ADDITIONS TO EXISTING UNITS & NEW 5/10 UNIT BLDG.
Carmel Valley Ranch
416-922-010
30.8 ACRES

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
The Paul Davis Partnership, LLP
2000 Broadway
Menlo Park, CA 94025
415-321-1111
www.pauldavispartnership.com

Scale: 1" = 100'
Drawing No: 08-18-11
Project Number: 1304-003

OVERALL SITE PLAN

FEB 25 2014



PARTIAL SITE PLAN, BUILDINGS 18 & 19
SCALE: 1"=20'-0"

SHEET NOTES

1. ADDED PARKING SPACES
2. ENTRANCE INTO LOWER UNITS
3. NEW CANOPY TO LOWER UNITS
4. LINE OF NEW LOWER UNITS
5. LINE OF NEW LOWER DECKS
6. LINE OF EXISTING BUILDING ABOVE
7. LINE OF EXISTING DECK ABOVE
8. NEW EOOD. STAIR W/ HANDRAILS EACH SIDE OF STAIR

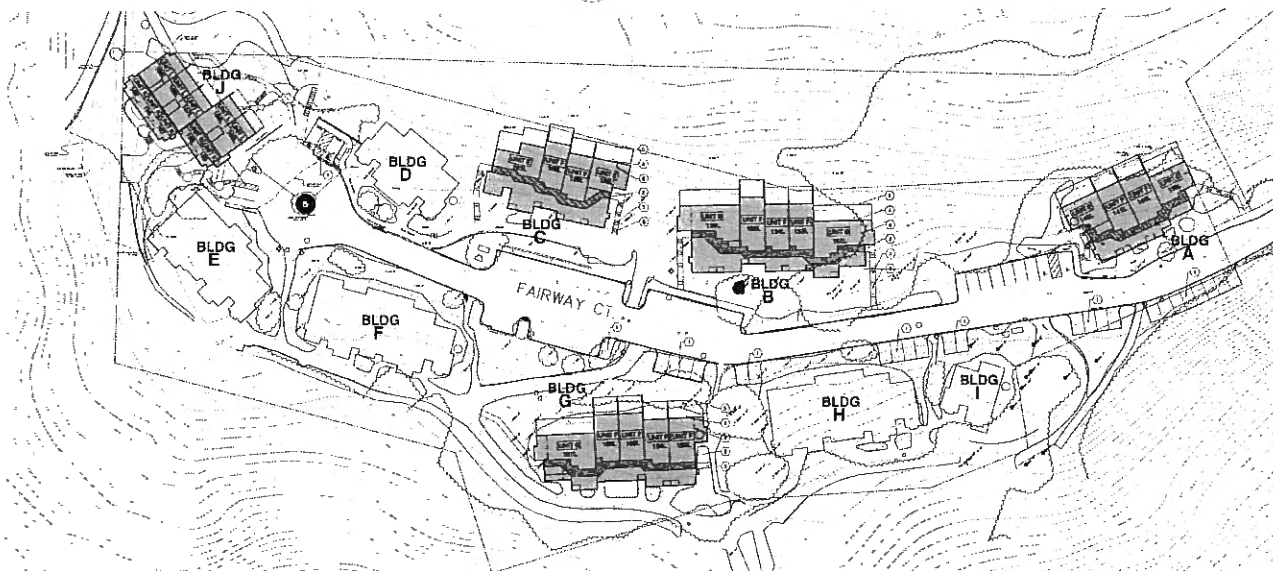
Project # 1000
**LOWER UNIT
 ADDITIONS TO
 EXISTING
 UNITS & NEW
 5/10 UNIT
 BLDG.**

Carnel Valley Ranch
 On Oldham Road
 Canal, CA 94516
 APN# 016-027-006 & 010

FEB 25 2014
 THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

**THE
 PAUL DAVIS
 PARTNERSHIP**
 ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
 100 Valley Road
 San Francisco, CA 94102
 415.774.2200 FAX 415.774.2201
 E-MAIL: paul@pauldavis.com

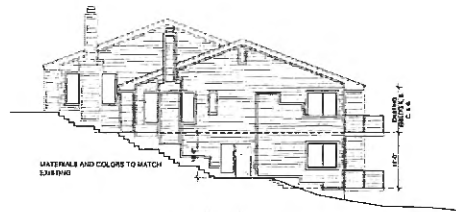


PARTIAL SITE PLAN, BUILDINGS A - J
SCALE: 1"=20'-0"

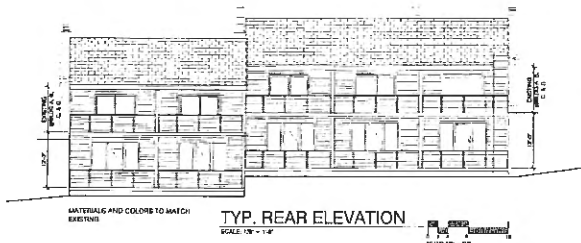


Sheet No. 001
 Drawing Date: 02-18-14
 Project Number: 1000-001

PROJECT AREA
 SITE PLAN



TYP. SIDE ELEVATION



TYP. REAR ELEVATION

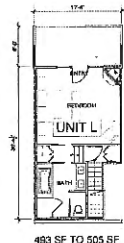


Project / Owner
LOWER UNIT ADDITIONS TO EXISTING UNITS & NEW 5/10 UNIT BLDG.
 Carmel Valley Ranch
 One Of Sants Road, Carmel, CA 93913
 APR 16 2012 10:41 AM

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
 100 Riverside Avenue
 Monterey, CA 93940
 (408) 375-1100 FAX (408) 375-1100
 paul@pauldavispartnership.com

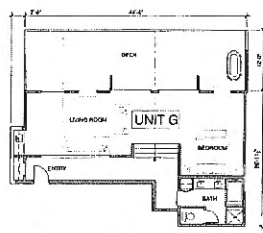
Drawn By: ADH
 Issued By: ADH
 Project Number: 1304-003



PLAN L



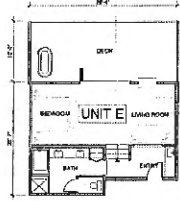
PLAN K



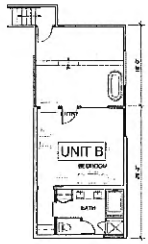
PLAN G



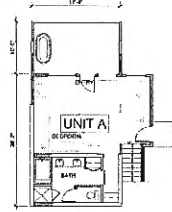
PLAN F



PLAN E



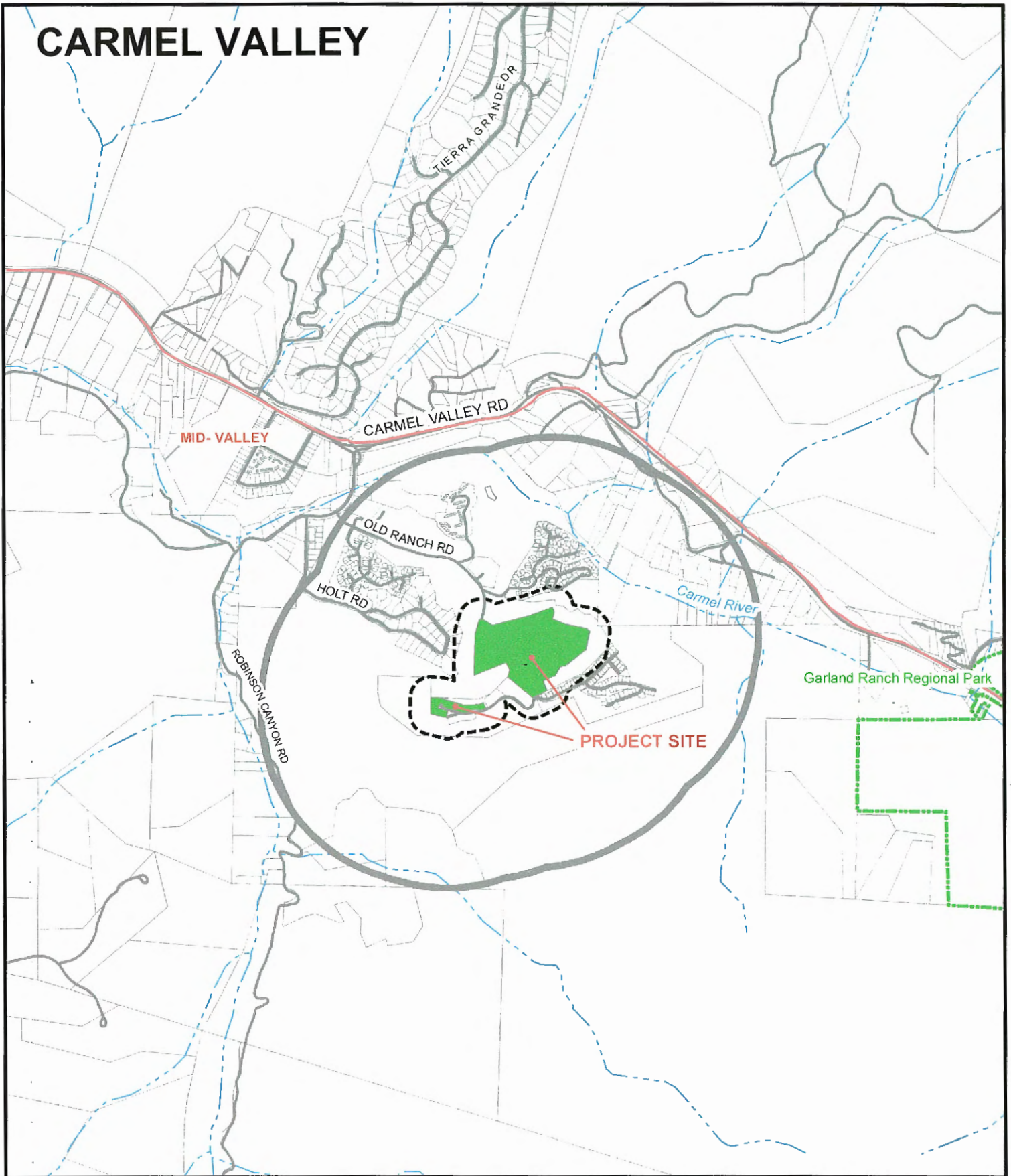
PLAN B



PLAN A

UNIT PLANS & ELEVATIONS




CARMEL VALLEY



APPLICANT: CVR HSGE LLC

APN: 416-522-010-000 & 416-592-023-000

FILE # PLN140130

 2500' Limit  300' Limit  Water

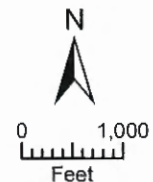


EXHIBIT C

PLANNER: MACK

MINUTES
Carmel Valley Land Use Advisory Committee
Monday, June 16, 2014

1. **Site visit at 4:00 PM at 1 OLD RANCH RD CARMEL (CVR HSGE LLC)**

ATTENDEES: Charles Franklin, David Burbidge, Michael Addison, Judy MacClelland,
Paul Davis

2. **Meeting called to order by** Janet Brennan **at** 6:30 **pm**

3. **Roll Call**

Members Present: Charles Franklin, John Anzini, David Burbidge, Janet Brennan,
Judy MacClelland, Michael Addison, Neil Agron, Mary Kleinbardt (8)

Members Absent: 0

4. **Approval of Minutes:**

A. May 19, 2014 minutes

Motion: John Anzini (LUAC Member's Name)

Second: David Burbidge (LUAC Member's Name)

Ayes: 8 (Franklin, Anzini, Burbidge, Brennan, MacClelland, Addison, Agron, Kleinbardt)

Noes: 0

Absent: 0

Abstain: 0

5. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

6. **Scheduled Item(s)**

7. **Other Items:**

- A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

- B) Announcements

None

8. **Meeting Adjourned:** 7:10 pm

Minutes taken by: Charles Franklin

Minutes received via email July 1, 2014

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **June 16, 2014**

Project Title: CARMEL VALLEY TRAIL & SADDLE CLUB

File Number: PLN140075

File Type: ZA

Planner: MASON

Location: 85 E GARZAS RD CARMEL VALLEY

Project Description:

Design Approval and Use Permit to demolish existing 1,436 square foot modular home and replace with new 1,090 square foot one-story modular home within the Carmel River floodplain. The property is located at 85 East Garzas Road, Carmel Valley (Assessor's Parcel Number 189-111-033-000), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Larry Bacon

Was a County Staff/Representative present at meeting? Steve Mason (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

Motion by: Anzini (LUAC Member's Name)

Second by: Burbidge (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 8 (Franklin, Anzini, Burbidge, Brennan, MacClelland, Addison, Agron, Kleinbardt)

NOES: 0

ABSENT: 0

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **June 16, 2014**

Project Title: CVR HSGE LLC

File Number: PLN140130

File Type: PC

Planner: MACK

Location: 1 OLD RANCH RD CARMEL

Project Description:

Combined Development Permit consisting of :1) Use Permit to allow an increase of guest units at Carmel Valley Ranch from 144 units to 179 units; 2) Administrative Permit for the construction of a new two-story building (Building J - 10 units); and 3) Design Approval for the understory (crawl-space) conversion of existing structures (Building 18 - units 211a, 214LB, 215A/B; Building 19 - units 206A/B, 210A; Building A - units 14L/LB, 141L, 142L; Building B - 152L, 153L, 154L, 155L, 156L; Building C - Units 158L, 159L, 160L, 161L; Building G - units 163L, 164L, 165L, 166L, 167L). Project will require the removal of 12-15 (8" -10") planted Redwood trees and grading of approximately 640 cubic yards. A total of 28 parking spaces will be added to the site as well. Colors and materials to match existing. The property is located at 1 Old Ranch Road, Carmel (Assessor's Parcel Numbers 416-522-004-000 and 416-522-010-000), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Paul Davis, Architect

Was a County Staff/Representative present at meeting? Luis Osorio (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
George Bremher	X		Water, traffic, parking, actual parking on old Ranch Road and on Club Place lane, overload of waste water plant
Rosemary Coulter	X		Drainage, History of failure of Wastewater plant

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Traffic, water, parking, sewerage, viewshed, runoff, replacement trees		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

Motion by: Anzini (LUAC Member's Name)

Second by: Burbidge (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: Lack of information on issues

Continued to what date: _____

AYES: 8 (Franklin, Anzini, Burbidge, Brennan, MacClelland, Addison, Agron, Kleinbardt)

NOES: 0

ABSENT: 0

ABSTAIN: 0



September 5, 2014

MEMORANDUM

TO: Shandell Clark
FROM: Keith Higgins, CE, TE
Dan Takacs, TE

SUBJECT: Carmel Valley Ranch Expansion



Carmel Valley Ranch proposes to add 37 guest units, which would increase the total number of guest units at the facility from 144 units to 181 units. The project will generate new vehicle trips that will add to traffic on the local and regional road networks. This memorandum discusses the history of development at Carmel Valley Ranch, the extent of traffic mitigation that have already been implemented and programmed, documents an analysis of the volume of trips that the project would potentially add to the local and regional road network and assess what traffic impact there may be beyond those which have been previously identified.

HISTORY OF DEVELOPMENT OF CARMEL VALLEY RANCH

Over the past 30 years, Carmel Valley Ranch has become a first class destination resort. Existing amenities at the Ranch include a championship golf course and clubhouse, a children’s activity center, a number of pools and tennis courts, a fitness center, a full service spa, casual and fine dining restaurants, corporate meeting space, and miles of hiking trails. Unlike a single use hotel or motel, these amenities allow the guests to stay on site throughout their vacation.

To facilitate guest circulation within the resort, Carmel Valley Ranch operates a total of five (5) shuttles within the resort to transport their guests to any of the on-site amenities on a 24 hour, on-demand basis. Occupancy of the shuttles ranges between 7-12 persons. The owners also operate a fleet of five (5) golf carts that are utilized to move people (up to four persons each) and supplies throughout the resort. Carmel Valley Ranch arranges guest travel outside the resort, including the airport through a third party service.

The application for the Carmel Valley Ranch Specific Plan was submitted to the County in 1975. A Final EIR for the Specific Plan was adopted by the Monterey County Board of Supervisors in October 1975. The Carmel Valley Ranch Specific Plan was approved by the Board of Supervisors in 1977. The Specific Plan allows for the development of a residential and resort lodge complex consisting of residential units, a resort lodge and guest units, golf course and clubhouse, stables and tennis facility.

EXHIBIT E



The Carmel Valley Ranch Specific Plan has been revised several times with the most recent revision adopted on October 1, 1996. As amended in 1996, the Specific Plan allows for the development of up to 311 residential units and 208 resort lodge guest units, in addition to the recreation and open space uses.

The mitigations for the Carmel Valley Ranch project included payment of fees to construct the Robinson Canyon underpass that eliminated the left turn movement from Robinson Canyon Road to westbound Carmel Valley Road. The proposed additional 37 guest units are being constructed within the context of the development of the 208 guest units allowed by the Carmel Valley Ranch Specific Plan that has already been subject to environmental impact review and mitigation. Therefore, traffic mitigation for the 37 new units has already been identified and applied.

The project will be subject to payment of the Transportation Agency for Monterey County (TAMC) Regional Development Traffic Impact Fee, which was adopted in 2008. Carmel Valley Ranch is incorporated by reference into the Carmel Valley Master Plan and each increment of development is dependent upon conformity with the Specific Plan Amended Conditions of Approval as well as the goals and policies of the General Plan. Monterey County General Plan Policy C-1.11 requires new development to pay the Regional Traffic Impact Fee.

PROJECT TRIP GENERATION, TRIP DISTRIBUTION AND ASSIGNMENT

Project Trip Generation

A trip generation study of the existing Carmel Valley Ranch development was performed to establish trip generation rates for the facility. Traffic volume counts using machine tube counters were performed to establish the existing traffic generation of the lodge and guest units.

A machine tube counter was installed on Old Ranch Road immediately north of the lodge between Wednesday April 9, 2014 and Friday April 18, 2014 to count traffic generated by the lodge and lodge units. This counter counted traffic generated by the lodge and guest units and other traffic not directly attributable to the lodge guest units. The Old Ranch Road traffic volume counts were adjusted to remove trips not directly attributable to the guest units. Besides counting traffic generated by the guest units, the Old Ranch Road traffic counter counted traffic generated by residential units located on Fairway Lane, Carmel Valley Ranch employees, delivery and service trucks and Carmel Valley Ranch guest shuttle vehicles. The following adjustments were made to the traffic counts collected on Old Ranch Road:

1. Fairway Lane – Traffic generated by residential units on Fairway Lane are not associated with the lodge and guest units. A machine tube counter was also placed on Fairway Lane to count traffic generated by developed on Fairway Lane. This traffic count was subtracted from the Old Ranch Road traffic count.
2. Employees – The project may result in an increase of one or two housekeeping employees, but these employees would be added to the weekend shifts. Otherwise, the number of employees during the week would not increase as a result of the project. Carmel Valley Ranch staff provided a count of the



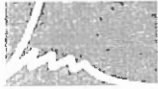
- employee trips during traffic count study period and the employee trips were deducted from the Old Ranch Road traffic count.
3. Carmel Valley Ranch Shuttles – Carmel Valley Ranch Shuttles operate throughout the day at the current time. The additional guest units will not materially change the volume of guest shuttle trips made during the day. Carmel Valley Ranch staff provided a count of shuttle trips made during the count period and the shuttle trips were deducted from the Old Ranch Road traffic counts.
 4. Security – Carmel Valley Ranch maintains a security force that patrols the grounds. The size and patrolling schedule of the force will not change as a result of the project. Carmel Valley Ranch staff provided a count of security trips made during the count period and the security trips were deducted from the Old Ranch Road traffic counts.
 5. Construction Activity – Traffic generated by construction work underway at the lodge at the time of the traffic counts should not be included in the trip generation rate for the guest units. Carmel Valley Ranch staff provided a count of the vehicle trips generated by construction activity at the lodge during the count period. These trips were subtracted from the Old Ranch Road traffic count.
 6. Deliveries – Deliveries are made on a regularly scheduled basis to the Carmel Valley Ranch lodge. The proposed project will not change the number of deliveries made to the facility. Carmel Valley Ranch staff provided a count of delivery schedule and the delivery truck trips were deducted from the Old Ranch Road traffic counts.
 7. Spa – An analysis of spa usage over an approximate four month period in late 2010 and early 2011 determined that the spa generates one off-site patron per day (two vehicle trips). These trips were subtracted from the Old Ranch Road traffic volume count.

The existing trip generation for the lodge and guest units is summarized on Exhibit 1. The lodge and guest units generated an average of 39 vehicle trips during the AM peak hour and 56 vehicle trips during the PM peak hour excluding employee, shuttle, security, construction, delivery and spa trips. Based on that data it was determined that the lodge and guest units generate trips at the rate of 0.27 trips per unit during the AM peak hour and 0.39 trips per unit during the PM peak hour. The existing lodge and guest units generate an average of 1,199 daily trips per weekday, or 8.33 trips per day per guest unit.

The trip generation rates for the lodge and guest units were used to estimate the trip generation for the proposed project. As shown on Exhibit 1, the 37-unit guest room expansion would generate:

- 10 trips during the AM peak hour;
- 14 trips during the PM peak hour; and,
- 308 trips per day.

The lodge contains other uses including a restaurant that is open to the public and trips made by non-guests would be included in the traffic counts collected on Old Ranch Road. Vehicle trips generated by the restaurant and other ancillary uses within the lodge were not subtracted from the Old Ranch Road traffic counts. Therefore, the trip generation rates used to forecast the trip generation for the proposed project and the trip generation estimate for the proposed project should be considered conservative (high)



Most of the new trips generated by the expansion will be trips between the new guest units and on-site resort amenities. Carmel Valley Ranch is a resort hotel and most of the guests stay on the property after arrival. Carmel Valley Ranch estimates that the internal capture rate between the guest units and on-site amenities is 80 percent.¹ This results in an estimate of:

- 62 external trips per day,
- 2 external trips during the AM peak hour and
- 3 external trips during the PM peak hour.

External trips are trips with origins and destinations outside of the resort that would travel on Carmel Valley Road and Robinson Canyon Road to access the Ranch.

To mitigate potential project traffic related impacts to traffic, Carmel Valley Ranch proposes to re-schedule deliveries currently scheduled during the peak commute hours to hours outside of the peak hours to off-set the potential peak hour trips generated by the proposed project. On weekdays, deliveries are currently scheduled between 6 am and 10 am. Currently, 7 deliveries are scheduled during the 8 am to 9 am peak hour during the week, or an average of 1.4 deliveries per day. Re-scheduling at least 1 delivery per day to an hour outside of the AM peak hour would off-set the estimated external trip generation for the project during the AM peak hour, which is 2 vehicle trips. When the passenger-car equivalencies (pce) of a truck are considered, rescheduling at least one delivery outside of the AM peak hour would more than off-set the estimated additional external trips that the project would generate during the AM peak hour. (The passenger-car equivalency for a truck varies depending on the roadway grade, length of grade and percentage of trucks and buses in the traffic flow. On a flat roadway, the passenger-car equivalency of a truck is 1.5. On a grade of 5% with a length of three-quarters of a mile, which approximates the grade of Highway 1 north of Carmel Valley Road, the truck passenger-car equivalency would be 5.0, assuming 2% trucks/buses in the traffic flow.)

Project Trip Distribution/Assignment

The external trips generated by the guest units would consist of guest arrival and departure trips, trips to other visitor serving uses in the region and trips to commercial uses in the valley.

¹ The 80% internal capture rate of resort guests is supported by the Carmel Valley Ranch activity record between April 8, 2014 and April 18, 2014 shown on Attachment A. During the survey period, each guest unit generated about 8 guest activities per day. Activities include the spa, golf, multiple restaurants, workshops, guided hikes and horseback riding. The resort offers meeting space and multiple specially designed activities and facilities for corporate and group guests.



The following trip distribution pattern was assumed for the project:

North via Highway 1: 25%
South via Highway 1: 5%
West via Rio Road: 10%
Other destinations in Carmel Valley west via Carmel Valley Road: 10%
North via Laureles Grade: 40%
Other destinations in Carmel Valley east via Carmel Valley Road: 10%

Exhibit 2 includes a tabulation of the daily and peak hour trips that the project would add to Carmel Valley Road and other roads in the region.

The project would add an estimated 62 vehicle trips per day to Robinson Canyon Road between Old Ranch Road and Carmel Valley Road, 31 trips per day to Carmel Valley Road west of Robinson Canyon Road and 31 trips per day to Carmel Valley Road east of Robinson Canyon Road.

During the AM peak hour, the project would add an estimated 2 vehicle trips to Robinson Canyon Road between Old Ranch Road and Carmel Valley Road, 1 trip to Carmel Valley Road west of Robinson Canyon Road and 1 trip to Carmel Valley Road east of Robinson Canyon Road.

During the PM peak hour, the project would add an estimated 3 vehicle trips to Robinson Canyon Road between Old Ranch Road and Carmel Valley Road, 1.5 trips to Carmel Valley Road west of Robinson Canyon Road and 1.5 trips to Carmel Valley Road east of Robinson Canyon Road.

The project trip assignment shown on Exhibit 2 indicates that the contribution of project trips to some roadway segments will be less than 1 trip during the peak hour. The addition of trips to a roadway segment that are less than a value of one indicates that the project will add trips to the segment, but the contribution will average less than one trip day.

Most of the new trips generated by the expansion will be trips between the new guest units and on-site resort amenities, but some off-site trips would be generated that would include trips to destinations in the Valley and outside the Valley. It is anticipated that most of the trips added to the regional road network by the project will be trips associated with guest arrivals and departures.

Guest Check-in/Check-out Trips

This section of the memorandum documents an analysis of the trips that would be generated by guest check-in and check-out.

Guest check-in and check-out data for 2013 was provided by Carmel Valley Ranch. The data was compiled to show the number of guest check-ins and check-outs by time-of-day and by day-of-week for the entire 2013 year. The average number of arrivals and departures per weekday was determined from the data. Also, the average peak one-hour number of check-ins and check-outs during the AM and PM peak commute periods was



determined for 2013. Using this data, the percentage of total weekday daily check-outs that occurs during the AM peak commute hour and the percentage of total weekday daily check-ins that occurs during the PM peak commute hour were determined. The peak commute periods are between 7 am and 9 am in the morning and 4 pm and 6 pm in the afternoon. The peak commute hours are the peak one-hour of traffic during the peak commute periods. For this analysis, it was assumed that the peak one-hour of check-outs during the morning commute period and the peak one-hour of check-ins during the afternoon peak commute period coincide with the peak one-hour of traffic on the adjacent road network. The percentage of total weekday check-ins during the PM peak commute hour and the percentage of total weekday check-outs during the AM peak commute hour were used to calculate the number of check-ins and check-outs during the AM and PM peak commute hours for the new 37 guest units.

Exhibit 3 provides a summary of the calculations. Note that the existing number of check-ins during the AM peak period and the existing number of check-outs during the PM peak period are negligible. The average number of guest check-ins during the weekday AM peak hour in 2013 was 0.2 check-ins per day, or 0.002 check-ins per day per room. The average number of guest check-outs during the weekday PM peak hour in 2013 was 0.3 check-outs per day, or 0.002 check-outs per day per room. The project will not materially add to the number of check-ins that occur during the AM peak hour or to the number of check-outs that occur during the PM peak hour. Therefore, the calculations on Exhibit 2 show the estimated number of guest check-outs generated by the project during the AM peak hour and the estimated number of guest check-ins during the PM peak hour.

An explanation of the calculations is provided below:

Check Out

1. In 2013, there was an average of 41.2 check-outs per weekday.
2. The average rate of guest check-outs in 2013 was 0.29 check-outs/room/weekday.
3. The estimated guest check-outs per weekday for the 37 new guest units is 10.7 (0.29×37).
4. Based upon the guest check-out data provided by Carmel Valley Ranch, 9.0 percent of the daily check-outs occur during the AM peak commute hour.
5. Therefore, the estimated average number of guest peak hour check-outs per weekday for the 37-unit project is 1.0 (10.7×0.09).

Check In

1. In 2013, there was an average of 49.5 check-ins per weekday.
2. The average rate of guest check-ins in 2013 was 0.34 check-ins/room/weekday.
3. The estimated guest check-ins per weekday for the 37 new guest units is 12.6 (0.34×37).
4. Based upon the guest check-in data provided by Carmel Valley Ranch, 16.7 percent of the daily check-ins occur during the PM peak commute hour.
5. Therefore, the estimated average number of peak hour check-ins per weekday for the 37-unit project is 2.1 (12.6×0.167).



Based on 2013 guest and arrival data for Carmel Valley Ranch, the proposed 37-unit project would generate an average of 1.0 guest departure trips per weekday during the AM peak commute-hour and 2.1 guest arrival trips during the PM peak commute hour. Arrival and departure trips would primarily use Highway 1 and Laureles Grade to access the project.

PROJECT IMPACTS

This section of the memorandum analyzes potential project impacts to Robinson Canyon Road, Carmel Valley Road and Highway 1 north of Carmel Valley Road. The analyses shows that in context of existing traffic conditions on Carmel Valley Road and Robinson Canyon Road, the proposed 37 additional guest units would not have a significant impact to traffic operations on these roadways. However, as previously discussed the Carmel Valley Ranch Specific Plan (revised in 1996) allows the development of 208 guest units. The impact of that number of units was fully analyzed. The total number of guest units after the project is developed would still be less than the number of guest units allowed by the Carmel Valley Ranch Specific Plan.

Robinson Canyon Road

According to the Monterey County published statistics, Robinson Canyon Road between Carmel Valley Road and Holt Road carried 3,300 vehicles per day in 2013. The capacity of a two-lane collector roadway such as Robinson Canyon Road is 12,000 vehicles per day and volumes less than 6,000 vehicles per day reflect LOS A operations. Robinson Canyon Road currently operates at LOS A. With the estimated 62 external project trips added to Robinson Canyon Road, Robinson Canyon Road would carry 3,362 vehicles per day (an increase of 1.9%) and would continue to operate at LOS A. The proposed project will not significantly impact Robinson Canyon Road.

Carmel Valley Road

According to the Carmel Valley Master Plan Supplemental Policies, traffic operations on Carmel Valley Road are evaluated on the basis of two factors – 1) level of service and 2) Average Daily Traffic (ADT) thresholds. The traffic standards for the Carmel Valley Road segments are as follows:

- a) LOS of “C” and ADT below its threshold specified in Policy CV-2.17(a) for Segments 1, 2, 8, 9, 10, 11, 12 and 13 is an acceptable condition;
- b) LOS of “D” and ADT below its threshold specified in Policy CV-2.17(a) for Segments 3, 4, 5, 6 and 7 is an acceptable condition;

A project impact would be significant if it caused the level of service to degrade from an acceptable level of service to an unacceptable level of service or caused a facility already operating at an unacceptable LOS D or LOS E condition to deteriorate to a lower level of service value (i.e., from LOS D to LOS E or LOS F; or from LOS E to LOS F).

A June 26, 2014 memorandum from Ryan Chapman, Monterey County Traffic Engineer to the Carmel Valley Road Committee documents the results of the 2013 Carmel Valley Road Annual Traffic Volume Reporting Evaluation. The memorandum includes an analysis of level of service for the two-lane segments and an analysis of the ADT thresholds for all segments. Information contained in the memorandum was referenced to assess the potential for the project to impact Carmel Valley Road.



Exhibit 4 shows the ADT thresholds and the existing (2013) daily traffic volume for the Carmel Valley Road segments. The traffic volume data contained in the table on Exhibit 43 was obtained from the 2013 Carmel Valley Master Plan Annual Evaluation of Traffic Volume. Currently, all Carmel Valley Road Segments carry less than the threshold volume specified in Carmel Valley Master Plan Policy CV-2.17(a). In addition, the reserve capacity available on each segment exceeds the total estimated trip generation for the project (308 vehicle trips). The project will add an estimated 31 trips per day to Carmel Valley Road west of Robinson Canyon Road and 31 trips per day to Carmel Valley Road east of Robinson Canyon Road. Therefore, the ADT threshold volumes specified in Policy CV-2.17(a) would not be exceeded on any Carmel Valley Road segment with the project developed.

According to the 2013 Carmel Valley Master Plan Annual Report of Traffic Volumes, all two-lane segments of Carmel Valley Road operate with a directional Percent Time Spent Following (PTSF) of less than 85.0 except the following two segments:

Segment 6: Robinson Canyon Road – Schulte Road
Segment 7: Schulte Road and Rancho San Carlos Road

An 85.0 PTSF is the break point between the LOS D and LOS E level of service categories. Based on the PTSF performance measure, Segments 6 and 7 currently operate at an unacceptable LOS E during the PM peak hour and all other two-lane segments on Carmel Valley Road operate at LOS D or better. Exhibit 5 shows the existing PTSF for the two-lane segments of Carmel Valley Road.

Both Segments 6 and 7 are located west of Carmel Valley Ranch. As shown on Exhibit 2, the project would add an estimated 1.5 vehicle trips (1.5 trips eastbound and 0.0 trips westbound) during the PM peak hour to Carmel Valley Road west of Robinson Canyon Road, including Segments 6 and 7. The addition of project trips would increase the PTSF value of Segment 7 by a small fraction (less than 0.5) and would not cause segment operations to deteriorate to a lower level of service category. And, the addition of project trips would not cause the volume of traffic carried on the roadway to exceed the capacity of the roadway (i.e., volume-to-capacity ratio > 1.0), and would not significantly impact Carmel Valley Road between Robinson Canyon Road and Rancho San Carlos.

The project trips would have minimal impact to the PTSF values shown on Exhibit 5 for the other two-lane segments on Carmel Valley Road. The change in PTSF resulting from the project would not cause the segment levels of service to deteriorate worse than a PTSF value of 85.0, which is the threshold value between LOS D and LOS E. Therefore, the project would not significantly impact the two-lane segments of Carmel Valley Road.

Exhibit 6 shows that the four-lane segments of Carmel Valley Road operated at LOS A or B as documented in the 2007 Carmel Valley Master Plan Traffic Study. To exceed LOS C operations, peak hour traffic volumes on Carmel Valley Road would have to at least double on most segments; or increase by at least 1,100 vehicles per hour from the volumes documented in the 2007 CVMP traffic study. Volume statistics published by Monterey County indicate traffic volumes on Carmel Valley Road have remained relatively steady over the last decade. The amount of traffic growth necessary to cause traffic operations on the four-lane segments of Carmel Valley Road to deteriorate to LOS



C or worse operations has not occurred. The project would add a small amount of traffic to Carmel Valley Road during the peak commute hours and would not be at levels that would significantly impact traffic operations.

Highway 1 north of Carmel Valley Road

Previous traffic impact studies have determined that Highway 1 north of Carmel Valley Road operates at LOS F during the peak hours.

The County's significance criteria for roadway segments is as follows:

A significant impact would occur if a roadway segment operating at A through E degrades to a lower level of service of D, E, or F. If a segment is already operating at LOS F any increase during peak hour (one vehicle) is considered significant.

As shown on Exhibit 2, the project is expected to contribute less than one vehicle trip during each peak hour on average to Highway 1 north of Carmel Valley Road. Note that the project applicant proposes to reschedule at least one existing delivery trip that occurs during the AM peak hour, which would eliminate the estimated external project trip generation during the AM peak hour. With this mitigation measure, the project would not add any peak hour trips to Highway 1 during the AM peak hour and its impact would not be significant. During the PM peak hour, the project is estimated to add less than one trip per day to Highway 1 north of Carmel Valley Road. Therefore, the project's impact to Highway 1 would not be significant.

TRIP GENERATION COMPARISON

Exhibit 7 provides a comparison of trip generation for previous approved levels of development for the residential and guest unit components of the Carmel Valley Ranch project.

The trip generation rate calculated for the guest units (8.33 trips per unit) was utilized to estimate the historical trips generated by the resort lodge guest units. A trip generation rate of 7.50 trips per dwelling unit was utilized for the residential development. The Carmel Valley Ranch residential development consists of a mix of attached and detached housing. The trip rate of 7.50 trips per dwelling unit is the approximate average of the Institute of Transportation Engineers trip generation rate for condominium/townhouse and single family residential uses. Also, previous traffic studies for projects in Carmel Valley have used a trip generation rate of 7.50 trips per dwelling unit to estimate the daily trips generated by single family residential development.

SUMMARY and CONCLUSIONS

1. The proposed 37- guest unit project would generated an estimated 308 trips per day with 10 trips generated during the AM peak commute hour and 14 trips during the PM peak commute hour.
2. Most of the new trip generation is anticipated to remain within the Carmel Valley Ranch complex.



3. Based on 2013 guest and arrival data for Carmel Valley Ranch, the proposed 37-unit project would generate an average of 1.0 guest departure trips per weekday during the AM peak commute hour and 2.1 guest arrival trips during the PM peak commute hour. Arrival and departure trips would use Highway 1 and Laureles Grade to access the project. In addition, a portion of the arrival and departure trips are made by shuttle between Carmel Valley Ranch and the Monterey Airport.
4. The project would generate an estimated 62 external trips per day, 2 external trips during the AM peak hour and 3 trips during the PM peak hour. The addition of these trips to the road network would not significantly impact existing traffic operations on Carmel Valley Road, Robinson Canyon Road and Highway 1.
5. The project is consistent with the Carmel Valley Ranch Specific Plan. The Carmel Valley Ranch Specific Plan allows 208 guest units. The total number of guest units after the proposed project is developed would be 181 units, less than the number of guest units allowed by the Carmel Valley Ranch Specific Plan. Mitigation measures required to mitigate Carmel Valley Ranch Specific Plan impacts have been previously identified, programmed and applied. The mitigation for the Carmel Valley Ranch project included construction of the Robinson Canyon underpass by Carmel Valley Ranch to eliminate the left turn movement from Robinson Canyon Road to westbound Carmel Valley Road and payment of Carmel Valley Road fees. Therefore, traffic mitigation for the 37 new units has already been identified and applied. The project would not be subject to the Carmel Valley Traffic Improvement Program fee since the project's traffic impacts were previously mitigated. The project will be subject to payment of the TAMC Regional Development Traffic Impact Fee.
6. Although impacts associated with the expansion have been previously mitigated, to alleviate any potential conflicts, Carmel Valley Ranch proposes to re-schedule deliveries currently scheduled during the peak commute hours to hours outside of the peak hours to off-set the potential peak hour trips generated by the proposed project. Deliveries are currently scheduled between 6 am and 10 am. Currently, 7 deliveries are scheduled during the 8 am to 9 am peak hour during the week, or an average of 1.4 deliveries per day. Re-scheduling at least 1 delivery per day to an hour outside of the AM peak hour would off-set the estimated external trip generation for the project during the AM peak hour, which is 2 vehicle trips.

	Daily Trips	Existing Average Weekday Trip Generation					
		AM Peak Hour			PM Peak Hour		
		Inbound	Outbound	Total	Inbound	Outbound	Total
+ Old Ranch	1,998	78	55	133	90	61	151
- Fairview Drive	-288	-8	-10	-18	-13	-10	-23
- Employees / Shuttles / Security	-443	-23	-23	-46	-23	-23	-46
- Construction	-56	-28	0	-28	0	-26	-26
- Deliveries	-10	-1	-1	-2	0	0	0
- Spa	-2	0	0	0	0	0	0
Net Existing Trips - Lodge & Guest Units	1,199	18	21	39	54	2	56
Trip Generation Rates (per unit; 144 units)	8.33	46%	54%	0.27	96%	4%	0.39

	Daily Trips	Project Trip Generation					
		Inbound	Outbound	Total	Inbound	Outbound	Total
Project - 37 units	308	5	5	10	14	0	14

	Daily Trips	Project Internal / External Trips					
		Inbound	Outbound	Total	Inbound	Outbound	Total
Internal (80%)	246	4	4	8	11	0	11
External (20%)	62	1	1	2	3	0	3
Total	308	5	5	10	14	0	14

	Daily Trips	AM Peak Hour			PM Peak Hour		
		Inbound	Outbound	Total	Inbound	Outbound	Total
External Trips (20% of Project Trip Generation)	62	1	1	2	3	0	3
Carmel Valley Road - West (50% of External)	31.0	0.5	0.5	1.0	1.5	0.0	1.5
Highway 1 North (25% of External)	7.75	0.13	0.13	0.25	0.38	0.00	0.38
Highway 1 South (5% of External)	1.55	0.03	0.03	0.05	0.08	0.00	0.08
Rio Road / Carmel (10%)	3.10	0.05	0.05	0.10	0.15	0.00	0.15
Other Valley Destinations (10%)	3.10	0.05	0.05	0.10	0.15	0.00	0.15
Carmel Valley Road - East (50% of External)	31.0	0.5	0.5	1.0	1.5	0.0	1.5
East - Laureless Grade Rd (40%)	12.40	0.20	0.20	0.40	0.60	0.00	0.60
East - Other Destinations (10%)	3.10	0.05	0.05	0.10	0.15	0.00	0.15

**EXHIBIT 3
CARMEL VALLEY RANCH GUEST UNIT EXPANSION
GUEST CHECK-IN / CHECK-OUT TRIP GENERATION**

GUEST DEPARTURES DURING THE AM PEAK HOUR	
	Departures
<u>Existing Conditions</u>	
Existing Average Departures Per Weekday (2013)	41.2
Existing Average Departures Per Weekday Per Existing Unit (144 Units)	0.29
Percentage of Departures in the PM Peak Hour	9.0%
<u>Project Conditions</u>	
CVR Expansion Units (The Project)	37
Average Additional Departures Per Weekday (37 x 0.29)	10.7
Average Departures Per Weekday During the PM Peak Hour (9.0% of daily)	1.0

GUEST ARRIVALS DURING THE PM PEAK HOUR	
	Arrivals
<u>Existing Conditions</u>	
Existing Average Arrivals Per Weekday (2013)	49.5
Existing Average Arrivals Per Weekday Per Existing Unit (144 Units)	0.34
Percentage of Arrivals in the PM Peak Hour	16.7%
<u>Project Conditions</u>	
CVR Expansion Units (The Project)	37
Average Additional Arrivals Per Weekday (37 x 0.34)	12.6
Average Arrivals Per Weekday During the PM Peak Hour (16.7% of daily)	2.1

	Segment	Threshold LOS	Threshold Volume	Existing ADT (2013)	Existing ADT Exceeds Threshold	Reserve Capacity
1	Carmel Valley Road CVMP Boundary - Holman Rd	C	8,487	3,184	No	5,303
2	Carmel Valley Road Holman Rd - Esquiline Rd	C	6,835	3,695	No	3,140
3	Carmel Valley Road Esquiline Rd - Ford Rd	D	9,065	8,177	No	888
4	Carmel Valley Road Ford Rd - Laureles Grade	D	11,600	10,770	No	830
5	Carmel Valley Road Laureles Grade - Robinson Cyn Rd	D	12,752	10,913	No	1,839
6	Carmel Valley Road Robinson Cyn Rd - Schulte Rd	D	15,499	14,165	No	1,334
7	Carmel Valley Road Schulte Rd - Rancho San Carlos Rd	D	16,340	15,687	No	653
8	Carmel Valley Road Rancho San Carlos Rd - Rio Rd	C	47,487	18,695	No	28,792
9	Carmel Valley Road Rio Rd - Carmel Rancho Blvd	C	51,401	24,240	No	27,161
10	Carmel Valley Road Carmel Rancho Blvd - SR 1	C	27,839	21,865	No	5,974
11	Carmel Rancho Blvd Carmel Valley Rd - Rio Rd	C	33,495	9,365	No	24,130
12	Rio Eastern Terminus - Carmel Rancho Blvd	C	6,416	773	No	5,643
13	Rio Carmel Rancho Blvd - SR 1	C	33,928	11,128	No	22,800

Source: 2013 CVMP Annual Evaluation of Traffic Volume, Monterey County Department of Public Works, June 26, 2014.

Notes:

- Existing 2013 ADT from Monterey County 2013 Annual CVMP Board Report.
- Reserve Capacity: The capacity available before the threshold volume for the segment would be reached.

2013 CARMEL VALLEY MASTER PLAN ANNUAL REPORT OF TWO-LANE SEGMENT LEVEL OF SERVICE						
Segment		Threshold LOS	Threshold PTSF	Vehicles Per Hour Highest Direction	Directional HCM 2010 PTSF	LOS
3	Carmel Valley Road Esquiline Rd - Ford Rd	D	>85	477	74.9	D
4	Carmel Valley Road Ford Rd - Laureles Grade	D	>85	627	72.5	D
5	Carmel Valley Road Laureles Grade - Robinson Cyn Rd	D	>85	679	80.8	D
6	Carmel Valley Road Robinson Cyn Rd - Schulte Rd	D	>85	757	86.8	E
7	Carmel Valley Road Schulte Rd - Rancho San Carlos Rd	D	>85	831	86.2	E

Source: 2013 CVMP Annual Report of Traffic Volumes (PTSF Method, HCM 2010), Monterey County Department of Public Works, June 26, 2014.

Notes:

1. LOS: Level of Service
2. PTSF: Percent Time Spent Following
3. pcphpl: passenger cars per hour per lane

**EXHIBIT 5
CARMEL VALLEY ROAD
TWO-LANE SEGMENT
LEVELS OF SERVICE**

2007 CARMEL VALLEY MASTER PLAN TRAFFIC STUDY EXISTING TWO-LANE SEGMENT LEVEL OF SERVICE							
Segment	Threshold LOS	AM Peak Hour			PM Peak Hour		
		Two-Way Volume	PTSF	LOS	Two-Way Volume	PTSF	LOS
1 Carmel Valley Road	C	373	32.46	A	430	37.98	A
2 Carmel Valley Road	C	390	32.39	A	473	39.50	A
3 Carmel Valley Road	D	774	55.81	C	790	54.57	B
4 Carmel Valley Road	D	1,114	68.00	C	1,112	66.60	C
5 Carmel Valley Road	D	1,074	70.00	D	1,158	68.77	C
6 Carmel Valley Road	D	1,445	76.42	D	1,430	74.92	D
7 Carmel Valley Road	D	1,629	82.98	D	1,556	76.75	D

2007 CARMEL VALLEY MASTER PLAN TRAFFIC STUDY EXISTING FOUR-LANE SEGMENT LEVEL OF SERVICE									
Segment	Threshold LOS	AM Peak Hour				PM Peak Hour			
		Two-Way Volume	Flow Rate (pcphpl)	Density	LOS	Two-Way Volume	Flow Rate (pcphpl)	Density	LOS
8 Carmel Valley Road	EB	769	470	7.53	A	1,034	550	10.00	A
Rancho San Carlos Rd - Rio Rd	WB	937	586	10.65	A	874	475	8.64	A
9 Carmel Valley Road	EB	1,028	579	10.53	A	1,272	650	11.82	A
Rio Rd - Carmel Rancho Blvd	WB	1,273	757	13.76	B	1,098	646	11.75	B
10 Carmel Valley Road	EB	1,106	621	11.29	B	1,030	575	11.29	B
Carmel Rancho Blvd - SR 1	WB	904	601	10.93	A	1,089	662	10.93	A

Source: Carmel Valley Master Plan Traffic Study, DKS Associates, July 2007.

Notes:

1. LOS: Level of Service
2. PTSF: Percent Time Spent Following
3. pcphpl: passenger cars per hour per lane
4. Density: passenger cars per mile per lane

EXHIBIT 6
CARMEL VALLEY MASTER PLAN
TRAFFIC STUDY
LEVELS OF SERVICE

	WEEKDAY TRIP GENERATION RATES						
	Daily	AM Peak Hour			PM Peak Hour		
		Inbound	Outbound	Total	Inbound	Outbound	Total
Resort Lodge Guest Units (per unit)	8.33	46%	54%	0.27	96%	4%	0.39
Residential (per unit)	7.50	25%	75%	0.60	63%	37%	0.90

		WEEKDAY TRIP GENERATION						
		Daily Trips	AM Peak Hour			PM Peak Hour		
			Inbound	Outbound	Total	Inbound	Outbound	Total
TRIPS GENERATED BY CVR AS ORIGINALLY PROPOSED								
Residential	855 Units	6,413	128	385	513	485	285	770
Lodge Units	200 Units	1,666	25	29	54	75	3	78
TOTAL	1055 Units	8,079	153	414	567	560	288	848

TRIPS GENERATED BY CVR AS APPROVED								
Residential	400 Units	3,000	60	180	240	227	133	360
Lodge Units	100 Units	833	12	15	27	37	2	39
TOTAL	500 Units	3,833	72	195	267	264	135	399

TRIPS GENERATED BY EXISTING DEVELOPMENT								
Residential	311 Units	2,333	47	140	187	176	104	280
Lodge Units	144 Units	1,200	18	21	39	54	2	56
TOTAL	455 Units	3,533	65	161	226	230	106	336

TRIPS GENERATED BY EXISTING DEVELOPMENT PLUS PROPOSED PROJECT								
Residential	311 Units	2,333	47	140	187	176	104	280
Lodge Units	181 Units	1,508	22	26	49	68	3	71
TOTAL	492 Units	3,841	69	166	236	244	107	351

ATTACHMENT A
CARMEL VALLEY RANCH WEEKDAY GUEST ACTIVITY
April 9, 2014 - April 18, 2014

	Resort Guest's Patronage of On-Site Activities										Average Per Day
	Wed April 9	Thu April 10	Fri April 11	Mon April 14	Tue April 15	Wed April 16	Thu April 17	Fri April 18	Total		
Food & Beverage											
Restaurants/Café ¹	356	354	642	797	995	866	772	868	5,650	706	
Banquets	164	113	6	14	0	0	135	13	445	56	
Total Food & Beverage	520	467	648	811	995	866	907	881	6,095	762	
Golf Rounds	8	31	43	125	33	105	45	52	442	55	
Spa Appointments	8	12	31	34	17	18	19	29	168	21	
Other Resort Activities ²	30	32	30	54	90	79	128	65	508	64	
Total All Activities	566	542	752	1,024	1,135	1,068	1,099	1,027	7,213	902	
Occupied Rooms-Total	63	77	118	125	118	122	121	128	872	109	
Total Guest Activities Per Occupied Room	9.0	7.0	6.4	8.2	9.6	8.8	9.1	8.0	8.3	8.3	

Source: Carmel Valley Ranch

Notes:

1. Restaurants / Café includes Lodge Restaurant, River Ranch Café, Clubhouse and Banquets.
2. Activities within the Ranch that require reservations. (i.s., guided hikes, kids camp, workshops and tennis lessons).

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AMENDED

CARMEL VALLEY RANCH

SPECIFIC PLAN

MONTEREY COUNTY PLANNING DEPARTMENT

REVISED: November 3, 1976

REVISED: December 7, 1976

REVISED: February 14, 1995

REVISED: October 1, 1996

This Carmel Valley Ranch Specific Plan was adopted by the Planning Commission of the County of Monterey in conformance to Section 65450 et. seq. of the Government Code of the State of California at a public hearing on November 3, 1976 by Resolution 76-514.

This Carmel Valley Ranch Specific Plan was adopted in this form by the Board of Supervisors of the County of Monterey by Board Order on December 7, 1976.

This Carmel Valley Ranch Specific Plan was adopted in this form by the Board of Supervisors of the County of Monterey by Resolution No. 77-3 on January 4th, 1977.

This Carmel Valley Ranch Specific Plan was adopted in this form by the Board of Supervisors of the County of Monterey by Resolution No. 95-066 on February 14, 1995.

This Carmel Valley Ranch Specific plan was adopted in this form by the Board of Supervisors of the County of Monterey by Resolution No. _____ on October 1, 1996.

EXHIBIT F

A SPECIFIC PLAN FOR THE CARMEL VALLEY RANCH

PREFACE

The General Plan for the Carmel Valley Ranch was adopted by the Board of Supervisors on July 26, 1966. The Carmel Valley Ranch Plan provided for a wide range of resort, recreational, and residential land uses as well as large areas of open land. When a development plan was brought to the Planning Commission for development of the Carmel Valley Ranch in accordance with the General Plan, it was the opinion of the Planning Commission that, because of the sensitive nature of the slopes of the Carmel Valley and the large size of this project, a Specific Plan should be prepared for the systematic execution of the General Plan. This Specific Plan should include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan. It is recognized that the Specific Plan of the Carmel Valley Ranch is consistent with the General Plan, but that changes in planning concepts and philosophies, changes in planning laws, as well as changes in the General Plan itself, may require changes in the Specific Plan, therefore it must be recognized that this Specific Plan is not "fixed in concrete" but may be subject to changes as the future may dictate.

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**AN AMENDED SPECIFIC PLAN
FOR THE CARMEL VALLEY RANCH**

On August 17, 1976 the Monterey County Board of Supervisors referred the matter (Carmel Valley Ranch Specific Plan) back to the Planning Commission to consider an amended specific plan for the Carmel Valley Ranch as prepared by the developer to encompass the following parameters although the Planning Commission may want to consider requirements lower than suggested:

- 1. Only 400 of the 855 residential units be designated in the plan in the first phase.*
- 2. That the units could only occur in the lower elevations around the proposed golf course, to protect the viewsheds.*
- 3. That only 100 units of the 200 unit resort lodge facility be permitted.*
- 4. That a tennis complex be incorporated in the area near the resort.*
- 5. That 1000 acres of the plan be designated to open space and placed in scenic easement in perpetuity with the County.*
- 6. That the remaining area be placed in a reserve for future consideration after the Carmel Valley Master Plan is updated.*
- 7. That a maximum quota be established of not more than 80 building permits be issued in one year, in accordance with any of the County ordinances that we have adopted, and subdivision regulations and procedures.*

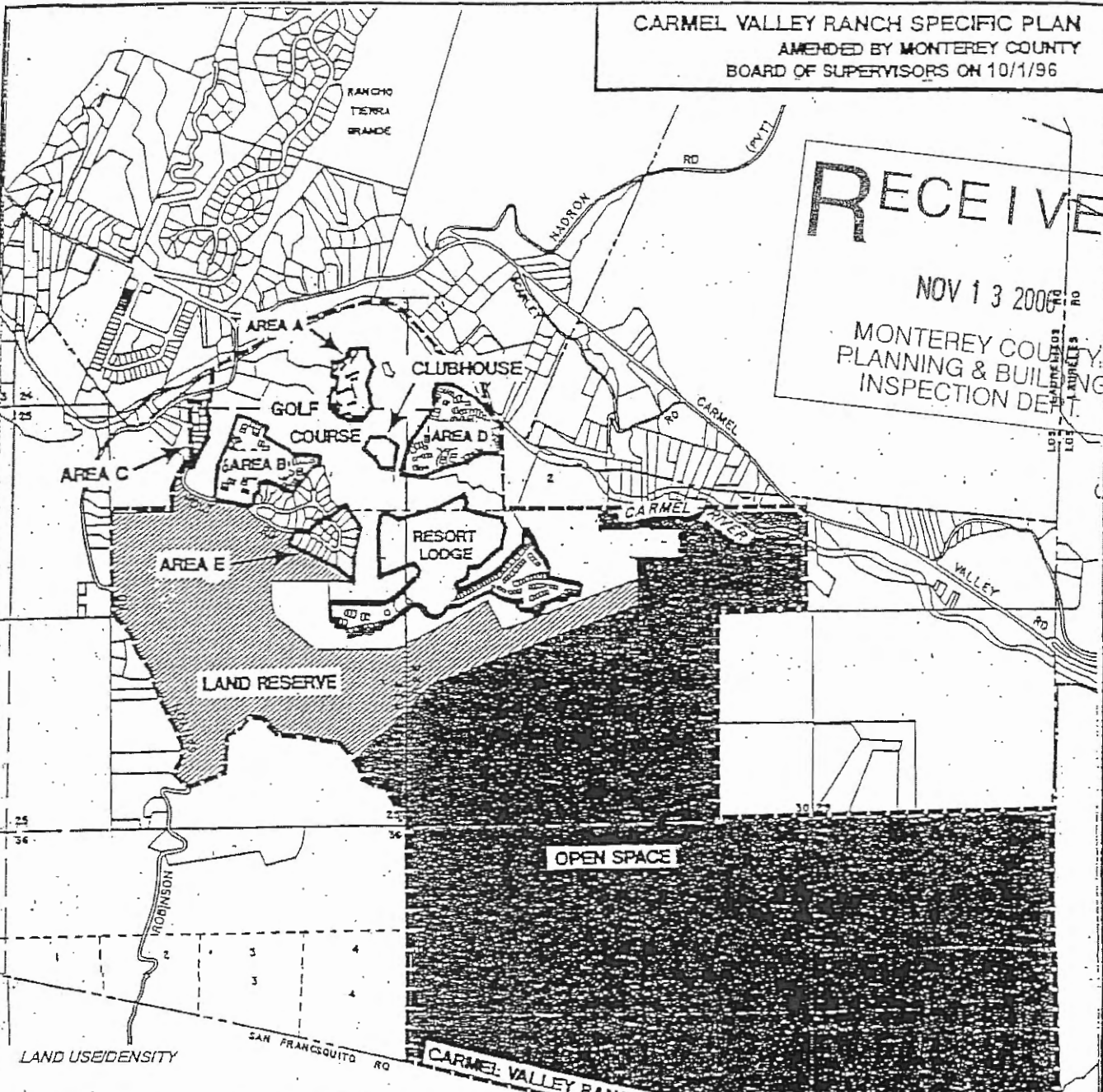
The plan as now revised and submitted is in accordance with the parameters imposed by the Monterey County Board of Supervisors.

On February 14, 1995 the Monterey County Board of Supervisors adopted the amendments to the Carmel Valley Ranch Specific Plan Map and Text to add an area to the Specific Plan designated "Resort Lodge" in existing "Area F" in place of the current "Residential" designation and amending the text to indicate that the Carmel Valley Ranch Specific Plan consists of a maximum of 144 lodge units and 375 residential units outside of the reserve area around the golf course of which "Area F" will constitute 64 units.

On October 1, 1995 the Monterey County Board of Supervisors adopted the amendment to the Carmel Valley Ranch Specific Plan Map and Text to remove the "Residential" designation from Area "F" entirely and add it to the area designated "Resort Lodge". The text was amended to indicate that the Carmel Valley Ranch Specific Plan consists maximum of 208 lodge units and 311 residential units outside of the reserve area.

CARMEL VALLEY RANCH SPECIFIC PLAN
 AMENDED BY MONTEREY COUNTY
 BOARD OF SUPERVISORS ON 10/1/96

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LAND USE/DENSITY

LAND USE	DWELLING UNITS	ACRES	DENSITY
Residential A.	90	16.5	
B.	105	26.0	
C.	11	3.0	
D.	85	17.5	
E.	20	8.0	
F.	20-24.8	22.0-22.56	
Golf Course		150.0	
Open Space		1200.0	
	100-325-311	1422.0-2445.68	1 unit/3.5 acres 2 units/2.5 acres 3 units/1.6 acres
Resort Lodge & Tennis Club	100-244-208	42.0-51-34-79.00	3 units/acre 2.5 units/acre 2.6 units/acre
Land Reserve	100 (maximum)	200.0	
(To be designated upon completion of Carmel Valley Master Plan update)		1700.0	

*Under scenic easement

0 2000 FEET

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 Planning and
 Building Inspection
 Department

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SPECIFIC PLAN

The Specific Plan of the Carmel Valley Ranch is prepared in conformance with Section 65451 of the Government Code of the State of California. To achieve this, it represents a variety of housing types, a wide range of recreational activities, open space, preservation of vegetation and wildlife and all necessary supporting facilities. It is one step in the development of the Carmel Valley Ranch and to proceed must be followed with environmental determinations, preliminary and tentative maps, use permits, building permits, and various other permits and authorizations from county and state agencies.

A range of housing types is proposed, including a resort lodge complex, detached single family, and single family attached residences. A gross residential density of one unit per 3.6 acres will be maintained in the first stage of approval with over 1,350 acres of open space and recreational area.

A resort lodge complex is proposed consisting of ~~400~~ 442 units and tennis complex facilities on ~~47.51~~ 79.0 acres of land, for density of ~~2.18~~ 2.6 units per acre.

The development will have a Homeowner's Association and a backup County Service Area providing for the maintenance of streets, open space, sewer and water systems. The County Service area would be a special tax district with power to levy taxes to provide for proper operation and maintenance of services and facilities.

Various areas of the community will be oriented toward the supporting recreational facilities. Clustered residential development on the valley floor and adjacent lower elevation slopes will be developed around the 18-hole championship golf course. The resort/lodge complex is also planned for development adjacent to the golf course. Twelve hundred acres of the open space designated as natural reserve will be placed in perpetual scenic easement to Monterey County. The remaining land (200 ac.) will be placed in reserve for designation upon completion of the Carmel Valley Master Plan update.

Unique natural and scenic areas have been designated on the specific plan as areas to be preserved for study of flora and fauna and scenic control. A network of footpaths and bridle trails will be developed throughout the open space system of the project. It is proposed that in order to provide security that the internal road network system be private to allow for controlled access. The clustered pattern of development and internal road network system have been specifically planned recognizing the major physical limitations of the property, with careful attention given to visual considerations. Specific attention has been given to:

- dominant views from Carmel Valley Road and surrounding development

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- maintaining the integrity of open unvegetated areas
- restricting development along ridge line areas
- concealing development where possible in vegetated areas on moderate slopes
- integrating development with major existing trees to minimize removal

DENSITY/PHASING

Project Phasing

1976 and 1977 will be devoted to processing the environmental impact report and master plan, preparation of first phase development plans and processing of the first phase plans. Construction of the golf course, clubhouse, resort lodge (100 units) and first unit of residential development will commence in 1977 and continue through 1985 at a maximum rate of 80 residential units/year in addition to the resort lodge of 100 units. Occupancy of units is projected to occur in the year following construction. The phasing of residential construction will be as follows:

	NO. OF UNITS	ANNUAL PERMIT ALLOWANCES
<i>Attached Housing</i>	150	30
<i>Patio Homes</i>	150	30
<i>Single Family Sites</i>	100	20
TOTAL	400	80
<i>Resort Lodge</i>	100	100

Completion of the tennis club facility is expected as a part of the resort lodge.

HOUSING

(All of the following is subject to further County approval.)

Architectural Style

Architectural style will be in keeping with the Carmel Valley setting and tradition. The existing style considered most compatible is barn or ranch style. An adaptation of early Monterey style could be a compatible design. All such architectural style will be subject to "D" (Design Control) regulations.

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Height and Form

The height and form of structures will reflect and complement the character of the landscape setting. Building size and placement will respect the natural lines of vegetation and topography. In wooded areas or at the edge of the wooded areas, the form and line of structures will reflect and complement the wooded surroundings. Structures with vertical rather than low and broad emphasis best reflect the forest character. In areas on flat or rolling topography, structures will be low and horizontal, utilizing land forms to reduce visual impact. Location and height of building will be subject to approval of the Planning Commission.

Colors and Building Materials

Efforts will be made to adapt and integrate man-made elements into the natural environment. Natural materials indigenous to the area (i.e., wood, stone, adobe) will be used in the construction and enhancement of structures. Colors will harmoniously blend with the immediate surroundings and will be confined to earth and vegetation colors (i.e., browns, siennas, beiges, olive greens). Construction which breaks up the form of buildings and creates surface interest will be utilized. More than one exterior siding material will be used only if specific design warrants it. Nonfunctional trim and masonry accents are out of keeping with the desired character. Rough sawn wood siding and/or native stone are considered the most compatible materials. Only earth-colored, non-reflective roofs will be allowed. Metal treatment will be limited to metals which have an earthy appearance (i.e., weathered copper, painted galvanized iron, corten steel or anodized aluminum). The "D" district (Design Control) requires Planning Commission approval of colors and materials.

Development Character

Residential buildings or other forms of development will be located to reduce visual and physical impact on the land and planned to fit into the natural environment. When possible, development will be located in areas where natural forms screen structures from the major and minor travel corridors. The grouping of structures will reflect the character of the surrounding landscape. As with architecture, the site design will change as the land changes. Structural elements which appear in the foreground become dominant and their detail is identifiable. Elements in the foreground will be grouped to reduce visual impact. The location of large dominant elements in the foreground will be mitigated or prohibited where feasible.

Visual criteria of color, form and materials will be followed in relating objects to the landscape so their visual impact will be minimized.

The planned unit development (PUD) approach of clustering units will eliminate scattered or checkerboard development. Development will be broken up into small

clusters of individual or attached units. The density of development will be carefully evaluated and controlled to insure preservation of the immediate landscape character.

Landscape Treatment

Landscaping will be utilized in site development of all projects. Landscape development will recognize and incorporate existing elements, where possible, to preserve existing vegetation and blend with natural earth forms. New landscaping will incorporate materials which are indigenous to the surroundings. Native plant material in keeping with the setting will be utilized. Each project increment will require landscape plans approved by the Director of Planning.

In forested areas existing plant materials and land forms will be utilized to screen development. In conditions where little or no vegetation exists, low gentle earth forms will be incorporated along with appropriate plant materials.

Standards of fencing approved by the Planning Commission, appropriate to its function, will be employed. In areas where fencing is used for property definition, the construction will be open and not totally restrict views. Low profile design can achieve this goal. Where visual privacy is desirable or a visual screen is needed, fencing will reflect the architecture of a development or blend with the character of the immediate surroundings. The height of screen fencing will relate to the view level from which it is seen. In all instances, materials and color utilized in fencing will blend with the background.

Areas where development or construction has removed the existing vegetation shall be planted using materials consistent with the original vegetation. Of primary concern are areas of roadway cut and fills.

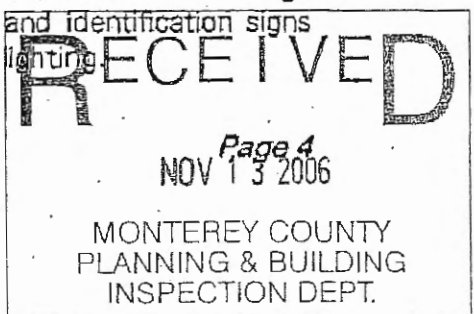
Lighting

Standards for nighttime lighting are an important factor in maintaining visual quality. It is particularly important that the direct source of light be hidden. The location, type and extent of street lights and other forms of night lighting affect the visual perception of the nighttime scene. Lighting in development areas will be low intensity from low level luminaries. Lighting which is used for identification will be strictly controlled and indirect lighting will be utilized where possible.

Signs

Development of a sign program which restricts the use, location, color, graphics, materials and height of signs will be incorporated. A common format for all sign elements will be developed, including information, directional and identification signs subject to Planning Commission approval of size, location, and lighting.

Carmel Valley Ranch Specific Plan



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Utility Lines and Poles

The presence of utility lines and poles along major travel corridors, in subdivisions and other developed areas greatly detracts from the natural visual character of Carmel Valley. All utility lines will be placed underground except where approved by the Monterey County Planning Commission and will be in conformance to county and Public Utilities Commission regulations. Where major transmission lines exist or may be proposed, detailed studies should be made to align these facilities in corridors where they blend with the natural environment and construction procedures incorporated to reduce to a minimum their environmental impact.

Development Phasing

Detailed development phasing plans will control all site preparation for development to minimize disruption of the existing landscape and reduce visual scars.

Resort Lodge Complex

Uses:

Lodge units are comprised of a mixture of regular hotel units within buildings, oriented towards view or recreational features, and one bedroom cottages. The cottages will consist of attached one and level studio units served from the rear by golf cart or tram trailway, and fronting on views and common spaces.

Main Building:

- management
- restaurant/lounge
- resort commercial: specialty apparel/gift; drug/grill; barber/beauty; rental management/real estate
- men's and women's locker room
- pro-shop and storage

Recreational Amenities:

- game room
- pool(s)
- Tennis courts (12) in groups of two or three courts, landscaped in the vicinity of groups of lodge units
- swimming pool
- children's playground

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Square Footage:

- 400 - 4,500 2,650 square feet per unit

Total Units:

- 400 144 208

Development Standards:

- building site: ~~47 acres~~ ~~61.34 acres~~ 79.0 acres
- maximum height: 30'
- ~~maximum building coverage: 25%~~
- parking: one space per room plus one additional space for every 10 rooms and 20 spaces for tennis facility parking
- maximum parking coverage: 50%
- open space and landscaping minimum: 25%

Site Design:

The resort lodge complex will consist of the main lodge buildings with core facilities and the lodge units, and the lodge cottages clustered in a campus concept with a strong pedestrian orientation. Parking areas will be in a centralized cluster with emphasis on the golf cart for circulation. The building complex will be designed to fit the hillside topographic conditions with emphasis on preservation of vegetation. Care will be given to visually integrating the design of the units into the hillside.

Tennis club uses will be integrated into the resort lodge area with 12 courts arranged in groups of two or three courts, landscaped to minimize the visual effect of fences and paving. The courts will be arranged between and within groups of lodge units for easy access for lodge residents, visitors, and home owners. In the main building area there will be a tennis pro shop and storage building and men's and women's locker rooms with a manager's office and tennis lounge area included.

Attached Houses

Uses:

The attached housing program consists of attached two story units on narrow sites (20' to 30'), having a limited amount of private outdoor space. The units on the flatland areas are arranged in clusters with units fronting on common recreational space, and having mainly attached one- or two-car carports. The

units on hillside terrain are arranged to front on open space vistas, and are predominately split level and have one- or two-car detached carports.

Square Footage:

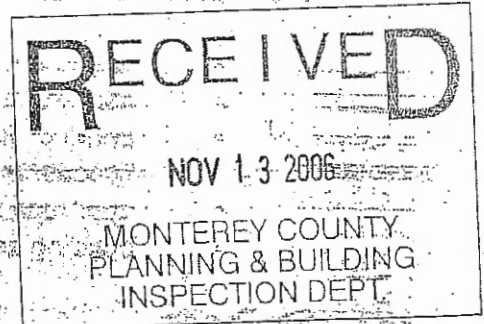
- 1,000-2,000 square feet

Total Units:

- 290

Development Standards:

- maximum height: 30'
- maximum building coverage: 35%
- parking: in conformance to County Parking Policy, but not less than 2.5 spaces/unit
- open space and landscaping minimum: 25%



Site Design:

The attached housing program is made up of three types reflecting differing topographic and siting conditions. Attached housing units will occur in a cluster development pattern around the golf course and in the tennis club area.

Patio Homes

Uses:

The patio home program is comprised predominately of single story buildings making use of a building envelope within lots in lieu of setback requirements. The units range from attachment at two sides, attachment at one side, attachment by garden walls, and completely detached. On the flat areas, the units are arranged in clusters, fronting on recreational areas with a mixture of attached and detached two-car carports. These units have two-car parking beneath the unit and large rear patios adjacent to common open space. The hillside homes consist of split level and two-story.

Square Footage:

- 1,400-2,000 sq. ft.

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Total Units:

- 150

Development Standards:

- maximum building height: 30'
- maximum building coverage: 50%
- parking: In conformance to County Parking Policy, but not less than 2.5 spaces/unit.
- open space and landscaping minimum: 25%
- building setback: established by detailed site plan approval

Site Design:

The three unit types will be sited to fit varying topographic conditions in clustered pattern of development. The units will occur around the golf course and in the tennis club area.

Single Family Lots

Uses:

Single family lots have one side open to common space and range from 4,800 sq. ft. to 12,000 sq. ft. The required setbacks will be based on specific building sites and the nature of the terrain.

Square footage:

- minimum 1,600 square feet

Total Units:

- 100

Development Standards:

- building site: 4,800-12,000 square feet
- maximum building height: 30'
- maximum building coverage: 25%
- setbacks: established by detailed site plan approval

Site Design:

Single family lots will be in a cluster development pattern integrated with other housing types. Individual site design will be controlled through architectural covenants and restrictions with all design to be approved by an architectural control committee. Individual site design will have to be in keeping and character with the surrounding development. Lots occur around the golf course and in the tennis club development area.

CIRCULATION

(All of the following subject to further County approval)

It is proposed that the project have an internal private road system for vehicular circulation with controlled access. The objective of the controlled access and private road system is a semi-secured project providing for the safety of the residents. The road system will be designed to meet the approval of the County and built to their specifications.

Primary access to the property is Robinson Canyon Road via the bridge over the Carmel River from Carmel Valley Road. Reconstruction of the intersection of Robinson Canyon Road and Carmel Valley Road along with the improvement of Carmel Valley Road to four lanes from Via Petra to Robinson Canyon Road will improve vehicular access to the property and reduce the impact of traffic from the proposed project, and shall be constructed with a prorated share by the developer immediately following the completion of the first 160 residential units. The layout of the basic internal road system has been to:

- provide safe, secure and efficient access
- develop a collector system conveniently accessible from the major streets and highway
- reduce traffic flow in residential areas
- minimize impervious surfaces reducing the run-off and erosion potential
- relate to topographic conditions and minimize cut and fill requirements

Street Standards

Major Collector:

Main interior street collecting traffic from development areas; no parking; no direct driveway access; two lanes divided and undivided with turning lanes at intersections; 20' paved travel lanes with curb.

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The Holt Road loop will be constructed and improved to County Subdivision standards and dedicated to the County.

Minor Collector:

Minor interior streets, collecting traffic from limited development areas; limited parking; minimal driveway access; two lanes with 24' paved section and curb and gutter; designated eight-foot parking bays.

Minor Streets:

Minor streets providing direct access within development areas; limited street parking with designated eight-foot parking bays; 20' paved section with curb and gutter.

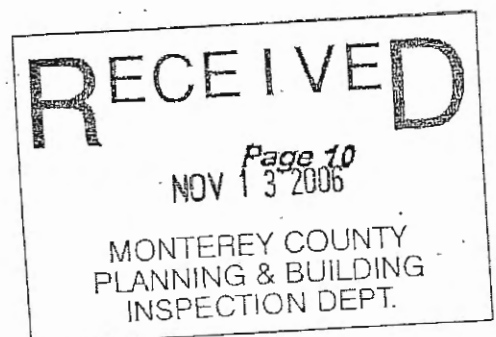
Private Driveways:

Private driveways would provide access, circulation and parking within clustered housing units and to individual lots; design standards would be developed in accordance with detailed site plans for each development area to be approved by the County.

Emergency vehicle and fire protection roads not a part of the major road system will be provided in two designated areas for the safety of the community. An emergency access will be provided from the extension of Holt Road across fairway no. 1, connecting to the major collector street. A second access will be provided connecting to the development area along fairway no. 3. This access would be from Carmel Valley Road entering the property at its northeast corner where it is adjacent to the highway.

The pedestrian circulation between various development areas within the project will be encouraged by the construction of a footpath system and the use of mini-shuttle vehicles such as the golf cart.

It is required that a shuttle system will be provided to transport people from the airport to the resort/lodge complex. Further study will be given to expanding this transit system to various points on the Monterey Peninsula making it available to all residents of the project. The project would help support any transit system that might serve the valley and should be coordinated with the Monterey Peninsula Transit System.



Measures to Restrict Usage of Private Automobiles:

Assigned spaces and/or decals; posting of parking restrictions; towing or fines for violator.

Measures to Encourage Mass Transit Usage:

Providing or coordinating with a mass transit agency to provide adequate levels of transit service; protected comfortable shelters and transit stops; publicity for mass transit usage; delivery services for customers, private bus service by businesses; minibus pool; provision of company vehicles for commuting; encourage carpooling; encourage use of bicycles; encourage walking.

OPEN SPACE, RECREATION & CONSERVATION

(subject to County approval)

Golf Course Uses

Approximately 150 acres will be developed into an 18-hole championship golf course including the following facilities:

- clubhouse
- parking lot
- maintenance barn
- driving range as a part of the golf course operation and lake (used for storage of reclaimed water)
- putting green
- cart path system
- storage ponds (for irrigation, fire protection and scenic purposes)
- irrigation system
- cart bridge
- half-way house

The clubhouse facility will include the following:

- men's and women's locker rooms
- pro shop and storage
- cart rental and storage
- grill/bar
- reception area
- manager's office

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- no separate real estate office

The clubhouse requirements shall be:

- building height: two story, maximum 30'
- square footage: main level 8,882 square feet maximum
lower level 8,351 square feet maximum
- parking: minimum 120 spaces or in conformance to the Monterey County Zoning Ordinance

The golf course and clubhouse will be operated as a private club facility with resident and non-resident memberships. The architecture and site planning for the clubhouse will follow the standards set forth in the general architectural and site design guidelines.

Common Open Space

All common open space in developed areas, outside of individual lots, will be in scenic easement, maintained and administered by the Homeowner's Association with a County Service Area to maintain and administer it in default of the Homeowner's Association.

Nature & Scenic Reserve Uses

Three areas have been designated on the master plan as nature and scenic reserve areas:

- palisades area
- Snivley's Gulch
- northeast slope of Pinyon Peak

These areas will be maintained in their present natural state, with the exception of construction or upgrading of fire access or emergency vehicle roads and riding and hiking trails. The areas will be maintained to preserve vegetation, wildlife and the scenic quality of the area. These will be placed under a perpetual scenic easement and conservation management program with other natural open space areas.

Conservation Management

All developed, common open space and natural open space areas will be placed under a conservation management program to include the following measures:

- erosion control
- fire protection and retardant measures

- revegetation of disturbed areas
- protection of riparian vegetation along river banks and in drainageways
- protection of individual tree specimens during construction
- control of excess storm run-off
- protection of water ponds for wildlife maintenance

Recommendations of the State Forestry Department and Fish and Game Department will be followed unless otherwise approved by the Planning Commission and/or the Board of Supervisors of Monterey County.

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STANDARDS FOR NATURAL RESOURCE CONSERVATION, DEVELOPMENT AND UTILIZATION

The following standards are submitted as requested by the Planning Department and in accordance with Section 65451 (d) Laws Relating To Conservation & Planning, State of California. The government code requires that "Standards (shall be developed) for the conservation, development and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention and control of pollution of rivers, streams, creeks and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas."

General Standards

1. All improvements to be built as a part of the Carmel Valley Ranch will, as a minimum, conform to the standards of the codes adopted by the County of Monterey in effect when construction occurs.
2. The mitigation measures, except for requirements for solar energy specified in the Environmental Impact Report - Carmel Valley Ranch, will be utilized as standards for development of Carmel Valley Ranch, as well as individual elements of a Conservation Management Plan which will be adopted as implementation criteria and standards for individual use permit applications. Solar and other sources of energy shall be considered with further increments of this plan.
3. The procedures for the conservation, development or utilization of natural resources specifically applicable to individual development areas within Carmel Valley Ranch will be developed within the framework of a conservation management program. The program will, for individual use permit applications, (1) identify policies for management of natural resources, (2) identify agencies with statutory authority over resources affected and the limits of that authority.

Carmel Valley Ranch Specific Plan

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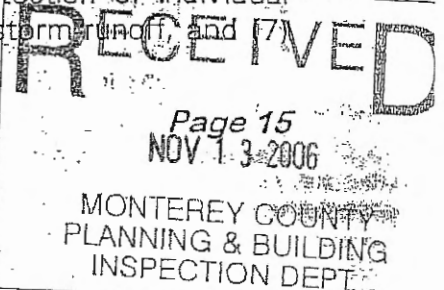
(3) indicate implementation programs for development within individual areas consistent with both the applicant's conservation management policies and the criteria of agencies with statutory authority.

Ground and Surface Water Hydrology & Quality Standards

1. The applicant proposes, as a standard, to recycle water for more than one use wherever feasible. Treatment, use and storage of reclaimed wastewater will be in complete accordance with standards of the California Health and Safety Code and the California Administrative Code as promulgated by the State Department of Public Health and as further specified by the County Director of Environmental Health.
2. Waterworks standards shall be in compliance with the "Standards of Minimum Requirements for Safe Practice in the Production and Delivery of Water for Domestic Use" adopted by the California Section of the American Water Works Association and as approved by the Director of Environmental Health.
3. Irrigation application of reclaimed wastewater will be according to standards prescribed by the County Environmental Health Director and the California Regional Water Quality Control Board, and the State Health Department.
4. All occupied structures will be built out of the level of 100-year flooding of the Carmel River as determined by the District Engineer of the Monterey County Flood Control and Water Conservation District.
5. The standards specified by the California Regional Water Quality Control Board as they relate to preservation of the quality ground and surface waters for various elements of the project will be complied with.

Vegetation and Wildlife Standards

1. Three areas on the property, the palisades area, Snively's Gulch, and the northeast slope of Pinyon Peak will be maintained in their existing natural state (except for constructing or upgrading fire access, emergency vehicle roads, or bridle and hiking trails, as may be required by approving agencies) to preserve vegetation, wildlife, and scenic qualities.
2. All developed, common open space, and natural open space areas will be placed under the conservation management and scenic easement program which will include the following as a minimum: (1) erosion control measures, (2) fire protection and retardant measures, (3) revegetation measures, (4) protection or replacement of riparian vegetation, (5) protection of individual specimen trees during construction, (6) control of excess storm runoff, and (7)



protection or substitution of water ponds for wildlife maintenance. More specific standards and procedures will be developed as elements of the specific plan are approved.

3. Landscape architects will be instructed to consider the use of native plant materials in landscaping plans to the extent feasible with the objective of reducing irrigation requirements and reducing the extent of conflicts between native and exotic species.
4. The statutory authority standards of the California Department Fish and Game as they apply to this project will be adhered to in the development of the project. In this regard, construction equipment will not be allowed to operate in the natural flow channel of the Carmel River, nor shall the natural flow of the Carmel River be impeded.
5. All open space area will be administered by a Homeowner's Association or other designated public or quasi-public body. All natural open space areas will be placed under a scenic easement.

Soil Standards

1. The standards of the California Health and Safety Code, the California Business and Professions Code, and County Ordinances related to preparation of preliminary and final soil reports will be complied with.
2. Grading plans prepared for individual permit applications will implement measures for the prevention and control of erosion and siltation.

COMMUNITY SERVICE & UTILITY

(subject to County and State approval)

Fire Protection and Prevention

The property lies within the Mid Valley Fire District which will provide the fire fighting equipment. The project will include:

- installation of fire hydrants in accordance with requirements of the district
- provision of emergency roads as required by the Monterey County Public Works Department
- compliance with regulations of the California State Division of Forestry
- special evaluation of fire hazard and alleviation measures in specific building areas identified as potential fire hazard areas

Carmel Valley Ranch Specific Plan

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Schools

The property is within the Carmel Unified School District. The site is adjacent to two unimproved school sites (elementary and middle school) presently owned by the school district and provisions should be made for coordinating a transportation system or a pedestrian bridge over the Carmel River to transport school children from the subdivision to the middle school when it is constructed. Additional allocation of land within the project is not required.

The school child yield estimated for ultimate development of the project is 195 with an approximate yield of 39 students of all ages being added per year as residences are permanently occupied.

Garbage

Disposal of waste projects will be through private contract and disposed of at the Marina land fill area.

Water Service

It is estimated that water consumption at the anticipated peak use for the amended plan will total 720,000 gallons/day and the annual use will be 420 acre feet. It is proposed that water for the project be provided through the establishment of a water company consisting of the Homeowner's Association. The water company will utilize existing land proposed wells on the property as well as reclaimed water from the treatment of domestic waste water with approval of the Director of Environmental Health. An existing well in use on the property produces from 200-400 gallons per minute. The water requirements of the golf course would be provided by utilizing water from the existing well, supplemented with water from the reclamation plant.

Waste Water Treatment and Reclamation

The domestic waste water produced by the development will be processed for reuse for the irrigation of the golf course. Treatment, use and storage of the reclaimed waste water will be in complete accordance with California Public Health Department regulations and standards set by the County Environmental Health Director. Treatment of wastewater will be through a package treatment facility producing advanced secondary quality treated water.

The gold course driving range is proposed for sewage storage during inclement weather. The treatment plant is to be located adjacent to the driving range pond. The design and architectural guidelines will apply to the treatment plant. The plant will be screened through landscaping to blend with surrounding development. The

operation and maintenance of the plant will be supported by the Homeowner's Association with a back up of the special tax district.

Gas and Electric

Pacific Gas and Electric will serve the property with gas and electricity. All existing and proposed transmission lines will be placed underground unless approved otherwise by the Monterey County Planning Commission.

Telephone

Telephone service will be provided by Pacific Telephone.

IMPLEMENTATION AND ADMINISTRATION

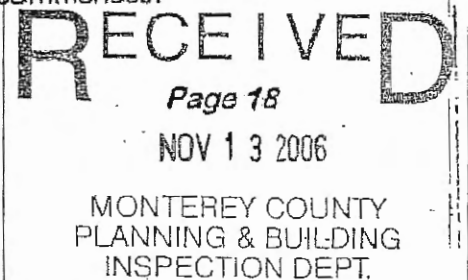
The Carmel Valley Ranch Specific Plan, development standards and all data and statistics associated with the plan will be applied exclusively to the Carmel Valley Ranch property. The planning documents provide both the County and Carmel Valley Ranch with guidelines for completion of the proposed development. Each phase of development will be preceded by the preparation and approval of the required detailed zoning permits, Environmental Impact Determination, site plans, and documents to insure proper use and appropriate development improvement of the property. The responsibility for the development of the Carmel Valley Ranch property, as per the Specific Plan, will rest with the developer and/or with the specific development entity created by the developer and the regulations of the County of Monterey and State of California.

A Homeowner's Association will be organized with the first increment of residential development to administer and maintain the following:

- all common open space and recreation facilities
- private road and security system
- water system
- waste water treatment and reclamation facility

The Homeowner's Association will have an Architectural and Environmental Control Committee to insure that all development and further improvements are in compliance with the standards set forth in the Carmel Valley Ranch development plans. All applicable federal, state and county laws will be observed by the Carmel Valley Ranch development. All structures and improvements as defined by Section 66419 (a) and (b) of the Government Code to be built as a part of the Carmel Valley Ranch will conform to the codes and laws in effect at the time construction commences.

Carmel Valley Ranch Specific Plan



A County Service Area for the Carmel Valley Ranch will be established by the Monterey County Board of Supervisors with the first increment of residential development to guarantee maintenance of all utilities and facilities administered and maintained by the Homeowner's Association in the event of failure of the Association to provide necessary maintenance of such utilities and facilities. Said County Service Area to be authorized to assume ownership and control of such utilities and facilities without compensation required for such ownership and control if failure to provide maintenance does occur.

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CARMEL VALLEY RANCH SPECIFIC PLAN AMENDED CONDITIONS OF APPROVAL

Assuming that the Carmel Valley Ranch meets all the requirements of a specific plan as determined by Section 65451 of the Government Code, it should be emphasized that the Specific Plan is a beginning step and that all future uses will require permits including but not limited to Use Permits, Preliminary and Tentative Subdivision Maps or both, and that the following conditions shall be applied to any pertinent permit or approval made in connection with this project.

A. Traffic Conditions:

1. The developer shall enter into an agreement with the County of Monterey to financially participate proportionally in the construction of the Carmel Valley - Robinson Canyon Road intersection, and the construction of Carmel Valley Road to four lanes between Via Petra and Robinson Canyon Road (off site road improvements). If the developer is required to pay 100% of the cost to construct this intersection, then the agreement will credit him with the portion that would have normally been paid by the County or others toward his portion of a four-lane Carmel Valley Road. This agreement shall be entered into prior to approval of the first increment of residential units.
2. An emergency fire exit as required by the Subdivision Ordinance may serve as a secondary access. The higher the standard for the primary access, the lower may be the secondary access. Note: that fire vehicles need a paved road and cannot be expected to climb a grade of more than 12% and need a turn-around facility.
3. When the resort lodge is completed, and has a 50% occupancy factor for any 3 months period, provision of daily shuttle between the development and the Carmel Rancho Shopping Center and Mid-Valley Shopping Center and between the resort lodge and the Monterey Peninsula Airport shall be provided. The operation of the shuttle service shall be an obligation of the lodge operator with an agreement between the Board of Supervisors of Monterey County and the developer or lodge operator bonded to guarantee continuity of service.
4. The developer will dedicate a substitute right-of-way and reconstruct the northerly end of Holt Road at its intersection with Robinson Canyon Road. Present right-of-way shall revert to the developer upon

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acceptance of the substitute right-of-way. Ranch Road intersection with Robinson Canyon Road shall be designed in conjunction with the Holt relocation to provide optimum clearances between the present church entrance, Ranch Road, and Holt Road.

5. The developer shall request the Board of Supervisors to adopt ordinances enabling the enforcement of vehicular traffic regulations and of special parking restrictions on the private road network. Such Ordinances may include the establishment of special deputization of Homeowner's Association officers or employees having authority limited to such traffic control. Cost of enforcement shall be borne by the developer of the Homeowner's Association.

6. The following street standards mentioned under the circulation elements of the Specific Plan are to be modified as follows:

(a) Major collector is defined as two 20' lanes plus drainage (no on-street parking allowed) and shall apply to both divided and undivided streets. A median or positive barrier shall be used to provide a divider strip. This is somewhat similar to Monterey County's standard detail for a secondary street (see Plate #2) except for additional provisions for drainage and divider strip.

(b) Minor collector shall consist of 24' minimum pavement plus drainage, plus 8' parking bays where parking is allowed.

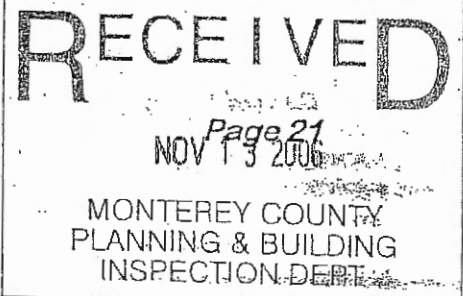
(c) Minor street shall consist of a minimum of 20' of pavement plus drainage, plus 8' parking bays where parking is allowed.

(d) Private driveways are to be considered minor street as listed above. Parking bays should have a minimum 20' taper at each end. Maximum grades on private streets and roads shall not exceed 15%. (See note above under Item A2)

7. The existing road up Snivley Ridge shall be maintained for only the following purposes: horseback riding, hiking, fire protection, and general maintenance.

B. Sewage Disposal:

1. All homes and the resort lodge shall be served by a community sewage collection and treatment system under a permit from the Water Quality Control Board.



2. Sewage system shall be owned and operated by a public governmental entity such as Carmel Sanitary District or County Service Area with power to levee and collect taxes and/or fees from the users of the system adequate to support maintenance, operation and replacement costs of collection and treatment facilities. The Developer shall post a bond in an amount adequate to cover these costs prior to accumulation of tax funds.
3. An operator of the disposal system shall be employed immediately who shall be licensed by the State of California and qualified to supervise all regular operation, maintenance, testing, and reporting to appropriate Health and Water Quality Control Agencies, including Monterey County Health Department.
4. Wastewater shall not be permitted flow or to seep or drain into the Carmel River. The continuous program of rodent control and inspection of pond berms shall be maintained.
5. Wastewater applied as golf course or other landscape irrigation shall meet the requirements of "Waste Reclamation Criteria" California Administration Code Title 22, Division 4, adopted March 25, 1976 or subsequently amended in rules and regulation of the State Health Department. Specifically, water used for irrigation shall exceed the standards of Section 60313 - Landscape irrigation, which requires adequately disinfected, oxidized wastewater, by adding filtration.
6. The rate of application shall be monitored to minimize percolation into underground water supply, taking into consideration depths of groundwater, soil characteristics, and type of vegetation. All necessary testing and analysis shall be performed for certification of plans by the Monterey County Health Department prior to starting of any construction of wastewater facilities. Routine monitoring of percolation rates must be performed after sewage system is in operation and reports submitted to the Monterey County Health Department.
7. Automatic control shall be utilized to prevent any spray irrigation upwind of any residence or place of public use during periods of wind velocity in excess of 4 mph. Spray irrigation systems shall be designed and constructed so that no sewage shall drift or spray onto any residence. Hours of irrigation shall be limited to periods when a golf course is not in use by the public.
8. Storage of treated wastewater shall be provided for a period equivalent to the longest interval in which sewage effluent cannot be used for spray

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irrigation. Storage facility must be greater than minimum standards specified in Section 60341 of the Wastewater Reclamation Criteria. All wastewater storage ponds (including surge pond) must be lined with water tight lining. Quality of stored water shall meet the standards of the above mentioned "Wastewater Reclamation Criteria". Section 60317 - Restricted recreational impoundment which requires adequately disinfected oxidized wastewater. It should be noted that this requirement limits median number of coliform organisms to 2.2 per 100 milliliters, one order of magnitude more stringent than the allowable limit for Landscape Impoundment or for Landscape Irrigation. Storage ponds within the golf course and driving range areas shall be posted at frequent intervals around the periphery to indicate that they contain treated wastewater and should not be entered. Golf score cards shall be imprinted with a similar warning statement.

9. Water supply for makeup irrigation water over that available quantity of treated wastewater shall be adequately separated from domestic water supplies either by use of separate well or wells or by inclusion of air gap anti-syphon equipment. There shall be no cross-connection between the irrigation system and any domestic water system.

10. The proposed golf course clubhouse and maintenance facilities, if developed prior to residential areas may be served by septic tanks and drainfields meeting the requirements of and subject to approval of the Monterey County Department of Environment Health, provided drainfields do not extend within less than ten feet above normal groundwater. The clubhouse and pertinent facilities will connect to a sanitary sewage system when available.

11. Sludge to be trucked off site to a suitable location approved by the Director of Environmental Health.

C. Water Supply:

1. Domestic water supplies shall be provided by the California-American Water Company or by a separate water company developed under a water supply permit granted by the Monterey County Health Department.

2. Storage and distribution facilities shall meet the requirements of the Public Utilities Commission Order 1103, the California Administrative Code, the Monterey County Subdivision Ordinance, and the MidCarmel Valley Fire District.

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3. Source of water for the water company, shall be from domestic wells penetrating the Tularcitos Aquifer and approved by the Director of Environmental Health with regard to quantity and quality. Adequate evidence of sustained pumping capacity (minimum of continuous one week pump test) and of chemical and bacteriological quality shall be submitted for review and approval before any other plans are approved or securing of any permits beyond the Specific Plan.* Other wells in the vicinity shall be monitored during the pump test as required by the Monterey County Health Department. The Robinson Canyon site for water shall be the lowest priority site with all possible sites drilled and discarded on approval of the Monterey Health Department before drilling in Robinson Canyon.
4. Water supply and facilities to serve the proposed golf course clubhouse and maintenance facilities may be separate from the domestic water company. If sewage effluent is used for irrigation of a golf course, evidence of adequate quality and adequate safeguards against cross-connection with the golf course irrigation system shall be submitted prior to beneficial occupancy of the clubhouse.
5. Water storage tanks, treatment facilities and pumping plant shall be subject to Use Permit setting forth specific design location and landscape conditions.

D. Riding and Hiking Trails:

1. A plan for a system of public trails on the Carmel Valley Ranch, integrated with the existing public trails on the adjacent Garland Ranch Regional Park, shall be submitted to the Monterey County Planning Commission for review and approval following the approval of the Specific Plan by the Planning Commission and the Board of Supervisors and prior to the submittal of a Preliminary Subdivision Map on any portion of the Carmel Valley Ranch Development. Said plan shall include an agreement between the Monterey Peninsula Regional Park District and the developer providing for the location of public trails and any conditions mutually agreed upon by the parties thereto.

* Interpreted by the Board of Supervisors to mean that a water source must be proven prior to any development on the ranch property.

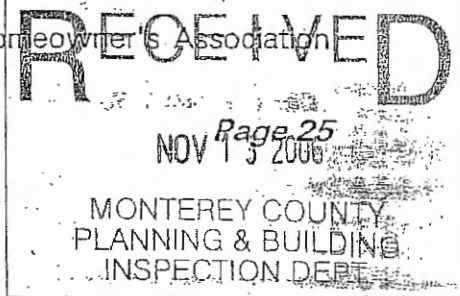
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E. Vegetation and Wildlife Standards:

1. The 1200 acres of open space surrounding Snivley's Ridge as well as the Palisades area, Snivley's Gulch and the northeast slope of Pinon Peak shall be maintained in their existing natural state (except for constructing or upgrading fire access emergency vehicle roads or bridle and hiking trails as may be required by approving agencies) to preserve vegetation, wildlife and scenic qualities. These areas shall be included in the scenic easement in perpetuity.
2. All developed common space and natural open space areas will be placed under a perpetual scenic easement and covered by the Conservation Management Program which shall include the following as a minimum:
 - (a) erosion control measures as approved by the Monterey County Flood Control and Water Conservation District Engineer
 - (b) fire protection retardant measures, including controlled burns when necessary as a possible part of Conservation Management Program and when approved by the appropriate local fire district
 - (c) revegetation measures
 - (d) protection or replacement of riparian vegetation
 - (e) protection of individual specimen trees during construction
 - (f) control of excessive storm run-off
 - (g) protection or substitution of water ponds for wildlife maintenance
 - (h) on issuance of grading permits, all agencies concerned with siltation of the Carmel River shall be consulted
3. More specific conditions and procedures will be developed as elements of the Specific Plan are implemented.
4. Landscape architects will be instructed to consider the use of native plant materials and landscaping plans to the extent feasible with the objective of reducing irrigation requirements and reducing the extent of conflict between native and exotic species. The developer shall provide future homeowner's with a list of acceptable plants that may be planted within the projects.
5. The statutory authority standards of the California Department of Fish and Game as they apply to this project will be adhered to in the development of the project. In this regard, construction equipment will not be allowed to operate in the live flow of the Carmel River.
6. All open space area will be administered by a Homeowner's Association.



or other designated private, public or quasi-public body, and be placed under a scenic easement.

7. A competent biologist shall be employed to conduct two surveys at six month intervals and submit a report of each survey on the native flora and fauna as a guide to the Monterey County Planning Commission in approving future plans within the Specific Plan.

F. Soils Protection:

1. The standards of the California Health and Safety Code, the California Business and Professions Code and the County Ordinances related to preparation of preliminary and final soil reports shall be complied with. Protection and replacement of riparian growth shall be made following any encroachment of the banks or channels of the Carmel River.
2. Grading plans prepared for individual Use Permit applications shall implement measures for the prevention and control of erosion and siltation. No grading shall be permitted prior to securing a building, or grading permit, where necessary.

G. Seismic Safety:

1. Prior to approval of a Use Permit or any Tentative Subdivision Map the developer shall conduct detailed sub-surface geological studies to determine locations of landslides, faults and other geological conditions that may pose hazards for development in this area. This shall be accomplished as specific applications are made for various phases of development. Included should be recommendations for adequate setbacks and proper foundation design and other specific recommendations contained in the adopted Monterey County Seismic Safety Element.
2. All structures to be designed to withstand shaking and peak acceleration levels.

H. Hydrology:

1. Where ever feasible, in particular, in the vicinity of the golf course clubhouse, gravel surfaces for parking lots and driveways shall be used. Instead of concrete or asphalt to minimize accumulation of runoff of rainwater.
2. Golf course irrigation shall be operated with timers to reduce over-

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

watering and subsequent run-off.

3. All residences shall be located out of the 100 year flood plain as determined by the Corps of Engineers Carmel River Flood Plain study or as determined by subsequent studies and approved by the Engineer of the Monterey County Flood Control and Water Conservation District.
4. Heavy construction equipment shall be prohibited from operating in the Carmel River bed.

I. Air Quality

1. Golf cart, pedestrian pathways shall be developed throughout the property to encourage transportation within the Carmel Valley Ranch other than by automobile.
2. Dust generated during construction shall be controlled by wetting down the site and stabilizing exposed surfaces.

J. General Development

1. In the first phase of construction no development shall be placed above an elevation 550 feet above sea level (in the area around the golf course) and the 1200 acres of open space shall be placed in Scenic Easement in perpetuity.
2. Each development increment shall be self-sufficient in respect to approved density, water supply and sewage disposal. There shall be no residential development without the approved sewage disposal system. There shall be adequate open space for each increment to provide for the number of units.
3. Architectural style shall be subject to design control with height and elevations included. Location of buildings shall be approved by the Planning Commission.
4. The development shall be prepared not to exceed the phases or increments in accordance with the project phasing section of the Specific Plan and each phase will be subject to approval of Monterey County.
5. All of the mitigation measures recommended in the certified Environmental Impact Report of the Carmel Valley Ranch Specific Plan shall be used as guidelines in the development of the ranch.

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPARTMENT

6. A county service area shall be formed for the entire area with the first increment of development. County Service area is to have adequate authority on tax rate to guarantee and administer those services required of the Homeowner's Association, should said association fail to perform, and of the Carmel Sanitary District for operation of the sewage disposal plant if it should become necessary.

K. Supplementary Conditions:

1. The land reserve areas shall be placed in a "ST" Zoning District with a maximum of 100 units on the 200 acres designated as land reserve but not to be considered for development until the updated Carmel Valley Master Plan is adopted.
2. A total ultimate density of ~~400~~ ~~375~~ 311 residential units be allowed within the area of the golf course.
3. That the applicant be authorized to submit, at his discretion, the appropriate applications for permits to develop:
 - (a) the 18 hole golf course
 - (b) the ~~400~~ ~~444~~ 208 unit lodge
 - (c) the golf course clubhouse
 - (d) the 12 court tennis installation
 - (e) no more than 80 residential units per year.
4. The specific plan as approved for a maximum of ~~400~~ ~~375~~ 311 residential units within the area of the golf course, at a construction rate of no more than 80 units per year.
5. The specific plan is approved for a maximum of 100 units in an ST district on the 200 acre land reserve, provided that the reserve area will not be considered for development until the updated Carmel Valley Master Plan is adopted.
6. The specific plan is approved for the ~~400~~ ~~444~~ 208 unit hotel, 18 hole golf course, club house and 12 tennis courts.
7. Before beginning any construction the developer must secure all the usual necessary local County approvals, and nothing in the adoption of this specific plan shall constitute a guaranty that any such local County approvals will be granted.

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

EXHIBIT G

CD

EIR – CARMEL

VALLEY

RANCH

SPECIFIC

PLAN

*Before the Board of Supervisors in and for the
County of Monterey, State of California*

RESOLUTION AMENDING THE CARMEL VALLEY MASTER PLAN, ADOPTING
RECLASSIFICATION CONSISTENT WITH THE AMENDMENT AND AMENDING THE
CARMEL VALLEY RANCH SPECIFIC PLAN
(PC94146)

Resolution No. 95-066 --)
Resolution by the Board of Supervisors to)
1) adopt a Negative Declaration and 2) amend)
the Carmel Valley Master Plan to change APN)
169-592-001-000 thru 169-592-017-000, and a)
portion of 169-592-020-000 from "Medium)
Density Residential 5-1 units/acre" to)
"Visitor Accommodation/Professional Offices".)
3) An Amendment to the Carmel Valley Ranch)
Specific Plan from 89 residential units to)
64 residential units and 44 resort lodge)
units for Carmel Valley Ranch Area "F")
subdivision 4) Reclassification from)
"MDR/4.54-D-S" (Medium Density Residential))
to "VO-D-S" (Visitor Serving/Professional)
Offices) located in Upper Carmel Valley.)

WHEREAS; Sections 65300 and 65450 et seq. of the Government Code require each county and city to adopt a comprehensive, long-term General Plan for the physical development of each county and city, and allows adoption of Specific Plans for implementation of the General Plan in all or part of the area covered by the General Plan and

WHEREAS; On January 4, 1977 the Board of Supervisors adopted the Carmel Valley Ranch Specific Plan for the physical development of that portion of the County known as Carmel Valley Ranch, and

WHEREAS; On September 30, 1982 the Board of Supervisors ("Board") of the County of Monterey ("County") adopted a countywide General Plan, and

WHEREAS; On December 16, 1986 the Board adopted the Carmel Valley Master Plan ("Area Plan") as an amendment to the General Plan incorporating the Carmel Valley Ranch Specific Plan by reference, and

EXHIBIT H

WHEREAS; Sections 65358 and 65453a of the Government Code provide for amendments to the General Plan, Area Plans and Specific Plans, and

WHEREAS; On September 25, 1985 the Monterey County Board of Supervisors revised procedures for amending the General Plan, and

WHEREAS; The Planning and Building Inspection Department submitted for consideration to the Planning Commission ("Commission") the proposed amendment herein to the Carmel Valley Master Plan and the Carmel Valley Ranch Specific Plan, and

WHEREAS; The proposed amendments contained herein were considered by the Commission at a noticed public hearing, after which the Commission recommended to the Board adoption of a Negative Declaration and the amendments, and

WHEREAS; The proposed amendments contained herein were considered by the Board of Supervisors at a noticed public hearing, and

WHEREAS; Public notice and availability of the amendment requirements have been complied with, and

WHEREAS; Public testimony has been taken and considered during the hearing processes, and

WHEREAS; The Board of Supervisors has determined, on the basis of an initial environmental study and comments received, that this general plan amendment will not have a significant impact on the environment and a Negative Declaration was filed accordingly,

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors of the County of Monterey, State of California, hereby adopts the Negative Declaration and approves:

- 1) Amendments to the Carmel Valley Master Plan, figure 2, changing Assessors Parcel Numbers 169-592-001-000 through 169-592-017-000 and a portion of 169-592-020-000 from designation "Medium Density Residential, 5-1 acre/unit" to designation as "Visitor Accommodation/Professional Offices."
- 2) Amendments to the Carmel Valley Ranch Specific Plan Map and text to add an area to the Specific Plan designated "Resort Lodge" in existing "Area F" in place of the current "Residential" designation, and amending the text to indicate that the Carmel Valley Ranch Specific Plan consists of a maximum of 144 lodge units and 375 residential units outside of the reserve area around the golf course, of which Area "F" will constitute 64 units.
- 3) Reclassification of Assessors Parcel Numbers 169-592-001-000 through 169-592-0017-000 and a portion of 169-592-020-000 as shown the attached map (Exhibit 2) from "MDR/4.54-D-S" (Medium Density Residential, Design and Site Control) to "VO-D-S" (Visitor Serving/Professional Offices, Design and Site Control)

Subject to the following Findings and Evidence:

1. FINDING: The proposed amendments and reclassification will not have a significant effect on the environment.
EVIDENCE: The Initial Study prepared for this project did not identify any significant environmental impacts resulting from this amendment. A Negative Declaration was filed on October 14, 1994. The proposed amendment would change the land use designation from "Medium Density Residential, 1-5 units/acre" to "Visitor Accommodation".

2. FINDING: Public Notice for this Negative Declaration was:
(1) sent to all organizations and individuals who requested notice; (2) published in the Monterey Herald; (3) posted in the project area; (4) and mailed to contiguous property owners within 300 feet.
EVIDENCE: File #PC94146.

3. FINDING: Amendment of the Carmel Valley Master Plan, Figure 2 is appropriate for the proposed land uses and consistent with the objectives and goals of the 1986 Carmel Valley Master Plan as set forth on page 1 objectives 1-5 and page 8 goals 1-9.
EVIDENCE: The objectives of the Plan and the relationship of this Amendment are as follows:

Objective 1. The plan should be founded on a comprehensive understanding of the physical and cultural setting of the valley.

Relationship: This amendment recognizes the tradition of Carmel Valley as a resort and visitor accommodation destination which tradition extends to the early 1900's. This tradition is recognized in the plan by policies for visitor accommodations numbered 28.1.25(cv) favoring expansion of existing lodges over new developments, and policy 28.1.27 which specified a maximum of 250 additional visitor units in Carmel Valley east of Via Mallorca. The 44 additional units approved bring that total to 184 units approved since the 1986 Carmel Valley Master Plan was adopted consistent with the plan policies.

Objective 2. To "Reflect the current consensus concerning environmental sensitivity and land use limits in the Valley."

Relationship: This amendment to allow hotel/lodge units by reducing residential units reflects the experience of the current lodge which has sensitively blended into the hillside without undue visual impact and tree removal. Plans and the Initial Study indicate that this amendment is

consistent in that it will result in less tree removal and visual impact.

Objective 3. The Plan should "reflect a comprehensive cross-section of local attitudes toward the future of the valley as a living environment."

Relationship: The proposal and amendment implement the policy that additional visitor accommodations be favored as expansions of existing facilities

Objective 4. The plan should reflect land use designations that provide clear guidance with regard to future land use.

Relationship: The policies and land use map will provide the clear guidance necessary to implement the proposed expansion of Carmel Valley Resort Lodge.

Objective 5. The Plan should provide clear-cut criteria to those responsible for its implementation so that they may relate individual development proposals to the goals and policies of the plan.

Relationship: The development proposals of the applicant clearly relates to the land use designations and policies of the plan. The Visitor Accommodation/Professional Offices land use designation and the Board approval of the map designation change is adjacent to that exact designation.

EVIDENCE: The Goals of the Plan and the relationship of this amendment are as follows:

Goal 1. Preserve rural character of Carmel Valley.

Relationship: The Lodge units at Carmel valley Ranch are of rustic design and are to utilize and blend with the natural oaks on-site to retain a rural character

Goal 2. To maintain physical and socio-economic diversity.

Relationship: The lodge units enable visitors from outside the Carmel Valley area to visit, find accommodations and contribute to the social and economic diversity of the area while meeting applicable policies 28.1.25 and 28.1.27.

Goal 3. To protect all natural resources with emphasis on biological communities, agricultural lands, the Carmel River and its riparian corridor, air quality and scenic resources.

Relationship: The amendment to the plan will enable a clustering of development with less visual impact and vegetation removal required.

Goal 4. To provide for an appropriate range of land uses, accommodated in a compact logical pattern.

Relationship: The amendment enables clustering and places the residential and visitor accommodation designations adjacent to like uses.

Goal 5. In conjunction with countywide goals, to provide the maximum feasible range of housing type.

Relationship: No impact upon this goal because there will remain 64 lots in Area F, as considered, for housing types. Specified in the Carmel Valley Ranch Specific Plan.

Goal 6. To provide for and maintain an adequate and aesthetic circulation system.

Relationship: The amendment will require no spatial changes or create no significant volume change in existing traffic patterns.

Goal 7. To provide for those public facilities and services necessary to accommodate present and planned future growth.

Relationship: No impact on this particular goal.

Goal 8. To promote public safety with respect to flooding geologic hazards, excessive exposure to noise and fire hazards.

Relationship: The amendments to the Carmel Valley Master Plan through application has been considered in light of geotechnical reports and environmental evidence which indicate that the amendments complies with this goal. See PC94146 file.

Goal 9. To recognize that since orderly growth is essential to the success of this plan, all residential development will be evaluated within a managed growth framework.

Relationship: The amendment will adjust the number of vacant legal lots of record available in Carmel Valley, and will be accounted for in the 1995 development monitoring report consistent with requirements contained in the Carmel Valley Master Plan.

4. FINDING: The amendment to the Carmel Valley Ranch Specific Plan is consistent with the policies of the General Plan and the Carmel Valley Master Plan.

EVIDENCE: Proposed amended Carmel Valley Ranch Specific Plan, Carmel Valley Master Plan and Planning Department file #PC94146.

EVIDENCE: All policies of the Monterey County General Plan and the Carmel Valley Master Plan have been reviewed by the Planning Department Staff for Consistency.

5. FINDING: The reclassification of properties from "MDR/4.54-D-S" (Medium Density Residential) to "VO-D-S" (Visitor Serving/Professional Offices conforms to the amendment to the Carmel Valley Master Plan and is consistent with amendment to the amendment of the Carmel Valley Specific Plan pursuant to Government Code Sections 65860 c (Zoning Ordinance consistency with General Plan Amendment) and 65454 (Consistency of Specific Plan with General Plan)

EVIDENCE: Title 21. Carmel Valley Master Plan and Carmel Valley Ranch Specific Plan as shown in PC94146 file.
6. FINDING: The Planning Commission reviewed and considered the information within the Negative Declaration prior to recommending approval of the project to the Board of Supervisors.

EVIDENCE: File #PC94146, minutes of the Planning Commission hearing of 12/14/94.
7. FINDING: The Board of Supervisors's adoption of the Negative Declaration reflects the independent judgment of the Board of Supervisors after consideration of the information contained within the Negative Declaration, comments presented during the public hearing and public review period of the Negative Declaration.

EVIDENCE: File #PC94146 and minutes of the Board of Supervisors hearing on 2/14/95.
8. FINDING: The Board of Supervisors considered the following documents and made them available to the public prior to its deliberations: The General Plan of the County of Monterey adopted 9/30/82, and subsequently amended; The Carmel Valley Master Plan; Title 21, Zoning Ordinance; staff report for the Planning Commission hearing of 12/14/94; the Negative Declaration prepared for this plan amendment; letters, materials and documents contained in Planning Department file #PC94146.

EVIDENCE: Planning Department File #PC94146.
9. FINDING: The plan amendment maintains the General Plan of the County of Monterey and the Carmel Valley Master Plan as compatible, integrated and internally consistent.

EVIDENCE: All policies of the Monterey General Plan and the Carmel Valley Master Plan have been reviewed by Planning Department staff for consistency.

PASSED AND ADOPTED upon motion of Supervisor Karas,
seconded by Supervisor Johnsen, and carried by the
following vote, to-wit:

AYES: Supervisors Salinas, Pennycook, Perkins, Johnsen
and Karas.

NOES: None.

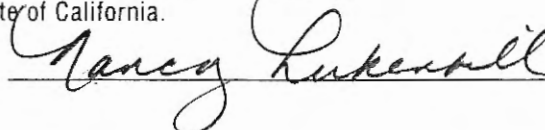
ABSENT: None.

I, ERNEST K. MORISHITA, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page ___ of Minute Book 68, on February 14, 1995

Dated: February 14, 1995

ERNEST K. MORISHITA, Clerk of the Board
of Supervisors, County of Monterey,
State of California.

By



Deputy

*Before the Board of Supervisors in and for the
County of Monterey, State of California*

EXHIBIT "C"

RESOLUTION OF INTENT TO AMEND THE CARMEL VALLEY MASTER PLAN,
AND TO AMEND THE CARMEL VALLEY RANCH SPECIFIC PLAN AND ADOPT
RECLASSIFICATION CONSISTENT WITH THE AMENDMENT
(PC96017)

Resolution No. 96-382 --)
Resolution of Intent by the Board of)
Supervisors to 1) Amend the Carmel)
Valley Master Plan to change APN)
416-5220-018-000, and 416-593-)
001-000 through 416-593-074-000)
from "Medium Density Residential)
5-1 units/acre" to "Visitor Accom-)
modation/Professional Offices". 2))
Amend the Carmel Valley Ranch)
Specific Plan to change the)
designation of the 64 residential)
units in Area "F" to 64 resort lodge)
units Adopt the reclassification from)
"MDR/4.54-D-S" (Medium Density)
Residential) to "V0-D-S" (Visitor)
Serving/Professional Offices); located)
in Upper Carmel Valley.)

WHEREAS; Sections 65300 and 65450 et seq. Of the Government Code require each county and city to adopt a comprehensive, long-term General Plan for the physical development of each county and city, and allows adoption of Specific Plans for implementation of the General Plan in all or part of the area covered by the General Plan and

WHEREAS; On January 4, 1977 the Board of Supervisors adopted the Carmel Valley Ranch Specific Plan for the physical development of that portion of the County known as Carmel Valley Ranch, and

WHEREAS; On September 30, 1982 the Board of Supervisors ("Board") of the County of Monterey ("County") adopted a countywide General Plan, and

EXHIBIT I

WHEREAS; On December 16, 1986 the Board adopted the Carmel Valley Master Plan ("Area Plan") as an amendment to the General Plan incorporating the Carmel Valley Ranch Specific Plan by reference, and

WHEREAS; Section 65358 and 65453a of the Government Code provide for amendments to the General Plan, Area Plans and Specific Plans, and

WHEREAS; On September 25, 1985 the Monterey County Boar of Supervisors revised procedures for amending the General Plan, and

WHEREAS; The Planning and Building Inspection Department submitted for consideration to the Planning Commission ("Commission") the proposed amendment herein to the Carmel Valley Master Plan and the Carmel Valley Specific Plan, and

WHEREAS; The proposed amendments contained herein were considered by the Commission at a noticed public hearing, after which the Commission recommended to the Board adoption of a Negative Declaration and the amendments, and

WHEREAS; The proposed amendments contained herein were considered by the Board of Supervisors at a noticed public hearing, and

WHEREAS; Public notice and availability of the amendment requirements have been complied with, and

WHEREAS; Pubic testimony has been taken and considered during the hearing processes, and

WHEREAS; The Board of Supervisors has determined, on the basis of an initial environmental study and comments received, that this general plan amendment and specific plan amendment will not have a significant impact on the environment and a Negative Declaration was filed accordingly,

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors of the County of Monterey, State of California, hereby approves:

- 1) Amendments to the Carmel Valley Master Plan, Figure 2, changing Assessor's Parcel Numbers 416-522-018-000 and 416-593-001-000 through 416-593-074-000 from designation "Medium Density Residential, 5-1 acre/unit" to designation "Visitor Accommodation/Professional Offices."
- 2) Amendment to the Carmel Valley Ranch Specific Plan Map and text to add an area to the Specific Plan designated "Resort Lodge" in existing "Area F" in place of the Current "Residential" designation, and amending the text to indicate that the Carmel Valley Ranch Specific Plan consists of a maximum of 208 lodge units and 311 residential units outside of the reserve area around the golf course.

- 3) Reclassification of Assessor's Parcel Numbers 416-522-018-000 and 416-593-001-000 through 416-593-074-000 as shown on the attached map from "MDR/4.54-D-S" (Medium Density Residential, Design and Site Control) to "VO-D-S" (Visitor Serving/Professional Offices, Design and Site Control)

Subject to the following Findings and Evidence;

FINDINGS AND EVIDENCE FOR THE GENERAL PLAN AMENDMENT,
SPECIFIC PLAN AMENDMENT AND RECLASSIFICATION

1. FINDING: The proposed amendments and reclassification will not have a significant effect on the environment.
EVIDENCE: The Initial Study prepared for this project did not identify any significant environmental impacts resulting from the amendment. A Negative Declaration was filed on May 6, 1996. The proposed amendment would change the land use designation from "Medium Density Residential, 1-5 units/acre" to "Visitor Accommodation".
2. FINDING: Public Notice for this Negative Declaration was: (1) sent to all organizations and individuals who requested notice; (2) published in the Monterey Herald; (3) posted in the project area; (4) and mailed to contiguous property owners within 300 feet.
EVIDENCE: File Number PC96017.
3. FINDING: Amendment to the Carmel Valley Master Plan, Figure 2 is appropriate for the proposed land uses and consistent with the objectives and goals of the 1986 Carmel Valley Master Plan as set forth on page 1 objectives 1-5 and page 8 goals 1-9.
EVIDENCE: The objectives of the Plan and the relationship of this Amendment are as follows:

Objective 1: The plan should be founded on a comprehensive understanding of the physical and cultural setting of the valley.
Relationship: This amendment recognizes the tradition of Carmel Valley as a resort and visitor accommodation destination which tradition extends the early 1900's. This tradition is recognized in the plan by policies for visitor accommodations numbered 18.1.25(CZ) favoring expansion of existing lodges over new developments, and policy 28.1.27 which specified a maximum of 250 additional visitor units in Carmel Valley east of Via Mallorca. The 64 additional units approved bring that total to 248 units approved since the 1986 Carmel Valley Master Plan was adopted. This would be consistent with the plan policies.

Objective 2: To "Reflect the current consensus concerning environmental sensitivity and land use limits in the Valley".

Relationship: This amendment to allow part-time hotel/lodge units by utilizing approved residential units reflects the experience of the current lodge which has sensitively blended into the hillside without undue visual impact and tree removal. Plans and the Initial Study indicate that this amendment will not increase tree removal and visual impact.

Objective 3: The Plan should "reflect a comprehensive cross-section of local attitudes toward the future of the valley as a living environment."

Relationship: The proposal and amendment implement the policy that additional visitor accommodations be favored as expansions of existing facilities.

Objective 4: The Plan should reflect land use designations that provide clear guidance with regards to future land use.

Relationship: The policies and land use map will provide the clear guidance necessary to implement the proposed expansion of Carmel Valley Resort Lodge.

Objective 5 : The Plan should provide clear-cut criteria to those responsible for its implementation so that they may relate individual development proposals to the goals and policies of the plan.

Relationship: The development proposals of the applicant clearly related to the land use designations and policies of the plan. The Visitor Accommodation/Professional Offices land use designation and the Board approval of the map designation change is adjacent to that exact designation.

EVIDENCE: The Goals of the Plan and the relationship of this amendment are as follows:

Goal 1. Preserve rural character of Carmel Valley.

Relationship: The Lodge units at Carmel Valley Ranch are of rustic design and are to utilize and blend with the natural oaks on-site to retain a rural character.

Goal 2. To maintain physical and socio-economic diversity.

Relationship: The lodge units enable visitors from outside the Carmel Valley area to visit, find accommodations and contribute to the social and economic diversity of the area while meeting applicable policies 28.1.25 and 28.1.27.

Goal 3. To protect all natural resources with emphasis on biological communities, agricultural lands, the Carmel River and its riparian corridor, air quality and scenic resources.

Relationship: The amendment to the plan will have no effect on the physical layout.

Goal 4. To provide an appropriate range of land uses, accommodated in the compact logical pattern.
Relationship: The amendment enable clustering and places the visitor accommodation designation adjacent to like uses.

Goal 5. In conjunction with countywide goals, to provide clear-cut criteria to those responsible for its implementation so that they may relate individual development proposals to the goals and policies of the plan.
Relationship: The development proposals of the applicant clearly relates to the land use designations and policies of the plan. The Visitor Accommodation/professional Offices land use designation and the Board approval for the map designation change is adjacent to that exact designation.

EVIDENCE: The Goals of the Plan and the relationship of this amendment are as follows:

Goal 1: Preserve rural character of Carmel Valley.
Relationship: The Lodge units at Carmel Valley Ranch are of rustic design and are to utilize and blend with the natural oaks on-site to retain a rural character.

Goal 2: To maintain physical and socio-economic diversity.
Relationship: The lodge units enable visitors from outside the Carmel Valley area to visit, find accommodations and contribute to the social and economic diversity of the area while meeting applicable policies 28.1.25 and 28.1.27.

Goal 3: To protect all natural resources with emphasis on biological communities, agricultural lands, the Carmel River and it riparian corridor, air quality and scenic resources.
Relationship: The amendment enable clustering and places the visitor accommodation designations adjacent to like uses.

Goal 4: To provide for an appropriate range of land uses, accommodated in the compact logical pattern.
Relationship: The amendment enable clustering and places the visitor accommodation designations adjacent to like uses.

Goal 5: In conjunction with countywide goals, to provide the maximum feasible range of housing type.
Relationship: The proposal will add a new housing type.

Goal 6: To provide for and maintain an adequate and aesthetic circulation system.
Relationship: The amendment will require no spatial changes or create no significant volume change in existing traffic patterns.

Goal 7: To provide for those public facilities and services necessary to accommodate present and planned future growth.
Relationship: No impact on this particular goal.

Goal 8: To promote public safety with respect to flooding geologic hazards, excessive exposure to noise and fire hazards.
Relationship: The amendment to the Carmel Valley Master plan through application has been considered in light of geotechnical reports and environmental evidence which indicate that the amendment comply with those goal. See PC96017 file.

Goal 9: To recognize that since orderly growth is essential to the success of this plan, all residential development will be evaluated within a managed growth framework.

Relationship: The amendment will not affect the number of vacant legal lots of record available in Carmel Valley.

4. FINDING: The amendment to the Carmel Valley Ranch Specific Plan is consistent with the policies of the General Plan and the Carmel Valley Master Plan.

EVIDENCE: Proposed amended Carmel Valley Ranch Specific Plan, Carmel Valley Master Plan and Planning Department file PC96017.

EVIDENCE: All policies of the Monterey County General Plan and the Carmel Valley Master Plan have been reviewed by the Planning Department Staff for consistency.

5. FINDING: The reclassification of properties from "MDR/4.54-D-S" (Medium Density Residential) to "VO-D-S" (Visitor Serving/Professional Offices conforms to the amendment to the Carmel Valley Master Plan and is consistent with the amendment of the Carmel Valley Specific Plan pursuant to Government Code Sections 65860 c (Zoning Ordinance consistency with General Plan Amendment) and 65454 (Consistency of Specific Plan with General Plan)

EVIDENCE: Title 21. Carmel Valley Master Plan and Carmel Valley Ranch Specific Plan as shown in PC96017 file.

NOW, THEREFORE, BE IT RESOLVED, THAT

PASSED AND ADOPTED on this 1st day of October, 1996, upon motion of Supervisor Karas, seconded by Supervisor Perkins by the following vote, to-wit:

AYES: Supervisors Salinas, Pennycook, Perkins, Johnsen and Karas.
NOES: None.
ABSENT: None.

I, ERNEST K. MORISHITA, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board Supervisors duly made and entered in the minutes thereof at page of Minute Book 69, on October 1, 1996

Dated: October 1, 1996

ERNEST K. MORISHITA, Clerk of the Board of Supervisors, County of Monterey, State of California.

By

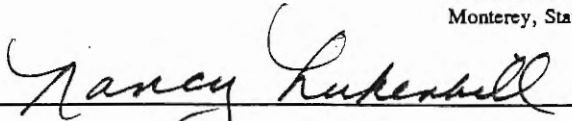

Deputy

EXHIBIT "F"

Before the Board of Supervisors in and for the
County of Monterey, State of California

Resolution No. 96-384 --)
Resolution by the Board of)
Supervisors to adopt for PC96017)
Negative Declaration)

WHEREAS, the Planning and Building Inspection Department completed an Initial Study for the Carmel Valley Ranch Area "F" General Plan Amendment, Specific Plan Amendment, Rezoning, Major Use Permit amending existing hotel use permit, Existing Hotel Permit, approval of a General Development Plan, Administrative Permit for site plan approval, and Design Approval (PC96017), and

WHEREAS, a Negative Declaration was filed on May 6, 1996 and no comments have been received, and

WHEREAS, the Planning Commission has recommended to the Board of Supervisors that the Negative Declaration be adopted and

WHEREAS, the Board of Supervisors has determined on the basis of the Initial Study and comments received that the project will not have a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Negative Declaration for PC96017 be adopted.

PASSED AND ADOPTED on this 1st day of October, 1996,
upon motion of Supervisor Karas, seconded by
Supervisor Perkins by the following vote, to-wit:

AYES: Supervisors Salinas, Pennycook, Perkins, Johnsen & Karas.
NOES: None.
ABSENT: None.

I, ERNEST K. MORISHITA, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board Supervisors duly made and entered in the minutes thereof at page of Minute Book 69, on October 1, 1996

Dated: October 1, 1996

ERNEST K. MORISHITA, Clerk of the Board of Supervisors, County of Monterey, State of California.

By Nancy Lukersmith
Deputy

EXHIBIT J

George W. Brehmer
9801 Club Place Lane
Carmel, CA 93923
(831) 624-8961
(831) 594-2336 mobile
gbrehmer@aol.com

Monterey County Government Center
Monterey County Planning Commission
168 WW. Alisal Street
Salinas, California 93901

To: Chairman Luther Hert
Vice Chr. Martha Diehl
Comr. Paul C. Getzelman
Comr. Jay Brown
Comr. Amy Roberts
Comr. Don Rochester
Comr. Cosme Padilla
Comr. Aurelio Salazar, Jr.
Comr. Jose Mendez
Comr. Keith Vandevere
Project Manager: David Mack

Re: Project File No.: PLN140130
Project Location: 1 Old Ranch Road, Carmel
Assessor's Parcel Nos: 416-522-010-00 and 416-592-023-000
Owner: CVRR HSGE LLC

Dear Chr. Hert, Commissioners and Mr. Mack:

All references to the "Project" are to the current application.

I am not against the Project. I am in favor of plan policies and appropriate mitigation measures to assure consistency with those policies.

Generally, the proposed construction seems tastefully designed and appropriately located. It will blend-in and be almost undetectable.

The present Carmel Valley Ranch Resort (CVRR) ownership is the best that I have experienced since my wife and I acquired our residence in 1986. It appears dedicated to providing a quality experience maximizing the natural features of the Valley.

EXHIBIT K

I believe that CVRR's creative management has been a financial success. Increasing the number of Lodge units is most likely aimed at maximizing this financial success. That is understandable. However, one must ask "how much of a good thing is too much?" This judgment is entrusted to the CVRR ownership.

My concerns relate to 1) the impact on the residential quality of life that may result from the 36.7% increase in the number of Lodge units and 2) compliance with the governing regulations. Impact seems inevitable as a result of 1) increased pedestrian and vehicular traffic, 2) increased need for parking, 3) increased demand on the private sewer system and gate operations and 4) generally, increased use for Lodge and Club related activities.

Strong, enforceable and monitored mitigation measures are needed in light of the major policy of the Carmel Valley Ranch Specific Plan to keep traffic on Carmel Valley Road and within the Ranch to a minimum.

Before considering mitigation measures, some questions need answering in order to understand to size of the impact. Some questions may be answered in Mr. Mack's report which I have not yet received. However, it seems clear that the Commissioners need answers to these questions in order to make decisions in the interest of the residents and the public as well as treating the Applicant fairly.

The first question is "**how many new units are coming on line**" since the number of units determines the impact of the increased use.

UNITS.

1. In 1995 or 1996 the number of units for the resort lodge was changed from 144 to 204. The additional 64 units was arrived at by changing the zoning designation for the 64 residences to be built in the **Summit project** to allow those places to be used for transient use in conjunction with the Resort Lodge operation. I am unclear as to how many of those places have been approved for transient use. To the extent they are so approved, the approved number should be included when referring to the total number of lodging units at the Resort Lodge. Since the Summit units are so much larger (3 or 4 bedrooms), they can accommodate larger or multiple families. **QUESTION: How many Summit units are available for Resort Lodge use?**
2. A number of years ago the resort lodge obtained County approval to build rooms under existing units 219 thru 228. It was my understanding that these rooms were to be enlargements of units 219 thru 228 and not separate, new units. I understood that the additional rooms were to accommodate larger families. No construction was commenced until recently. It now appears that the 12 new rooms did not just add space to units 219 thru 228. Rather, the rooms are 12 new units. This is based

on my observation of unit numbers **281 thru 292** placed at the entrances to the newly constructed rooms. These new units were just completed this month or late last month. I do not recall them having been approved as units. I may have missed it but would like to know. **QUESTION: Were units 281 thru 292 approved by the County as new units? QUESTION: If so, were parking spaces provided? See discussion below.**

3. Substantial changes were made to the Resort Lodge a year or more ago pursuant to **PLN 090322**. In accordance with County approval, 5 units of the 144 were eliminated and a spa or other amenity was built in their place leaving 139 units and not 144 as mentioned in the current Project Description. **QUESTION: Is this correct?**
4. It appears that the proposed 37 new units should be added to 139 units to come up with a new number of 176 units. That would be a **26% increase**. **But wait a minute**. Since units **281 thru 292** are just coming on line, it seems good planning practice requires Project approval to consider the impact of 49 new units or a **36.7% increase**. One must consider the total impact of changes that occur at relatively the same time. This follows from the prohibition against piece-mealing. **QUESTION: Does the Project evaluation take into consideration the impact of 49 new units, a 36.7% increase? QUESTION: If not, how does one reconcile the prohibition against piece-mealing?**

PARKING AND VEHICULAR ACTIVITY

Parking around the golf Club House has been troublesome for years. Parking occurs helter-skelter along Old Ranch Road and occasionally along Club Place Lane (See pictures). This **parking is illegal**. It makes approaching my residence seem like driving through a parking lot. It also creates danger to pedestrians (both Lodge guests and residents) who are forced to abandon the pedestrian path and walk in the traveled road way.

I have contacted the CVRR about this matter on many occasions. The problem is insufficient designated parking coupled with increased resort lodge use and to little shuttle service. The problem gets worse each time there is an expansion of use without creation of more parking.

Let's take a look at what the law requires.

The Specific Plan (SP) and County Code Title 21.58 establish rules governing parking and vehicular movement. The SP provides that golf Club House parking requirements shall be a *“minimum of 120 spaces or in conformance to the Monterey Zoning Ordinance.”* **SP pg. 12**. However, the parking requirements for the Lodge state: *“parking: one space per room plus one additional space for every 10 rooms”*. **SP pg. 6**.

(emph. added). **NOTE CAREFULLY:** For Lodge accommodations the requirement is one space **per room**, not per unit and the Monterey County Zoning is not mentioned as an alternative. This requirement is the only verbiage in the SP that refers to **rooms**.. All other references to Lodge guest accommodations are to **units**. See SP pgs. 1, 2, 5 & 6. **QUESTION: How has this parking space requirement for Lodge accommodations been applied when calculating the spaces needed for the Project?**

Title 21.58 of the County Zoning Ordinance provides specific parking requirements for many uses including golf courses, office space, restaurants, lounges, bars, hotels , number of employees, etc.

The site for the 37 new units.

The Project calls for 37 new units (not considering the 281 thru 292 new units) but only 28 new parking spaces. **QUESTION: How can this be reconciled with the SP requirement of one space per room and one additional space for each 10 rooms?** That would seem to require 41 new spaces. A walk-thru on the road at the existing 44 units above the 10th green (Project site) shows 44 spaces. The SP seems to require 48 spaces. (one additional for each 10 units). **QUESTION: If the site is already 4 spaces deficient, wouldn't the SP require the Project to bring the number of spaces into compliance, ie. require 4 spaces in addition to the 41 required by the new units for a total of 45 spaces?**

The golf Club House area; the focus of the parking problems.

The SP calls for a minimum of 120 spaces for the golf Club House or conformance to Monterey County Zoning. At first blush, it might be assumed that the applicant has a choice to go with 120 spaces or the number of spaces required by Monterey County Zoning (Title 21.58). However, if that were the case, the word “minimum” would have no meaning. In other words, the SP would simply have called for “120 spaces or Monterey County Zoning”.

The use of the word “minimum” seems to compel the conclusion that the SP intends there to be at least a minimum of 120 spaces unless the Monterey County Zoning requires more. **QUESTION: How is this SP provision interpreted when determining the parking requirements for the golf Club House?** This question is applicable to the Project because increasing the Lodge units by 36.7% will inevitably increase vehicular traffic and parking demand at the golf Club House.

Specifically, the site of the 37 new units above the 10th green is quite a distance from the Club House. Some golfers will drive their cars to the Club House despite the availability of shuttle service. This will increase parking congestion at the golf Club House where there are only 81 parking spaces, thus, increasing the likelihood of helter-skelter parking.

Question: How come only 81 parking places at the golf Club House?

The number of spaces at the golf Club House is 81. That number was established many years before the present ownership arrived. Unfortunately, it has to deal with the problems of inadequate parking. So do the residents.

How did only 81 spaces happen? The interpretation of the word “minimum” above would required 120 spaces. The only explanation seems to be that County Title 21.58 was used. But that doesn't seem to add up either. Yes, golf courses require only 4 spaces a hole. That amounts to 72 spaces. But what about the large golf Club House? It has office space, retail space, meeting space and, according the the report for PLN 090322, a 149 seat restaurant. No matter how you slice it or what method was used, more parking is required by the SP.

The over-flow from the golf Club House parking lots.

The overflow from the golf Club House parking lots winds up along Old Ranch Road and sometimes along Club Place Lane. This is right at the entrance to my residential complex of 46 residences.

The SP defines Old Ranch Road as a “Major Collector” : *“Main interior street collecting traffic from development areas; **no parking**; no direct driveway access; two lanes divided and undivided with turning lanes at intersections; 20' paved travel lanes with curb.” SP pg. 9 (Emph. added). **A decomposed granite pedestrian walking path approximately 6' wide borders the north side of the road.** (This pedestrian walking path is required by the SP. It is the most important one at the Ranch. Families walk along it --- woman with strollerw, toddlers, etc. **Present owership, the Applicant, put in the path and deserves credit for it.)***

Most of Old Ranch Road along the fairway leading to Club Place Lane is about 21 feet wide each lane being a little over 10 feet wide. This appears to be inconsistent with the requirement of 20' travel lanes. However, there are 20 foot travel lanes at the beginning of Old Ranch Road near the gate. They merge into to a 21 foot road which continues to Club Place Lane. This narrow stretch of Old Ranch Road is a reasonable interpretation in that the narrower traveled way is much more in keeping with the policy of rural character. It makes for a very pleasant stroll along the path. I want to keep it that way.

The SP defines my street, Club Place Lane, as a “Minor Collector”: *Minor interior streets, collecting traffic from limited development areas; limited parking; minimal driveway access; two lanes with 24' paved section and curb and gutter; designated eight-foot parking bays” . SP pg. 10.* Club Place Lane is the only fire access road into the 46 unit Club Place complex. As such. The parking is limited to the eight-foot parking

bays along the road inside the complex. The last thing I want to see are cars parked along the entrance to my complex forcing one to drive through a parking lot.

SHUTTLE SERVICE; IMPLEMENTING THE MITIGATION MEASURE BUILT INTO THE SP.

The SP provides many references to a shuttle system. *“It is required that a shuttle system will be provided to transport people from the airport to the resort/lodge complex. Further study will be given to expanding the transit system to various points on the Monterey Peninsula making it available to all residents of the project.”* SP pg. 10.

QUESTION: Has the study called for been done? QUESTION: If so, what did it conclude and has it been implemented? QUESTION: Are there enough shuttle vehicles to serve the residents? I for one would use a shuttle. The applicant, as operator of the Lodge, is required to operate a shuttle service between the Carmel Valley Ranch and Carmel Rancho Shopping Center and Mid-Valley Shopping Center and between the resort lodge and the Monterey Peninsula Airport. **SP pg. 20.** This service will have to be very substantially expanded if it is going to mitigate the traffic impact of guests of the additional 49 units coming on line. **QUESTION: Has there been a reliable study done to determine the level of shuttle service available to accomplish the necessary mitigation? QUESTION: Has providing shuttle service for the residents been calculated into a mitigation plan? QUESTION: If shuttle service is to be used as a mitigation measure, what is the plan for assuring establishing an adequate service and maintaining the same?**

I think the Applicant will be willing to establish a first class shuttle service --- perhaps even cold drinks and snacks on board.

WATER FOR THE NEW UNITS.

Shuttle service will not mitigate the water impact. In these drought days, consideration of any use permit, a discretionary permit, will have to carefully establish the availability of water. I would be remiss, if I simply assumed that water is available without providing the following information.

PLN 090322 which allowed removal of 5 units and building of a spa among other things, discussed water. Apparently the applicant had 6.158 acre feet of water credits attributable to extensive retrofitting.

Monterey Peninsula Water management District Rule 25.5 (c) provided that the water credit had to be used within 60 months of November 25, 2007. The 60 month period ended November 25, 2012. **QUESTION: Was the availability of the water credit extended beyond November 25, 2012 pursuant to MPWMD Rule 25.5 (g) upon proof that some or all water savings represented by the savings were current with a**

prorata reduction for any savings not current? QUESTION: How much of the water credit was used for the work authorized under PLN 090322? QUESTION: Assuming valid extension of the water credit, how much of the water credit is needed for the current Project? QUESTION: Has the MPWMD verified the amount of water credits available and the amount that the Project would require?

MITIGATION MEASURES.

In addition to the shuttle mitigation measures, the parking impact may be mitigated by providing more parking lots. One might explore extending the lot in front of the main entrance to the golf Club House to the right toward Barn Way. Parking may be carefully designed taking into consideration the trees and hill side and the tee locations. Perhaps the tee location could be moved shortening the hole but still leaving it a nice play. There is also a flat area at the northwest corner of the Robinson Canyon bridge. Quite a few cars could be parked there and shuttle service provided. An arrangement would have to be negotiated with the owner.

Note that there is to be no direct driveway access to Old Ranch Road. Parking is prohibited on Old Ranch Road. That is probably for safety purposes. The SP or County ordinance also specifies that parking lots should be set up so that vehicles can be driven out of them forward on to the traveled way. This is also a safety precaution.

It may be that the parking along Old Ranch Road off of the pedestrian path and on the green of the golf course would be acceptable on a temporary basis pending the development of new parking lots and/or the increase in the shuttle service between existing parking lots. For the present, if there is to be any further parking off of Old Ranch Road, it must be orderly. Vehicles must be entirely on the grass and definitely not on the pedestrian path. The vehicles should be aligned so that the backs of the vehicles form a uniform line. This will greatly improve the visual impact. Valet parking and appropriate signing would make such an arrangement more palatable. Nevertheless, great care must be taken to park and exit safely.

A mitigation measure allowing parking along Old Ranch Road must state in detail the manner in which it might be done to furnish guidance to the Applicant. The pedestrian path must be kept clear at all times.

I look forward to answers to the above questions.

Respectfully submitted,

George Brehmer



CARMEL VALLEY RANCH

September 2, 2014

Mr. George W. Brehmer
9801 Club Place Lane
Carmel, CA 93923

cc: Mr. David Mack, Associate Planner

Re: PLN140130/Carmel Valley Ranch Expansion

Dear George,

Thank you so much for the kind words you expressed to the Planning Commission regarding our tenure as owners at Carmel Valley Ranch. I know you've shared those sentiments with me in the past, and I thought I would take this opportunity both to thank you and to answer some of the thoughtful questions you posed prior to the September hearing.

Lodge Units

The Carmel Valley Ranch Specific Plan, as adopted and subsequently amended, allows a total of 208 Lodge Units. Currently the Lodge operates a total of 144 individual units, and the current proposal will add 37 units to the existing inventory. The total unit count after this expansion will be 181; this is a 25.7% increase, not a 36.7% increase as your note implies.

Approval to use 64 residential units as "Lodge Units"

In 1996 our predecessors were granted approval to use 64 residences as temporary lodge units. However, this permit was never vested and has subsequently expired. Therefore, my understanding is that no residential units on the Summit are permitted to be rented as part of the Lodge. I have researched this and we have confirmed the status of this permit with County Counsel.

Rooms 281 through 292

As your letter notes, the county approved the construction of 5 units in 2014. These units replaced the 5 units that were converted to the Spa. The county also granted us permission to enlarge 7 units so that

they may be rented to extended families or groups, and that's exactly what we have done. The individual numbering on every door does not denote separate units: it was actually a requirement from the Fire District and was seen as a life/safety matter. As confusing as it might be for some of our guests, I fully support this decision to number the doors individually, since it greatly simplifies both emergency access and precise location identification of callers in the event of such emergencies. These 7 are not individual units.

The current application for 37 units includes use of these 7 units as separate individual units. This is being requested for marketing purposes: during family and group seasons, we would combine the units to meet that demand; during romantic couple seasons, we would rent them separately. In any event, these 7 are part of the current application, and are therefore included in the parking count.

Parking at Golf Clubhouse

I know you may not have experienced the change while you were up in Montana, but we have made tremendous strides with golf course parking. Temporary signage has been placed along Old Ranch Road indicating "NO PARKING." Permanent signage has been ordered and will be installed as soon as it arrives. Parking will only be allowed in the parking lots and on the identified grassy area of the golf course, completely off of the pathway. We also now utilize special signage that has effectively instructed overflow parkers exactly how/where to park to remain on the grass and to remain in an orderly line. Feedback from both members and residents has been very positive these last few weeks.

With the construction of new spaces at the Lodge and the increased use of shuttles and golf carts to transport guests, the proposed expansion should not affect parking at the Golf Clubhouse. In fact, as you and I discussed briefly a few weeks ago, the increased number of units at the Lodge should actually *reduce* parking needs at the Clubhouse. We will not need to rely as heavily on outside play, and our own resort guests do tend to be shuttled rather than drive. Most specifically, Clubhouse use will skew heavily toward traditional member activities and in-house guests, and our own shuttles, as well as shuttles provided by our clients, will greatly ameliorate your concerns.

As stewards of The Ranch we can certainly agree to keep this parking situation in line with what I have described above.

Provision of parking spaces at the Lodge

While the Specific Plan may refer to parking in the language of "room," it is unreasonable to assume the intent was to require a parking space for every *room* at the Lodge. This would mean a space for each living room, dining room, bedroom, etc. The record reflects that the intent and interpretation over many years continues to be that a room equals a unit. The project as proposed and submitted will provide the amount of parking necessary to maintain consistency with the County Zoning Ordinance.

Shuttle Service

Carmel Valley Ranch operates 5 shuttles, with each capable of transporting between 7 and 12 people. The Ranch also operates at least 5 golf carts, each capable of transporting between 4 and 6 people. The shuttles are used primarily inside the property to take guests to enjoy the various on-site amenities. Rides can be provided to take passengers to the airport or to the local shopping centers; however, The Ranch has never operated a shuttle system as contemplated in the Specific Plan because it is not a feasible option with regard to traffic generation.

These shuttles would actually *increase* the number of traffic trips to and from various locations: if the shuttle drops a rider off at Mid Valley Shopping Center, it will return to The Ranch, and will then make a separate trip to retrieve the rider. This now results in *four* total trips, as opposed to two trips when completed in riders' own vehicles. This is why The Ranch utilizes third parties (i.e. taxi services) when off-site travel is requested: it is both more efficient and more sensitive.

Water Credits

The Ranch will be utilizing existing water credits for the expansion. We have submitted letters from the Monterey Peninsula Water Management District (MPWMD) to the county confirming the number of credits and their usage during the CDO period. The water credits never expired, they were extended as allowed. The required non-residential water form was submitted to the county with the project application, along with the letters mentioned above. We have not received any communication from the county, Cal Am, or MPWMD that the project does not have the water necessary to proceed.

Additional Parking

We have an agreement with St. Dunstan's Church to utilize their parking lot for our employees Monday through Saturday. There is also available parking on our property across the river. While we thank you for your suggestion, there is no way that we can re-design portions of the golf course to increase the number of parking spaces. This course is considered a "championship" course, and therefore we cannot shorten the holes. However, we can agree (as stated earlier) to be more proactive regarding our parking operations and increase use of our existing shuttle service. We currently have more spaces than are required, and will continue to have more spaces than are required after completion of the project.

I hope this letter has addressed some of your concerns and I would be happy to discuss this further at your convenience. I know how much The Ranch has meant to you for nearly three decades and I sincerely appreciate the time you put into this, as well as your kind words regarding the changes we have made here. Your note made reference to financial success, and asked the question "how much of a good thing is too much?" I can answer you candidly: This project isn't driven by pushing the limits of

profit, it is driven by the need to create a sustainable base to support the massive fixed costs of operating a resort, club and residential community of this scale.

As best I can tell, six prior owners of The Ranch failed; and in the nine years leading up to our involvement, The Ranch's revenue declined an average of 8% per year. Not only was this bad for the county, its workers and its tax base, but it was also nearly catastrophic for The Ranch and its facilities, residents, members and employees. Given your appreciation of the current state of The Ranch, I trust that you can support our effort to de-risk and further stabilize an operation that has defeated so many groups before us. We intend to be here for the long term and I look forward to sharing many more years with you as our neighbor.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Korn', with a long horizontal stroke extending to the right.

Daniel Korn