

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

In the matter of the application of:

**CARMEL VALLEY RANCH HSGE, LLC
(PLN220169) RESOLUTION NO. 25-022**

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project Statutorily Exempt from California Environmental Quality Act (CEQA) Guidelines per section 15183(b); and
- 2) Approving a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow demolition of seven buildings containing 29 visitor serving units, construction of seven replacement buildings containing 56 visitor serving units, resulting in a net gain of 27 visitor units (208 total), and construction of a one-story parking structure to create 34 additional parking spaces; 2) Use Permit to allow development on slopes in excess of 25%; and 3) Use Permit for removal of seven Oak trees.

[CARMEL VALLEY RANCH HSGE LLC, 1 Old Ranch Road, Carmel Valley, Carmel Valley Master Plan (Carmel Valley Ranch Specific Plan), APN: 416-522-010-000]

The CARMEL VALLEY RANCH HSGE, LLC application (PLN220169) came for a public hearing before the County of Monterey Planning Commission on July 9, 2025. Having considered all the written and documentary evidence, the administrative record, oral testimony, and other evidence presented, including the Conditions of Approval and project, the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

- 1. FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow demolition of seven buildings containing 29 visitor serving units, construction of seven replacement buildings containing 56 visitor serving units, resulting in a net gain of 27 visitor serving units (208 total), and construction of a one-story parking structure with 34 additional parking spaces; 2) Use Permit to allow development on slopes in excess of 25%; and 3) Use Permit for removal of seven Oak trees.
EVIDENCE:
 - a) The application, project plans and related materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220169.

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 and development standards in:

- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan;
- Carmel Valley Ranch Specific Plan (CVRSP); and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents

- b) Allowed Use. The property is located at 1 Old Ranch Road, Carmel Valley (APN 416-522-010-000), Carmel Valley Master Plan. The parcel is zoned VO-D-S-RAZ (Visitor Serving/Professional Office – Design Control – Site Plan Review – Resource Allocation Zoning Districts), which conditionally allows “hotels, motels, hostels, inns,” subject to the issuance of Use Permits pursuant to Title 21 section 21.22.060.A. The project proposes the modifications to the Carmel Valley Ranch Lodge, including demolition of seven one-story buildings containing 29 visitor serving units, construction of seven replacement two-story buildings containing 56 visitor serving units, resulting in a net gain of 27 visitor serving units (208 total); construction of a one-story parking structure with 34 additional parking spaces; development on slopes over 25%; and the removal of seven Oak trees. Therefore, the project is an allowed land use for this site.
- c) Site Plan Review. The parcel includes an “S” (Site Plan Review) zoning overlay, which requires that no structures and/or additions shall be allowed without approval of the appropriate authority and issuance of an Administrative Permit per Title 21 sections 21.45.040 A and C. An Administrative Permit is included with the application as the project includes the demolition and reconstruction of six structures and the development of a parking structure.
- d) Visitor Serving Units. The Carmel Valley Master Plan is incorporated in the 2010 Monterey County General Plan, with the Carmel Valley Ranch Specific Plan, by reference, as one of its components identified as a Special Treatment Area outlined in Policy CV-1.22. This policy also incorporates the Amended CVRSP, by reference, into the General Plan thereby confirming that provisions of the Specific Plan remain in effect.

The most recently amended CVRSP (Board of Supervisors Resolution No. 96-382) allows a maximum of 208 visitor serving units and 311 residential units, subject to obtaining appropriate discretionary and ministerial permits. Carmel Valley Ranch currently has 181 previously approved visitor serving units. The proposed project as outlined in Finding No. 1 will increase the visitor serving units from 181 to 208. Therefore, the unit count to be achieved through this application is

consistent with the maximum allowed visitor serving units per the CVRSP.

- e) Design/Visual Resources. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed structures will essentially replicate the size, location, materials and colors of the previously approved structures which they are replacing. Colors will be comprised of earth-tones and exterior materials will be primarily wood. The project is consistent with Policy CV-1.20 of the CVMP and also the CVRSP in that the design is consistent with the rural character of the valley and are compatible and appropriate for the immediate surrounding area. There will be a modest addition of height over the existing structures to be replaced, with approximately three additional feet of elevation on two of the seven buildings.

The site is located a half-mile distant - and uphill from - the nearest public viewing area on Carmel Valley Road. Staff conducted a site visit on May 5, 2025, to determine the proposed project’s visibility from common public viewing areas. While other development within the Carmel Valley Ranch is visible, with upper portions of structures exceeding heights of surrounding tree canopies, the existing visitor serving units within the “Valley Suites” area are not visible. Only three of the seven structures will increase in height, by approximately three feet. This increase in height was not visible from Carmel Valley Road. As the site is at a higher elevation than most nearby roads, and due to the extensive tree cover which serves as natural screening, the project will not result in adverse visual impacts and is consistent with the applicable scenic resource policies of the 2010 General Plan and the CVMP.

- f) Site Development Standards. The site is zoned VO-D-S-RAZ (“Visitor Serving/Professional Office – Design Control – Site Plan Review – Resource Allocation Zoning Districts”). The maximum structure height is thirty-five (35) feet in the “VO” district. The proposed new structures will range in height from 26’ to 28’ in height above average natural grade. Maximum Building Site Coverage is fifty (50) percent, with coverage to remain relatively unchanged at well under 10% on the 30-acre parcel.
- g) Cultural Resources. According to Monterey County Geographical Information System (GIS), the property is located in an area of “moderate” archaeological sensitivity, although not within 750 feet of a known archaeological resource. A Preliminary Archaeological Assessment of the project parcel was conducted (LIB140173), resulting in a “negative” determination and concluding: “Based upon the background research and the field assessment, we have concluded that there is no surface evidence of potentially significant archaeological resources in the project areas... The proposed hotel expansion project should not be delayed for archaeological reasons.”

The proposed development is located primarily within previously disturbed portions of the property and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project Condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction. Thus, as proposed, designed, and conditioned, the proposed project minimizes and avoids potential impacts to archaeological resources.

- h) Traffic. Roadway improvements required as mitigation for traffic impacts identified in the CVSRP EIR have been implemented by the applicant following the adoption of the 1975 Carmel Valley Ranch Specific Plan. Specifically, the 1996 amendment to the Specific Plan included a Condition of Approval requiring that Carmel Valley Ranch "financially participate proportionally in the construction of the Carmel Valley – Robinson Canyon Road intersection (CVR's primary access point)..." (CVRSP Condition A.1). Accordingly, the Carmel Valley Road/Robinson Canyon underpass has been constructed - entirely with Carmel Valley Ranch funding – to eliminate left-turn movements from Robinson Canyon Road to westbound Carmel Valley Road. Another Condition required Carmel Valley Ranch to "dedicate a substitute right-of-way and reconstruct the northerly end of Holt Road at its intersection with Robinson Canyon Road." This intersection has been re-aligned accordingly.

The above-mentioned improvements were specifically designed to satisfy the mitigation requirements for the traffic-related impacts of 208 visitor-serving units and 311 residential units as approved within the CVRSP. The additional visitor serving units proposed with this application do not exceed the scope of work analyzed in the EIR or subsequent Negative Declaration.

A traffic memorandum (LIB240064) has been prepared for this project by Keith Higgins (Traffic Engineer), dated July 18, 2023, and amended June 6, 2024. This memorandum concludes: "The proposed additional 27 guest units are consistent with the 208 guest units allowed by the Carmel Valley Ranch Specific Plan that has already been subject to environmental review and full mitigation. No further traffic analysis is required." HCD-Engineering Services has reviewed the proposed project and raised no comments or concerns. Condition No. 14 has been applied to require payment of the Regional Traffic Impact Fee, and Condition No. 15 has been applied to require the preparation of a Construction Management Plan.

- i) Water Supply. Monterey County General Plan Policy PS-3.1 states - "...new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development." General Plan Policy PS-2.3 states - "New development shall be required to connect to existing water service providers where

feasible.”

The project site currently has 8.837-acre feet of available water credits. The additional 27 units will utilize an estimated 1.91-acre feet per year, leaving a remaining water credit balance of 6.927-acre feet. Accordingly, the project is not considered by the Monterey Peninsula Water Management District (MPWMD) as an intensification of use, as existing water credits will be utilized. A large portion of the existing water allowance was transferred as unused credits from 25 approved, but never constructed, residential units in “Area F” of Carmel Valley Ranch, per 2006 Board Resolution 06-366 (PLN020280).

An updated can-and-will serve letter indicating Cal-Am’s ability to provide potable water was provided on June 3, 2025. No new water meters will be required to support the increase in units, and Cal-Am has confirmed that water service will continue to be provided pursuant to applicable requirements of the California Public Utilities Commission (CPUC), the MPWMD, and the California State Water Resources Control Board (SWRCB). The MPWMD is the agency responsible to determine whether sufficient fixture credits are available prior to issuance of construction permits.

- j) 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 development that can provide APFS shall be approved (PS-1.6). Additionally, General Plan Policy PS-4.5 requires that 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 a connection is not feasible.

Sewer service is provided by an on-site wastewater treatment facility (Carmel Valley Ranch Wastewater Treatment Plant - constructed 1980), which is owned and operated by Cal-Am. The State Water Resource Control Board estimates that the site discharges approximately 40k gallons per day (GPD) of the facility’s 100k GPD capacity. Cal-Am has stated in a November 16, 2023, letter: “CAW (Cal-Am Water) has reviewed the Carmel Valley Ranch project to increase the hotel inventory from 181 to 208 and determined the treatment facility has sufficient capacity.” Therefore, the project is consistent with the related General Plan policies as adequate public facilities and services related to wastewater collection, treatment and disposal are available and will be provided for the proposed additional units.

- k) Centralization of Parking. The Amended Carmel Valley Ranch Specific Plan notes that “Parking areas will be in a centralized cluster...” The design of the proposed parking decks, above existing parking areas, is consistent with this design criteria (See sheet A 1.2 of the attached plans).
- l) Carmel Valley Master Plan.

The proposed project is consistent with the applicable policies of the Carmel Valley Master Plan, and is notably consistent with policies CV-1.15.a and e:

- *CV-1.15.a: Expansion of existing hotels, motels, and lodges should be favored over the development of new projects.*
- *CV-1.15.e: There shall be a maximum of 110 additional visitor accommodation units approved east of Via Mallorca, including units at Carmel Valley Ranch.*

The project is an expansion of an existing facility, as “favored” by Policy CV-1.15.a. Per Policy CV-1.15.e, current County records indicate that 59 of the 110 additional visitor accommodation units east of Villa Mallorca had been approved. Approval of the 27 units proposed herein would result in 86 of the 110 additional visitor-serving accommodations being accounted for. However, Policy CV-1.15.e was implemented with the 2010 General Plan and thus became effective after adoption of the most current iteration of the CVRSP (1996), which allowed 208 visitor-serving units. Accordingly, the aforementioned 110-unit cap on visitor-serving accommodations excludes the Carmel Valley Ranch’s authorized 208 units. Therefore, the proposed 27 visitor-serving units do not impact the visitor-serving units cap east of Villa Mallorca, and 51 available units remain.

- m) Tree Removal and Biological Resources. Seven Oak trees would be removed to accommodate the project, including three “landmark” Oak trees of 26”, 18/12” (split trunk), and 23/29” diameter. Therefore, a Use Permit is required to authorize the proposed tree removal. Three of the oaks are being removed for the proposed parking structure with the remaining four removals required to accommodate the new lodge buildings. The tree removal is the minimum required under the circumstances and will not involve a risk of adverse environmental impacts as outlined in Title 21 section 64.260. Therefore, as proposed, the criteria to grant a Use Permit have been met; see Finding 6 below.

The Biological Assessment also notes: “The Project will not impact any special status plants or animals and will have minor impacts to Coast Live oak woodland on the outside fringes of the project construction envelope. Replacing the trees and avoiding potential impacts to nesting birds by timing the tree removal outside of the bird nesting season will reduce the impacts to a less than significant level.” Conditions of Approval are included to protect potential impacts to birds and bats during their nesting season (Condition Nos. 11 and 12). The Biological Assessment concludes: “The potential biological impacts from the demolition of seven existing single-story buildings and rebuilding seven new 2-story buildings in their place will be substantially less than if the new rooms were to be built in a previously undeveloped portion of the Ranch.”

- n) Development on Slopes in Excess of 25%. As demonstrated in Finding 7 below, the project is consistent with the applicable regulations for development on slopes in excess of 25%, and the criteria to grant a Use Permit have been met.
- o) Inclusionary Housing/Employee Housing. The Carmel Valley Ranch was subject to environmental review and approved in 1975, pre-dating

the 1980 establishment of the County’s Inclusionary Housing Ordinance. In any event, the Inclusionary Housing Ordinance (Monterey County Code Chapter 18.40) applies to residential development and not visitor-serving units. Given that only visitor-serving units are proposed, the proposed project is not subject to the requirements of Chapter 18.40. Nonetheless, questions regarding CVR’s past compliance with Chapter 18.40 were raised at the Carmel Valley LUAC meeting on May 5, 2025, and thus the following brief summary is provided: When the CVRSP underwent revisions in the 1990s, it became subject to the requirements of Chapter 18.40. According to County records, the applicant has paid “in-lieu” fees to satisfy inclusionary housing requirements as part of their previously approved residential projects, including \$499,498.65 in 1996 for the Oakshire subdivision. Monterey County HCD – Housing has indicated that Carmel Valley Ranch has satisfied all of their requirements pertaining to inclusionary housing.

Questions regarding on-site employee housing for the projects were also raised at the Land Use Advisory Committee meeting. County Code does not require on-site employee housing for the project. Carmel Valley Master Plan Policy CV-1.15 states that “As a provision for lower cost housing and a contribution toward lessening traffic in the valley, large-scale visitor-serving development requiring employees should comply with the provisions of the Inclusionary Housing Ordinance.” The proposed project results in a net increase of 27 visitor-serving units. However, the proposed project will not exceed the total visitor serving units approved with the 1996 CVRSP Amendment, which allowed 208 lodge units. No employee housing was required with approval of the 1996 CVRSP Amendment. Further, the applicant has indicated that no more than two additional employees would be required as a result of the proposed expansion, with these additional workers typically only being needed on weekends.

- p) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review at their May 5, 2025, meeting. Following a group site visit, the LUAC voted 5-0, with 2 members absent, to support the project as proposed. The topic of employee housing was discussed, with the applicant noting that no such housing is proposed as a part of this application, nor is it required according to County Code. The subject of inclusionary housing fees – although also not a requirement for the construction of commercial or visitor-serving projects – was also discussed (see Finding No. 1, Evidence “m” above)
- q) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220169.

- 3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.
- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services,

HCD-Environmental Services, Monterey County Regional Fire Protection District (FPD), and the Environmental Health Bureau. County staff has reviewed the application materials and verified that the project on the subject site conforms to applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) The following technical reports have been prepared for the project:
- “Preliminary Archaeological Assessment of Hotel Unit Expansions at Carmel Valley Ranch, Monterey County, California” (LIB140173), prepared by Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA, of Archaeological Consulting, Salinas, CA, April 15, 2014.
 - “Tree Inventory, Assessment and Protection Report” (LIB250045), prepared by Richard Gessner of Monarch Consulting Arborists, Felton, CA, October 10, 2024.
 - “Carmel Valley Ranch New Guest Room Project – Biological Assessment” (LIB 240063), prepared by Pat Regan of Regan Biological and Horticultural Consulting, Carmel Valley, CA, May 2023.
 - “Traffic Memorandum – Carmel Valley Ranch Hotel Expansion, Carmel Valley, Monterey County, CA” (LIB 240064), prepared by Keith Higgins, PE, TE, Keith Higgins Traffic Engineer, July 18, 2023, addended June 6, 2024.
 - “Geotechnical and Geological Hazards Report for the Carmel Valley Ranch New Hotel Units 12-17 & 20 and Parking Decks” (LIB 250163), prepared by Grice Engineering, Inc., Salinas, CA, May 2025.

Upon independent review, staff concurs with the conclusions of the reports that there are no physical or environmental constraints that render the site unsuitable for the proposed project. A Condition of Approval (#9) has been included requiring that the entirety of the development process will be conducted in accordance with the recommendations and requirements of these reports.

- c) Staff conducted a site inspection on May 5, 2025, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220169.

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 HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional FPD, Monterey County Sheriff’s Office and the Environmental Health

Bureau. The respective agencies have recommended Conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are provided. Cal-AM will provide water and sewer service. Also see Finding No. 2, Evidence “i” and “j”.
- c) Staff conducted a site inspection on May 5, 2025, to verify that the site is suitable for the proposed use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220169.

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 HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.
 - b) Staff conducted a site inspection on May 5, 2025, to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220169.

6. FINDING: **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts

- EVIDENCE:**
- a) Seven “protected” oak trees would be removed to accommodate the project, including three “landmark” oak trees of 26,” 18/12” (split trunk) and 23/29” diameter. Pursuant to Title 21 section 21.64.260.3.a - *Removal of more than three protected trees on a lot in a one-year period shall require a Forest Management Plan and approval of a Use Permit by the Monterey County Planning Commission*
 - b) Carmel Valley Master Plan Policy 3.11 protects Oaks, Madrones, and Redwoods within the planning area. Pursuant to Title 21 section 21.64.260, the removal of more than three Oaks may be allowed with issuance of a Use Permit, provided the appropriate authority finds that the tree removal is the minimum required under the circumstances of the case and removal will not involve the risk of adverse environmental impacts.
 - c) Seven Oak trees would be removed to accommodate the project, including three “landmark” Oak trees of 26”, 18/12” (split trunk), and 23/29” diameter. Therefore, a Use Permit is required to authorize the proposed tree removal. These seven trees range in health from “good” to “poor”. One Landmark Oak proposed for removed is within the proposed footprint of Building 13. Five Oaks proposed for removal, two of which are landmarks, are located within 5 feet of the proposed replacement visitor serving structures and thus will be negatively impacted by the proposed development. Removal of these five trees,

however, does reduce fuel loads within close proximity of the structures. The remaining three Oaks proposed for removal are within the footprint of the proposed parking structure and thus require removal to accommodate needed parking. Twenty other Oaks were identified by the project arborist as being “moderately impacted” with implementation of the project. However, as conditioned, and per the project arborists recommendations, these 20 trees and all other protected trees within proximity to the proposed development will be retaining and protected throughout construction. No tree removal is proposed to accommodate hardscape improvements such as decks and patios. The proposed project includes removal of the minimum necessary number of trees to accommodate the development. Accordingly, the tree removal is the minimum required under the circumstances and will not involve a risk of adverse environmental impacts.

- d) A project-specific Forest Management Plan (Document LIB250045) has been prepared. Pursuant to the recommendation of the report and in accordance with Title 21 section 21.64.260.D.2, these trees would be replaced onsite at a one-to-one ratio (Condition of Approval #10). Protective measures will also be installed prior to construction to protect nearby trees from inadvertent impacts (Condition #6).
- e) Based on the size of the project and constraints of the selected building site, tree removal has been minimized. Alternative building site locations would increase tree removal, which is not in keeping with the forest resource protection policies of the General Plan.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220169.

7. FINDING: DEVELOPMENT ON SLOPES – There is no feasible alternative which would allow development to occur on slopes of less than 25%.

EVIDENCE: a) Pursuant to the Monterey County General Plan Policy OS-3.5, *the County shall regulate activity on slopes to reduce impacts to water quality and biological resources. Development on slopes in excess of 25% shall be prohibited unless a Use Permit is obtained and the appropriate authority makes one or both of the following findings based upon substantial evidence:*

- 1. There is no feasible alternative that would allow development to occur on slopes of less than 25%;*
- 2. The proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.*

- b) The Monterey County Geographic Informational System (GIS) identifies the subject parcel to have slopes in excess of 25% and the applicant has also provided a site plan that illustrates this information. Steeper slopes are located north of the existing structures. Approximately 7,600 square feet of development is proposed on slopes in excess of 25%, with nearly all to occur on previously disturbed areas directly beneath, or directly adjacent to, the footprints of existing buildings. Therefore, a Use Permit is required to allow such development on steeper slopes.

- c) In this case, the proposed structures will be sited primarily within existing development footprints. However, the existing structures do not have slab foundations and instead are elevated over crawl space. Although these soils are previously disturbed, the crawl space slopes exceed 25% in certain areas. To achieve more units while staying within the same general structure footprint, the crawl spaces will be developed into visitor serving units. There would be only a modest addition of height over the existing structures to be replaced, with approximately three additional feet of elevation on two of the seven buildings. Constructing the units within the crawl space, rather than on top of the existing units ensures the proposed project complies with applicable visual resource protection policies of the Carmel Valley Master Plan
- d) Siting the additional units in any other area of the “Valley Suites” of CVR would require greater quantities of development on slopes and alteration of natural landforms. Accordingly, siting development primarily with existing building footprints - thereby minimizing disturbance of the existing terrain – is also consistent with CVMP Policy CV-3.4 and General Plan Policy OS-5.5, which preserve, and where necessary, minimally alter natural landforms and existing terrain in visually sensitive areas.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220169.

8. FINDING:

CEQA – The project is exempt from additional environmental review under CEQA as the project and its density is consistent with the 2010 General Plan, an EIR for the General Plan was certified, and there are no peculiar significant environmental impacts of this project not analyzed in the EIR or substantial new information showing that the environmental impacts of the project will be more significant than described in the EIR. The project is also consistent with the amended Carmel Valley Specific Plan, for which there was a previously certified EIR and Negative Declaration and pursuant to which the applicant has previously implemented traffic improvements as mitigation for development.

EVIDENCE:

- a) CEQA Guidelines section 15183(b) allows that projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review unless there are project-specific significant effects which are peculiar to the project or its site.

15183 – Projects Consistent with a Community Plan, General Plan or Zoning

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,*
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the*

project is consistent,

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

- b) In October 1975, a project-specific Environmental Impact report (EIR No. 75-100) was adopted by the Monterey County Board of Supervisors for the Carmel Valley Ranch Specific Plan (CVRSP). The EIR analyzed a “resort lodge complex” to include 855 “residential units” and 200 “resort lodge units.”
- c) In December 1976, the Carmel Valley Ranch Specific Plan was adopted by the Monterey County Planning Commission (Planning Commission Resolution No. 76-514).
- d) In 1977, the Carmel Valley Ranch Specific Plan was revised and amended by the Board of Supervisors, subject to the previously adopted EIR (Board of Supervisors Resolution No. 77-3).
- e) In 1982, the Board of Supervisors adopted a County-wide General Plan.
- f) In December 1986, the 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.
- g) In February 1995, the Carmel Valley Ranch Specific Plan was revised and amended (Board of Supervisors Resolution No. 95-066), subject to a Negative Declaration.
- h) In October 1996, the Carmel Valley Ranch Specific Plan was further revised and amended (Board of Supervisors Resolution No. 96-382, subject to a Negative Declaration, Board of Supervisors Resolution No. 96-384), to allow up to 208 visitor serving units. At that time, the Conditions of Approval required the construction of a new intersection at Carmel Valley Road and Robinson Canyon Road, and improvements to Holt Road. These improvements, which were required to mitigate for the impacts of 208 visitor serving units, have been implemented.
- i) In October 2010, the Board of Supervisors adopted a countywide 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 General Plan Policy CV-1.22.
- j) CEQA 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.
In the case of this project, the Amended Carmel Valley Ranch Specific Plan, as a part of the Carmel Valley Master Plan, was incorporated into the 2010 General Plan. A maximum buildout of 208 visitor serving

units at Carmel Valley Ranch was considered in the preparation, processing, approval, adoption and implementation of the 2010 General Plan.

- k) As noted in Evidences “b” – “j” of Finding No. 8, the Carmel Valley Ranch has been subject to California Environmental Quality Act (CEQA) environmental review numerous times over the past fifty years. The project site is within a Specific Plan area for which two EIRs and a Negative Declaration have been prepared and adopted. Specifically, an EIR was prepared and adopted for the Carmel Valley Ranch Specific Plan in 1975 (EIR# 75-100), and subsequently, a Negative Declaration was adopted in 1996 to consider increasing the number of visitor-serving units to 208 (Referenced in Board Resolution No. 96-382). Further, an EIR was prepared and adopted with the 2010 General Plan, which identified the CVRSP at full build-out as “existing development.”

The proposed project is consistent with CVRSP, CVMP, and the 2010 General Plan and does not propose visitor serving units in excess of what is allowed by the CVR (208). While development on slopes and tree removal (Findings Nos. 6 and 7) is required to accommodate the proposed development, impacts to these resources are not peculiar to this site, do not rise to a significant level, and will be addressed with adherence to applicable County Code and standard County conditions of approval. The project’s 27 additional visitor-serving units, not exceeding a total of 208 lodge units, were considered in the CVRSP and 2010 General Plan environmental documents (EIRs and Negative Declaration). The proposed parking structure does not substantially change the analysis contained in these environmental documents, and no evidence has been submitted within the project-specific reports demonstrating that this project element will result in any new environmental impacts. Therefore, there are no project-specific significant effects that are peculiar to the project or its site, there are no new environmental impacts that have not been addressed in a previously certified EIR, and the project will not increase the level of previously identified significant effects. Finally, the proposed project will not result in potentially significant off-site or cumulative impacts.

- l) No adverse environmental effects were identified during staff review of the development application.
- m) There are no significant adverse impacts associated with this project that have not been adequately mitigated in the Conditions of the Carmel Valley Ranch Specific Plan.
- n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220169.

9. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 21, Section 21.80.040.D, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by the decision of the Planning Commission.

DECISION

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

- 1) Find the project exempt from the California Environmental Quality Act (CEQA) per section 15183(b); and
- 2) Approve a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow demolition of seven buildings containing 29 visitor serving units, construction of seven replacement buildings containing 56 visitor serving units, resulting in a net gain of 27 visitor serving units (208 total), and construction of a one-story parking structure with 34 additional parking spaces; 2) Use Permit to allow development on slopes in excess of 25%; and 3) Use Permit for removal of seven Oak trees.

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

PASSED AND ADOPTED this 9th day of July 2025, upon motion of Commissioner Diehl, seconded by Commissioner Work, by the following vote:

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work
NOES: None
ABSENT: Monsalve, Shaw
ABSTAIN: None

DocuSigned by:

Melanie Beretti

F8C3AC03D78644E...

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JULY 10, 2025**.

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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JULY 21, 2025**.

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 HCD-Planning and HCD-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. 1-27-2021

County of Monterey HCD Planning

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

PLN220169

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN220169) allows: 1) Administrative Permit and Design Approval for demolition of seven buildings of 29 guest units and construction of seven buildings of 56 guest units resulting in a net gain of 27 guest units, and the construction of an elevated parking deck to create 27 additional parking spaces; 2) Use Permit to allow development on slopes in excess of 25%; and 3) Use Permit for removal of seven oak trees. The property is located at 1 Old Ranch Road, Carmel Valley (Assessor's Parcel Number 416-522-010-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 25-022) was approved by the Planning Commission for Assessor's Parcel Number 416-522-010-000 on July 9, 2025. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of HCD - Building Services. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of HCD - Building Services Department to conduct land clearing or grading between October 15 and April 15.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

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

Responsible Department: 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 HCD - 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. (HCD - 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 HCD - 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 HCD-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 HCD-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.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. 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 HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, 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.

9. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"The following reports were prepared and are on file in Monterey County HCD - Planning. All development shall be in accordance with these reports:

- "Preliminary Archaeological Assessment of Hotel Unit Expansions at Carmel Valley Ranch, Monterey County, California" (Doc. #LIB 140173), prepared by Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA, of Archaeological Consulting, Salinas, CA, April 15, 2014.
 - "Tree Inventory, Assessment and Protection Report" (LIB 250045), prepared by Richard Gessner of Monarch Consulting Arborists, Felton, CA, October 10, 2024.
 - "Carmel Valley Ranch New Guest Room Project – Biological Assessment" (LIB 240063), prepared by Pat Regan of Regan Biological and Horticultural Consulting, Carmel Valley, CA, May 2023.
 - "Traffic Memorandum – Carmel Valley Ranch Hotel Expansion, Carmel Valley, Monterey County, CA" (LIB 240064), prepared by Keith Higgins, PE, TE, Keith Higgins Traffic Engineer, July 18, 2023, addended on June 6, 2024.
 - "Geotechnical and Geological Hazards Report for the proposed Carmel Valley Ranch New Hotel Units 12-17 & 20 and Parking Decks" (LIB250163), prepared by Grice Engineering, Inc., Salinas, CA, May 2025"
- (HCD - Planning)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final building inspection, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1 to 1
- Replacement ratio recommended by arborist: 1 to 1
- Other: Three (3) 24 inch box or greater and four (4) 15 gallon (all coast live oaks) - Seven (7) total trees to be replanted.

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

11. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

12. PDSP01 - BAT NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If tree removal is to occur between March 1 and August 31 - A qualified Biologist shall conduct appropriate surveys to determine whether the trees are being utilized for nesting and roosting bat species, no more than 15 days prior to removal of trees.

Compliance or Monitoring Action to be Performed: No more than 15 days prior to tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active bat nesting is occurring.

If nesting activity is confirmed in any of the trees slated for removal, such removal will be postponed until a subsequent survey by a qualified biologist confirms that the tree is no longer being utilized for bat nesting.

13. EHSP01 – Water Reclamation Requirements for Recycled Water (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Recycled water produced at an onsite wastewater treatment facility and used for irrigation purposes at the Carmel Valley Ranch Golf Course is regulated by the State Water Resources Control Board – Division of Drinking Water (DDW), Waste Discharger Identification No. 271017001. California Code of Regulations Title 22, Section 60323 states:

- No person shall produce or supply recycled water for reuse from a water reclamation plant without a Department-approved engineering report.
 - The report shall be prepared by a qualified engineer licensed in California and experienced in the field of wastewater treatment, and shall contain a description of the design of the proposed reclamation system. The report shall clearly indicate the means for compliance with these regulations and any other features specified by the regulatory agency.
 - The report shall contain a contingency plan which will assure that no untreated or inadequately-treated wastewater will be delivered to the use area.
- The purpose of an engineering report is to describe how the system complies with Water Recycling Criteria. The requisite report is not on file with DDW.

Compliance or Monitoring Action to be Performed: Prior to occupancy of new units, the applicant shall obtain a State Water Resources Control Board – Division of Drinking Water approval letter for the wastewater treatment facility engineering report, prepared in accordance with California Code of Regulations Title 22, Section 60323.

14. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

15. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for 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. (Public Works)

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 HCD-Planning and HCD- Engineering Services for review and approval.

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

16. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

17. PDSP01 – HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The structures shall not exceed 30-feet in height above average natural grade. The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD – Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits:
The owner/applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection:
The owner/applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection;
The owner/applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

SCOPE OF WORK

DEMOLISH & REPLACE EXISTING 1ST. HOTEL UNITS
BUILDINGS 12 - 17 & 20 AND RE-BUILD WITH 2 STORY HOTEL UNITS
ADD PARKING LEVELS OVER 2 EXISTING PARKING LOTS

CARMEL VALLEY RANCH LODGE

APPROVED UNITS SPECIFIC PLAN	208 UNITS
EXISTING	181 UNITS
DEMOLISH BUILDINGS 12-17 & 20	- 29 UNITS 152 UNITS
ADD NEW BUILDINGS TWO STORY 12-17 & 20	+56 UNITS 208 UNITS
NET ADDED UNITS	27 UNITS
PARKING	34 SPACES ADDED
ADD 2ND. LEVEL PARKING ON EXISTING PARKING FOR	
GRADING	2,075 CU.YD.
TREES REMOVED	9 - 8"-20" OAKS

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
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(831) 373-2784 FAX (831) 373-7459
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Drawn By: ML
Drawing Date: 06/11/2024
Project Number: 2134

Revisions:

VICINITY MAP



The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Sheet Title:
OVERALL SITE

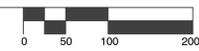
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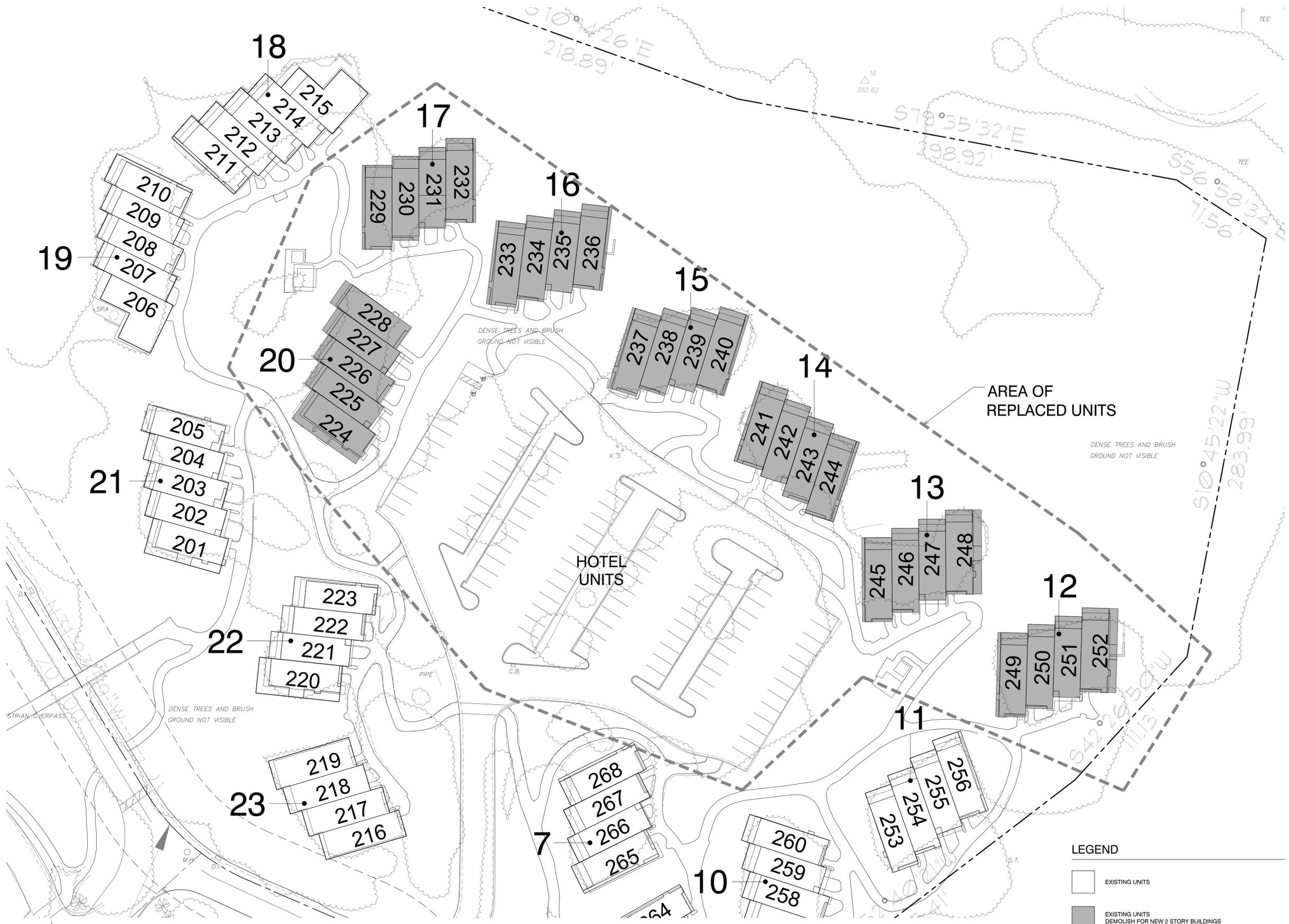
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OVERALL SITE PLAN

SCALE= 1:100



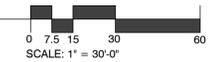


OVERALL SITE PLAN

SCALE = 1" = 30'

LEGEND

- EXISTING UNITS
- EXISTING UNITS
DEMOLISH FOR NEW 2 STORY BUILDINGS



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SCOPE OF WORK

DEMOLISH & REPLACE EXISTING 1ST. HOTEL UNITS
 BUILDINGS 12 - 17 & 20 AND RE-BUILD WITH 2 STORY HOTEL UNITS
 ADD PARKING LEVELS OVER 2 EXISTING PARKING LOTS

UNITS

	EXISTING	NEW PROPOSED	COVERAGE	TOTAL FLOOR AREA
12	4 UNITS - 3,224 SF.	8 UNITS (4A & 4B)	3,181 SF.	6,313 SF.
13	4 UNITS - 3,324 SF.	7 UNITS (4A, 2B & 1C)	3,479 SF.	6,909 SF.
14	4 UNITS - 3,264 SF.	8 UNITS (4A & 4B)	3,181 SF.	6,313 SF.
15	4 UNITS - 3,264 SF.	8 UNITS (4A & 4B)	3,181 SF.	6,313 SF.
16	4 UNITS - 3,324 SF.	7 UNITS (4A & 1C)	3,479 SF.	6,909 SF.
17	4 UNITS - 3,264 SF.	8 UNITS (4A & 4B)	3,181 SF.	6,313 SF.
20	5 UNITS - 4,070 SF.	10 UNITS (6A & 4B)	3,962 SF.	7,972 SF.
	29 UNITS-28,534 SF.	56 UNITS	23,644 SF.	47,042 SF.

NOTES:

- EXISTING LANDSCAPING TO REMAIN. DISTURB AREAS WILL BE COVERED WITH MULCH.



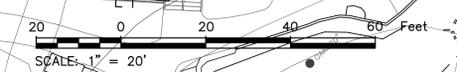
Drawn By: ML
 Drawing Date: 06/11/2024
 Project Number: 2134
 Revisions:

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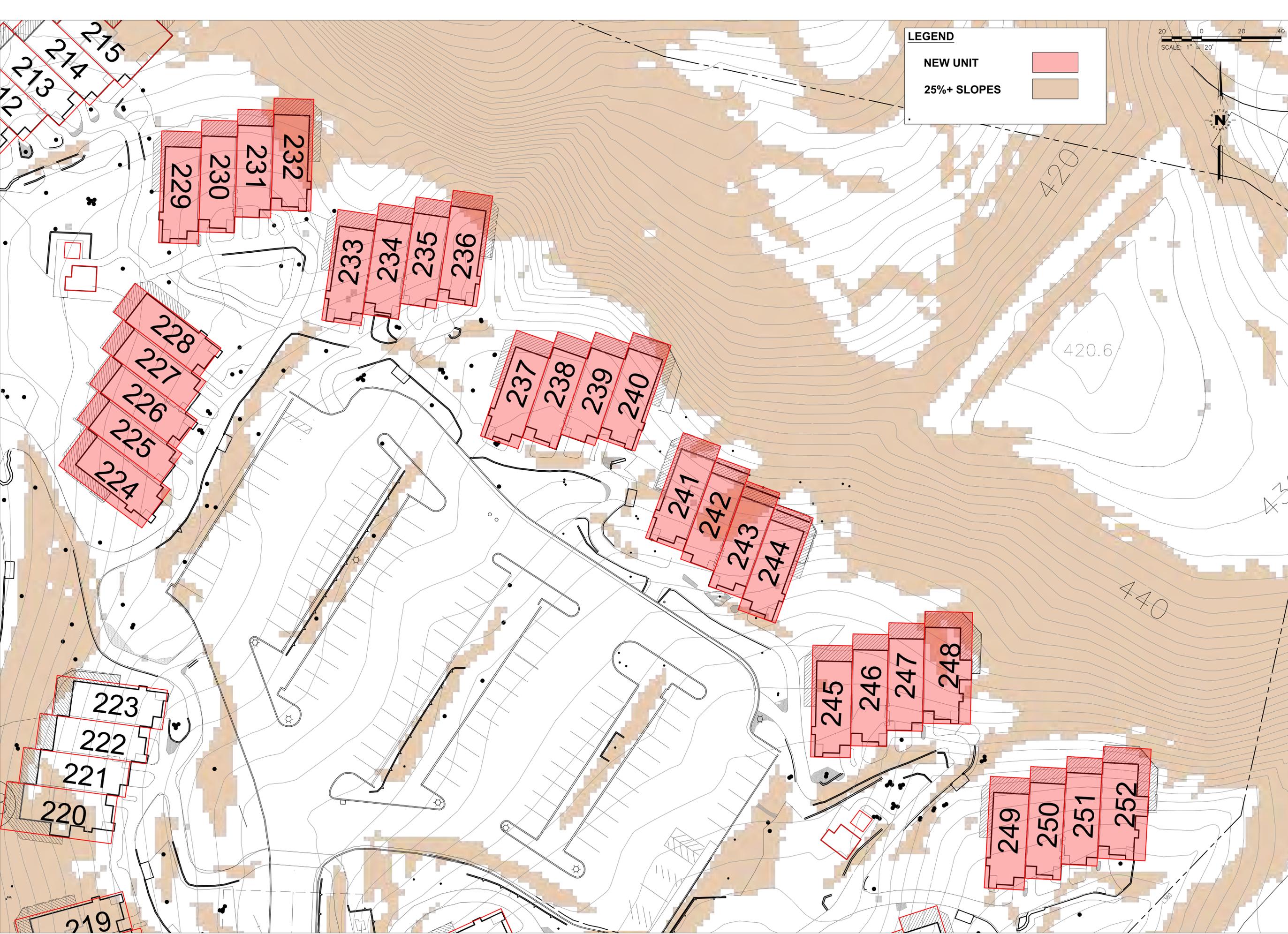
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**NEW HOTEL UNIT
 BUILDINGS
 SITE PLAN**

Sheet Number:

A1.2



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LEGEND

NEW UNIT

25%+ SLOPES

20 0 20 40
SCALE: 1" = 20'

N

Project / Owner:
**NEW HOTEL UNITS
 BUILDINGS 12-17 & 20
 AND PARKING DECKS**

Carmel Valley Ranch
 One Old Ranch Road
 Carmel, California 93923

**THE
 PAUL DAVIS
 PARTNERSHIP**
 ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
 286 Eldorado Street
 Monterey, CA 93940
 (831) 373-2784 FAX (831) 373-7459
 EMAIL: info@pauldavispartnership.com

**Whitson
 ENGINEERS**

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

Drawn By: RW
 Drawing Date: 5/10/2023
 Project Number: 2134 | WE: 2366.38

Revisions:

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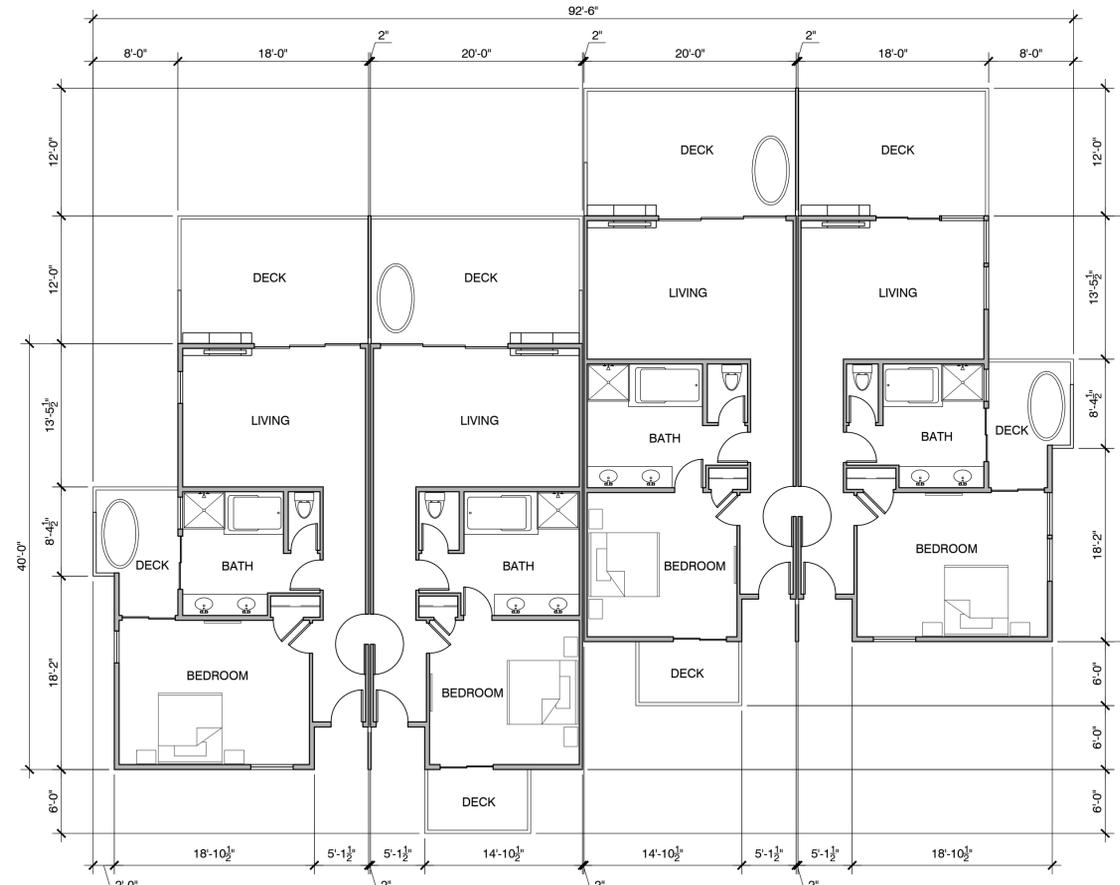
Sheet Title:

Sheet Number: **A1.3**



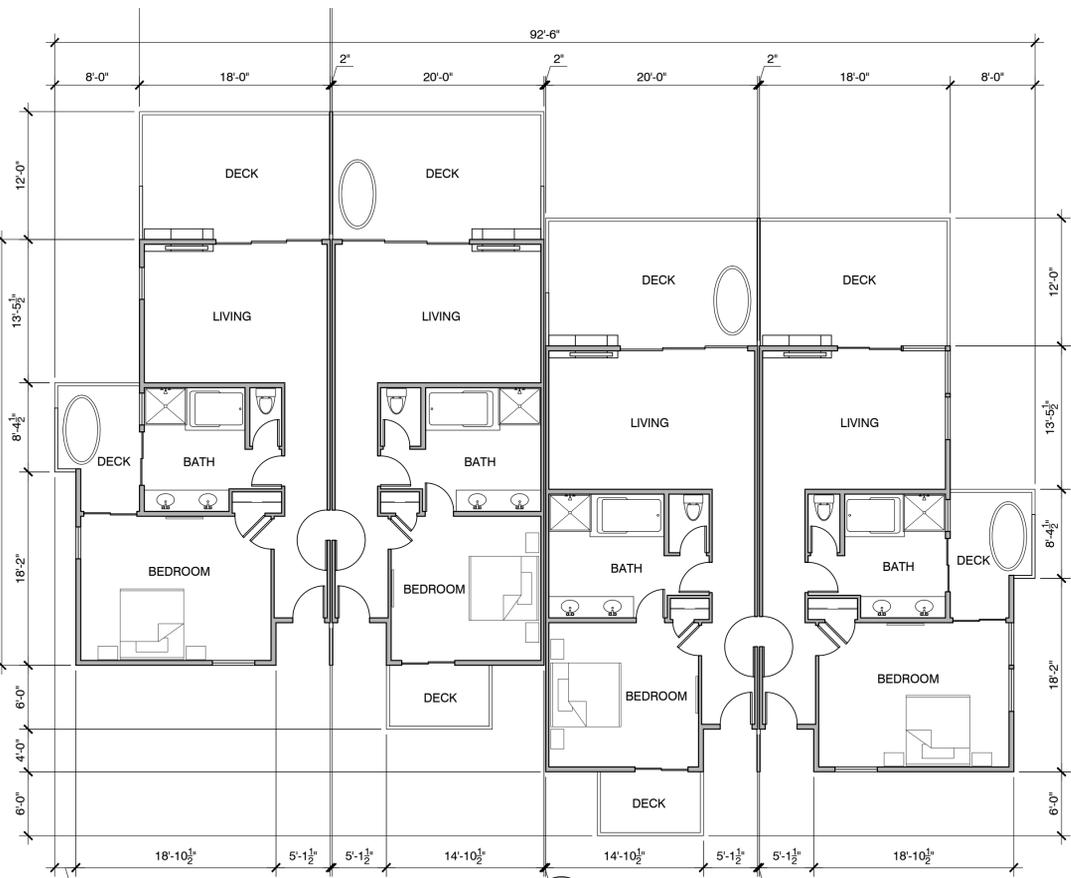
1ST. FLOOR PLAN (20)

SCALE: 1/4" = 1'-0"



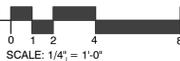
1ST. FLOOR PLAN (12) (15) (17)

SCALE: 1/4" = 1'-0"

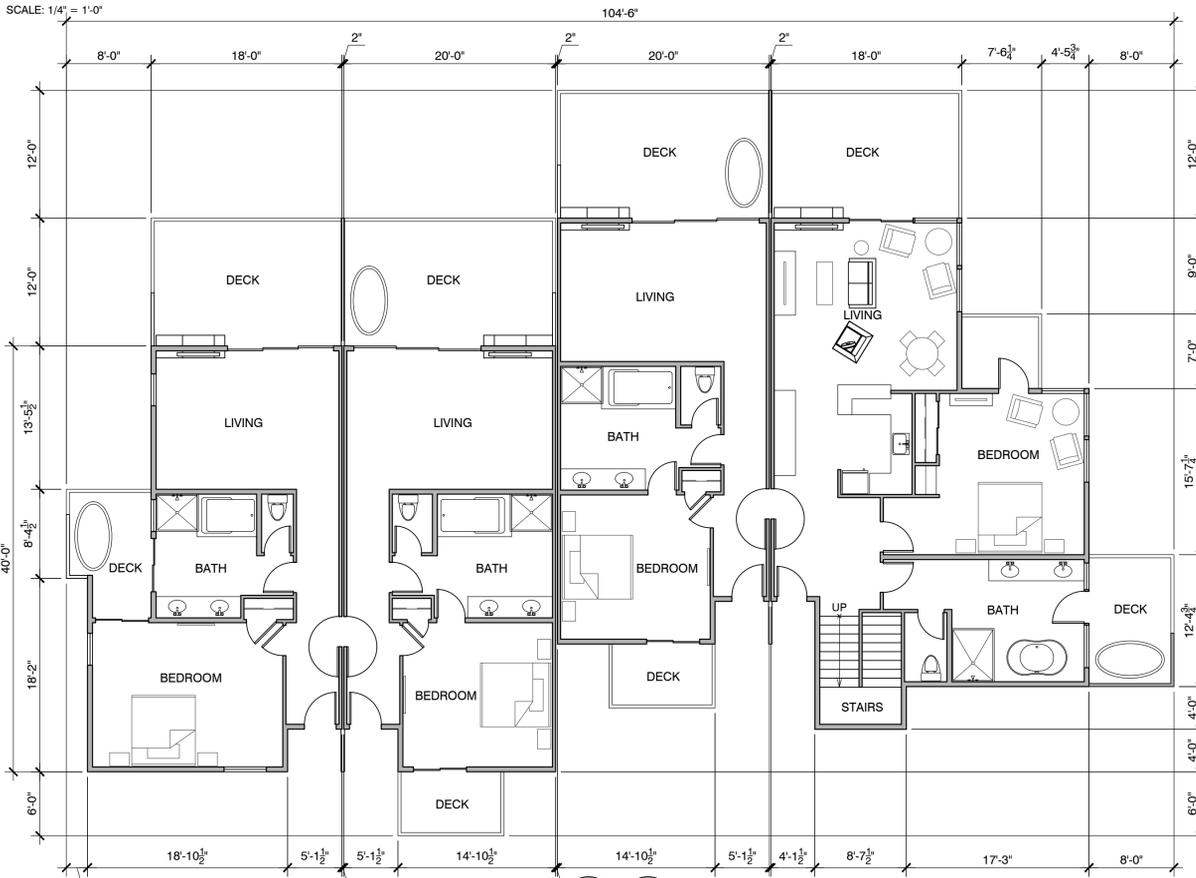


1ST. FLOOR PLAN (14)

SCALE: 1/4" = 1'-0"

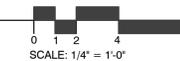


SCALE: 1/4" = 1'-0"

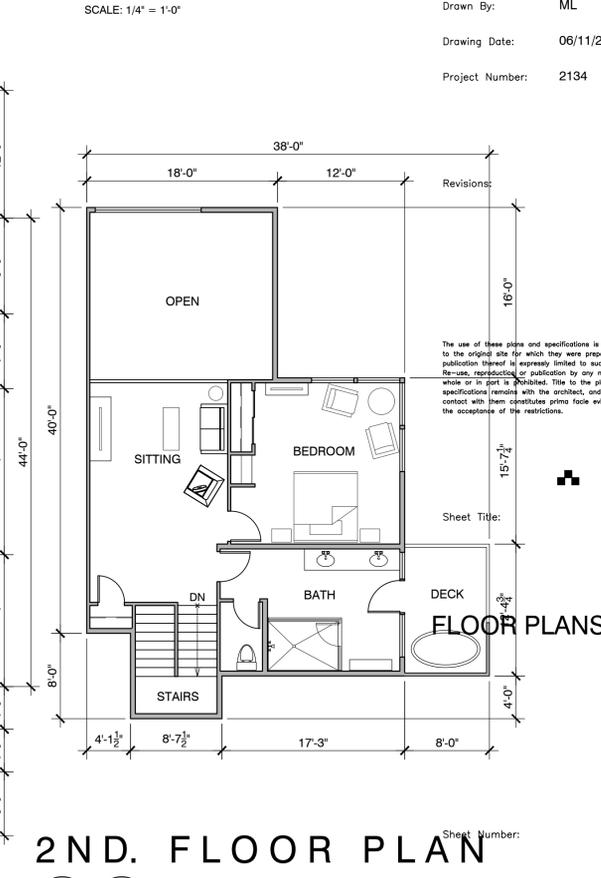


1ST. FLOOR PLAN (13) (16)

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



2ND. FLOOR PLAN (13) (16)

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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 Project Number: 2134

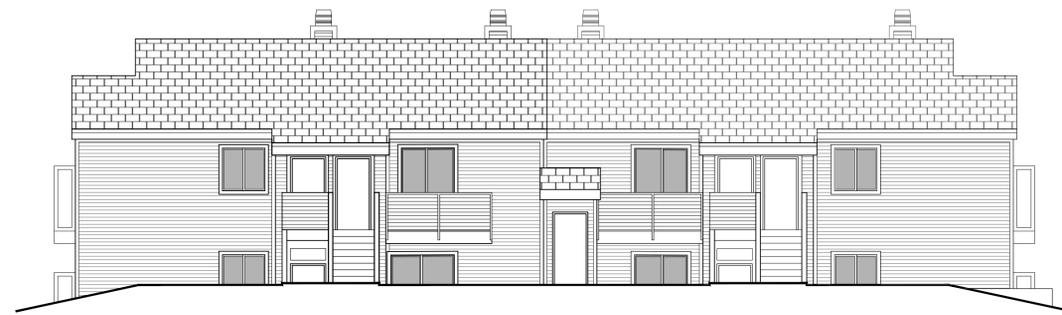
Revisions:	Sheet Title:
	FLOOR PLANS

Sheet Number:

A2.1



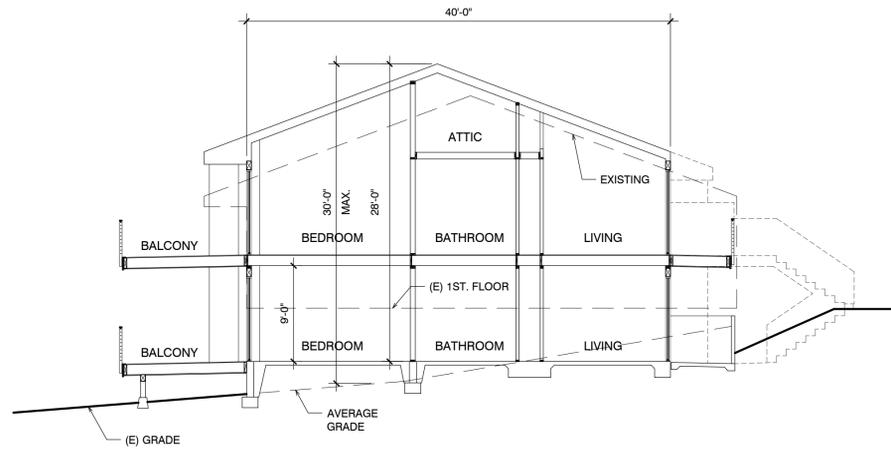
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



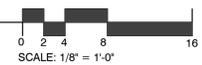
SECTION



BACK ELEVATION

EXTERIOR ELEVATIONS & SECTION

SCALE: 1/8" = 1'-0"



Drawn By: ML
 Drawing Date: 06/11/2024
 Project Number: 2134

Revisions:

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Sheet Title:
EXTERIOR ELEVATIONS & SECTION

Sheet Number:



20 BUILDING



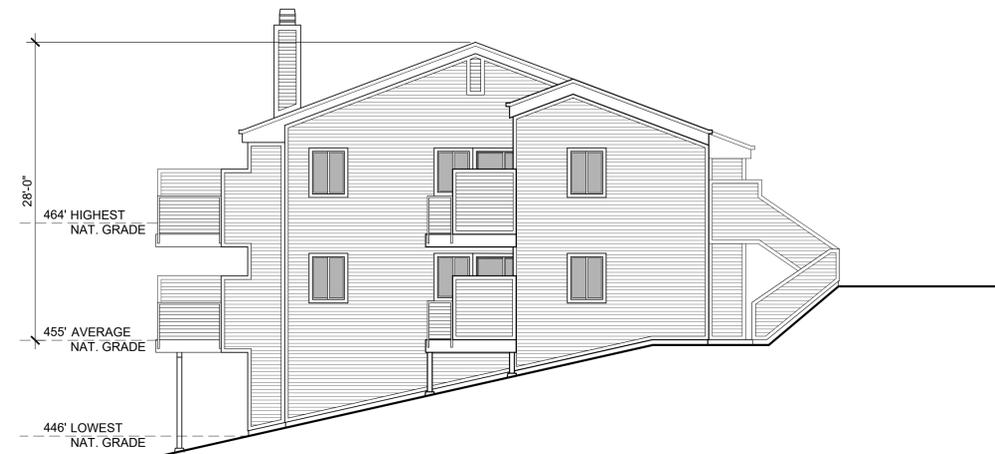
17 BUILDING



16 BUILDING



15 BUILDING



14 BUILDING



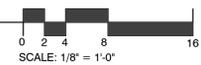
13 BUILDING

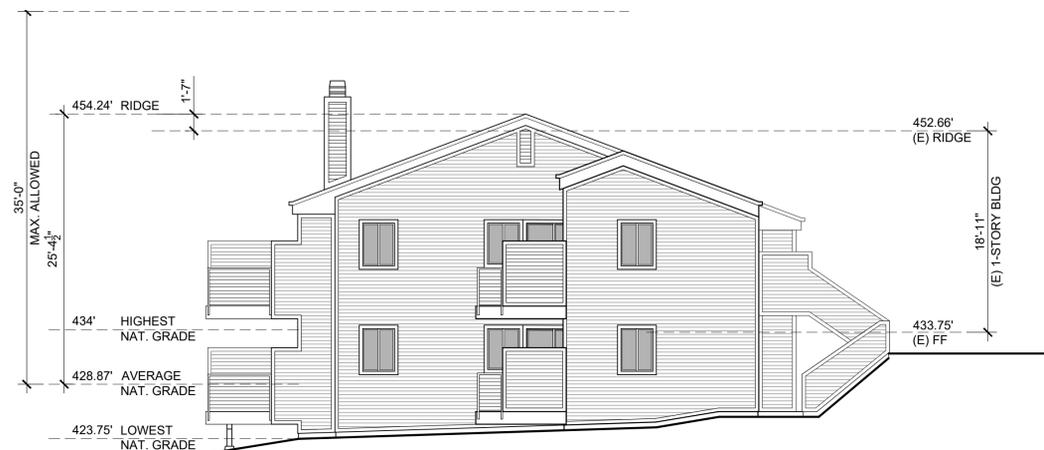


12 BUILDING

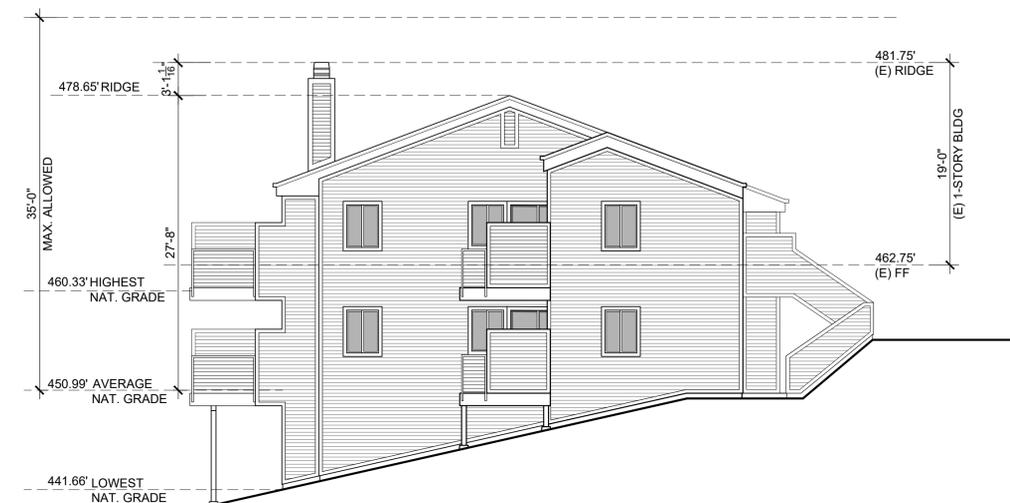
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"





20 BUILDING



14 BUILDING



17 BUILDING



13 BUILDING



16 BUILDING



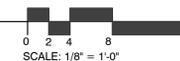
12 BUILDING



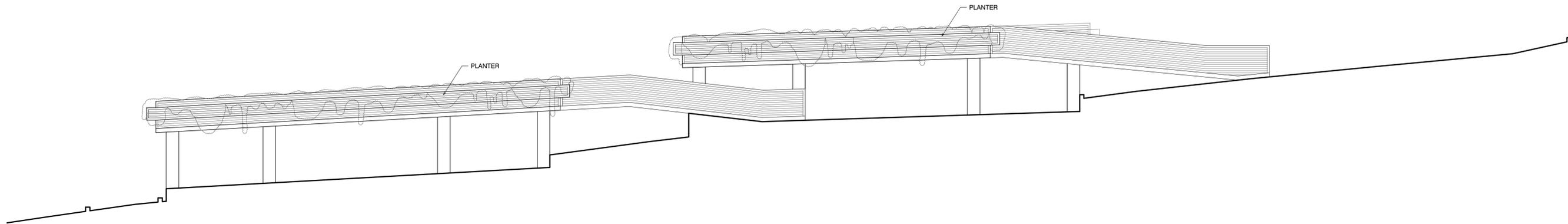
15 BUILDING

EXTERIOR ELEVATIONS -
BUILDING HEIGHTS

SCALE: 1/8" = 1'-0"

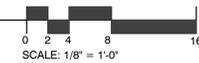


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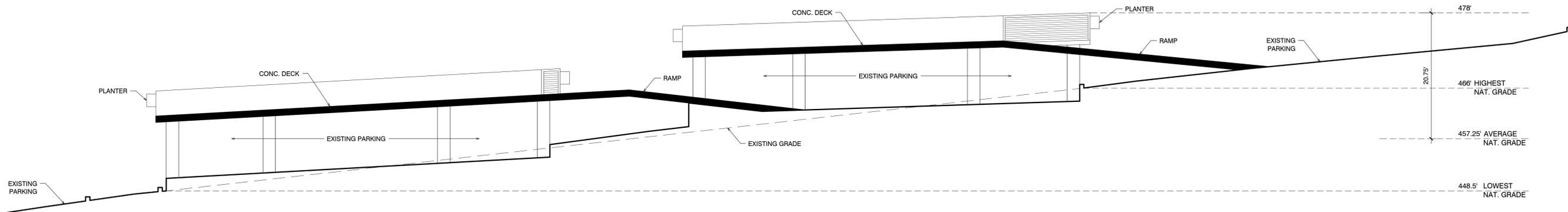
ELEVATION

SCALE: 1/8" = 1'-0"



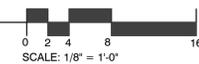
Drawn By: ML
Drawing Date: 06/11/2024
Project Number: 2134

Revisions:



SECTION

SCALE: 1/8" = 1'-0"



Sheet Title:
**ELEVATIONS
& SECTION
NEW PARKING**

Sheet Number: