

Exhibit G

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*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



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.

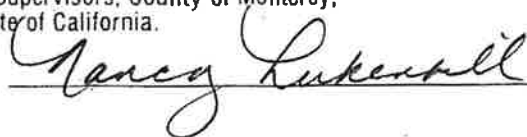
NOES: None.

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

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