

Exhibit H

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*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 "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; 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 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 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 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

Nancy Rubenhill

Deputy

NEGATIVE DECLARATION

EXHIBIT "B"

FILED

MAY 6 1996

BRUCE A. REEVES
MONTEREY COUNTY CLERK
DEPUTY
OFFICE USE ONLY

RESPONSIBLE AGENCY: COUNTY OF MONTEREY DECISION-MAKING BODY: BOARD OF SUPV.

PROJECT: CARMEL VALLEY RANCH AREA "F"

ADDRESS: P.O. BOX 2119

CITY/STATE/ZIP: SALINAS, CA 93902

PLANNER: MACULANS

TELEPHONE: (408) 755-5025

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- (a) That said project will not have the potential to significantly degrade the quality of the environment.
- (b) That said project will have no significant impact on long term environmental goals.
- (c) That said project will have no significant cumulative effect upon the environment.
- (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

PROJECT DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES:

PROPOSED USE AMENDMENT TO CARMEL VALLEY MASTER PLAN DESIGNATION FROM "MEDIUM DENSITY RESIDENTIAL, 5 TO 1 UNITS/ACRE" TO "VISITOR ACCOMMODATION/PROFESSIONAL OFFICES"; AMEND A PORTION OF CARMEL VALLEY RANCH SPECIFIC PLAN; FROM RESIDENTIAL "AREA F" TO RESORT LODGE AND AMEND TEXT AS NEEDED TO REFLECT CONVERSION OF RESIDENTIAL LOTS TO 64 RESORT LODGE UNITS. RECLASSIFICATION FROM MDR/4.54-D-S (MEDIUM DENSITY RESIDENTIAL) TO "VO-D-S" (VISITOR SERVING/PROFESSIONAL OFFICE); USE PERMIT FOR 64 RESIDENTIAL UNITS WHICH CAN ALSO BE RESIDENTIAL RENTAL UNITS. ADMINISTRATIVE PERMIT FOR SITING AND DESIGN APPROVAL;; LOCATED SOUTH EASTERLY OF ROBINSON CANYON ROAD, CARMEL VALLEY

PROJECT LOCATION: UPPER CARMEL VALLEY

TIME PERIOD PROVIDED FOR REVIEW

BEGINS: 05/06/96

ENDS: 05/27/96

ADDRESS WHERE COPY OF APPLICATION AND INITIAL STUDY ARE AVAILABLE:

MONTEREY COUNTY PUBLIC WORKS DEPT.

PARKS & RECREATION DEPT.
LAFCO

XX MONTEREY COUNTY PLANNING & BUILDING INSPECTION DEPARTMENT
P.O. BOX 1208/COURTHOUSE, 240 CHURCH ST., SALINAS, CA 93902

TO BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND:

DATE FILED: 05/06/96

REG. DEC.
REV. 01/27/93

FILE REFERENCE #: PC94146/94153
TYPE: CDP APN: 416-492-001-000M

INITIAL STUDY



PROJECT NAME: Carmel Valley Ranch Area "F" General Plan Amendment, Specific Plan Amendment, Rezoning, Major Use Permit Amending Existing Hotel Permit, Approval of a General Development Plan, Administrative Permit, Design Approval.

File #(s) PC96017

MONTEREY COUNTY, CALIFORNIA

OWNER NAME: Carmel Valley Ranch Resort & Owen Financial Group

Address: P.O. BOX 2119, Salinas, CA 93902

LOCATION: Old Ranch Road, Carmel Valley

STATEMENT OF DETERMINATION/PREPARATION

The following study was prepared by the planner whose signature appears below on behalf of the County of Monterey, State of California.

On the basis of this initial study and any attached or referenced information: (Check One)

The proposed project **WOULD NOT** have a significant effect on the environment (this includes mitigation measures to change the project to lower significant impacts), and a **NEGATIVE DECLARATION** should be prepared.

☒ X

The proposed project **MAY** have a significant impact on the environment, and an **ENVIRONMENTAL IMPACT REPORT** should be prepared.

☐

Date: May 1, 1996

Signed:

Ray Morrison

Project Planner

NOTE: ADDITIONAL INFORMATION MAY BE ATTACHED AS AN APPENDIX REFERENCED BY TOPIC HEADING AND NUMBER. ALSO, SEE COMMENT SECTION AT END OF INITIAL STUDY.

1. ENVIRONMENTAL SETTING:

Describe site size and topography, natural waterways, flora and fauna, existing land use, historical or cultural significance for both the immediate and surrounding site characteristics.

The proposed project site is located in Carmel Valley, approximately seven miles due east from Highway One, located within the Carmel Valley Ranch Resort Complex on the south side of Carmel Valley Road. The 32 acre site was approved by the Monterey County Board of Supervisors on August 9, 1989, for an 89 unit planned unit development. Subsequently approval was given for 64 single family residences and 44 visitor accommodation units. The roads, building sites and utilities were rough graded approximately four years ago and are currently in various stages of completion. The site is located on the lower one-third of the north facing slope of Snivelys Ridge. Vegetation on the site consists of mature oak woodlands vegetation, dense undergrowth (poison oak and grasses) and chaparral brush covering the property. Natural slopes on the site range from 15 to 34 percent, with the man made graded slopes ranging from 0 to 15 percent. No waterways exist on the subject property, some V-shaped draws exist for seasonal drainage. Area "F" is currently zoned "VO-D-S" (Visitor Serving/Professional Office) for the visitor accommodation portion (west side) and "MDR/4.54-D-S" (Medium Density Residential) for the single family residential portion (east side).

2. PROJECT DESCRIPTION:

Describe the type of project by use, physical shape, supporting infrastructure/public facilities. Describe how project will affect the environmental setting. Use quantitative analysis when possible. Attach an 8 1/2" x 11" site plan.

The proposed project consists of taking the 64 single family residential units approved in 1995, and changing their land use and zoning to visitor accommodation. Their physical design would not be changed. The changes required would require a General Plan Amendment, amending the Carmel Valley Master Plan, amending the Carmel Valley Specific Plan, amending the current zoning, amending the existing hotel use permit and amending the general development plan.

3. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS:

Use the list below to verify project related plans and their consistency or non-consistency with project implementation.

General Plan/Area Plans _

Air Quality Management Plan _

Specific Plans _

Airport Land Use Plans _

Water Quality Control Plan _

Local Coastal Program - LUP _

4. PROJECTS THAT HAVE LITTLE OR NO POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL IMPACT:

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For these types of projects the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

CHECK HERE IF THIS SECTION IS NOT APPLICABLE:

The project does not meet the criteria in this section. Complete the full Environmental Checklist (Sections 5 - 21) contained in the following pages.

FINDING: For the following topics (that are checked off and are also listed in the Environmental Checklist) there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project.

5. EARTH	<u>X</u>	11. ENERGY	<u>X</u>	17. UTILITIES	<u>X</u>
6. AIR	<u>X</u>	12. LAND USE		18. NOISE	
7. WATER	<u>X</u>	13. POPULATION	<u>X</u>	19. HAZARDS	<u>X</u>
8. PLANTS	<u>X</u>	14. HOUSING	<u>X</u>	20. AESTHETICS	<u>X</u>
9. ANIMALS	<u>X</u>	15. TRANSPORTATION	<u>X</u>	21. CULTURAL RESOURCES	<u>X</u>
10. NATURAL RESOURCES	<u>X</u>	16. PUBLIC SERVICES			

Topics not checked above must be addressed further in the Environmental Checklist (Sections 5 - 21) on the following pages. For all projects, complete Sections 22 thru 25.

CONCLUSIONS/EVIDENCE TO SUPPORT FINDING ABOVE:

The Approval of PC94153 resulted in Area "F" containing 44 visitor accommodation units (west side) and 64 single family dwellings (east side). The current proposal is to change the 64 single family dwellings on the east side to visitor accommodation units which by their commercial nature are not likely to be occupied full-time. The potential for significant impact would therefore be likely to be decreased for most categories.

**ENVIRONMENTAL CHECKLIST
ENVIRONMENTAL IMPACTS/NON-IMPACTS**

NOTE:

- Summarize conclusions for each (EARTH, AIR, etc.) with supporting evidence: why there is the potential for (POT.), why there is (YES), or why there is not (NO) – a significant environmental impact. Use the space provided at the end of each section, or add an attachment with a clear reference.
- Use information such as other reports, plans or studies as supporting evidence. Add persons/agencies contacted.
- Include mitigation measures. Include a mitigation monitoring program as an appendix.

5. EARTH: Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

- 5.1 Unstable earth conditions or in geologic substructures?
- 5.2 Disruptions, displacements, compaction or overcovering of the soil?
- 5.3 Change in topography or ground surface relief features?
- 5.4 The destruction, covering, or modification of any unique geologic or physical features?
- 5.5 Any increase in wind or water erosion of soils, either on- or off-site?
- 5.6 Changes in the deposition or erosion of beach sands, or changes in siltation which may modify the channel of a river or stream, or the bed of the ocean or any bay, inlet or lake?
- 5.7 Exposure of people and property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard?

EARTH: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

6. AIR: <i>Will the proposal result in:</i>	Significant Impact?		
	NO	POT.	YES

6.1 Substantial air emissions or deterioration of ambient air quality?

6.2 The creation of objectionable odors?

6.3 Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?

AIR: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

7. WATER: <i>Will the proposal result in:</i>	Significant Impact?		
	NO	POT.	YES

7.1 Changes in currents, or the course or direction of water movements, in either marine or fresh waters?

7.2 Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

7.3 Alterations to the course or flow or flood patterns?

7.4 Change in the amount of surface water in any water body?

7.5 Discharge into surface waters, or in any alteration of surface quality, including but not limited to temperature, dissolved oxygen, or turbidity?

7.6 Alteration of the direction or rate of flow of ground waters?

7.7 Change in the quantity of groundwaters, either through direct additions or through interception of an aquifer by cuts or excavations?

7.8 Substantial reduction in the amount of water otherwise available for public water supplies?

7.9 Exposure of people or property to water related hazards such as flooding or tidal waves?

WATER: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

8. PLANT LIFE <i>Will the proposal result in:</i>	Significant Impact?		
	NO	POT.	YES

- 8.1 Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)?
- 8.2 Reduction of the numbers of any unique, rare or endangered species of plants?
- 8.3 Introduction of a new species of plants into an area, or result in a barrier to the normal replenishment of existing species?

PLANT LIFE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

9. ANIMAL LIFE: <i>Will the proposal result in:</i>	Significant Impact?		
	NO	POT.	YES

- 9.1 Change in the diversity of species, or number of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?
- 9.2 Reduction of the numbers of any unique, rare or endangered species of animals?
- 9.3 Introduction of a new species of animals into an area, or result in a barrier to the migration or movement of animals?
- 9.4 Deterioration to existing fish or wildlife habitat?

ANIMAL LIFE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

10. NATURAL RESOURCES: <i>Will the proposal result in:</i>	Significant Impact?		
	NO	POT.	YES

- 10.1 Increased in rate of use of natural resources?

NATURAL RESOURCES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

11. ENERGY: Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

11.1 Use of substantial amounts of fuel or energy?

11.2 Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

ENERGY: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

12. LAND USE Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

12.1 A substantial alteration of the present or planned land use of an area?

X

12.2 Reduction in acreage of any agricultural crops?

X

LAND USE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

The residential nature of the previously approved project would be changed to a more commercial nature. However, because of the project's isolated location the impact would not significantly affect the residential areas of Carmel Valley Ranch. No monitoring/mitigation measures would be required. Conclusions are based on April 24, 1996 staff site visit and project description.

13. POPULATION Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

13.1 Will the proposal alter the location, distribution, density, or growth rate of human population of an area?

POPULATION: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

14. HOUSING: Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

14.1 Will the proposal affect existing housing, or create a demand for additional housing?

HOUSING: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

15. TRANSPORTATION/CIRCULATION: Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

15.1 Generation of substantial additional vehicular movement?

15.2 Effects on existing parking facilities, or demand for new parking?

15.3 Substantial impact upon existing transportation systems?

15.4 Alteration to present patterns of circulation or movement of people/good?

15.5 Alterations to waterborne, rail, or air traffic?

15.6 Increases in traffic hazards to motor vehicles, bicyclists or pedestrians?

TRANSPORTATION/CIRCULATION: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

16. PUBLIC SERVICES: Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:	Significant Impact?		
	NO	POT.	YES

16.1 Fire protection?

X

16.2 Police protection?

X

16.3 Schools?

X

16.4 Parks or other recreational facilities?

X

16.5 Maintenance of public facilities, including roads?

X

16.6 Other governmental services?

X

PUBLIC SERVICES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

The more commercial nature of the visitor accommodation units may increase police protection incidents due to a potential increase in alcohol consumption and other potential visitor accommodation problems. However, because of the projects' isolated location the impact would not significantly affect the existing residential areas of Carmel Valley Ranch. No monitoring/mitigation measures would be required. Conclusions are based on April 24, 1996 staff site visit and project description.

17. UTILITIES: Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

17.1 A need for new systems, or substantial alterations to the area utilities?

UTILITIES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

18. NOISE: Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

18.1 Increases in existing noise levels?

X

18.2 Exposure of people to severe noises?

X

NOISE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

The more commercial nature of the visitor accommodation units may result in increased noise levels. However, because of the project's isolated location the impact would not significantly affect the existing residential areas of Carmel Valley Ranch. No monitoring/mitigation measures would be required. Conclusions are based on April 24, 1996 staff site visit and project description.

19 HAZARDS/HUMAN HEALTH: Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

19.1 A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

19.2 Possible interference with an emergency evacuation plan?

19.3 Creation of any health hazard or potential health hazard?

19.4 Exposure of people to potential health hazards?

HAZARDS/HUMAN HEALTH: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

20. AESTHETICS: Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

- 20.1 The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

AESTHETICS: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

21. CULTURAL RESOURCES: Will the proposal result in:	Significant Impact?		
	NO	POT.	YES

- 21.1 The alteration of, or the destruction of, a prehistoric or historic site?
- 21.2 Adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?
- 21.3 Does the proposal have the potential to cause a physical change which would affect unique ethnic or cultural values?
- 21.4 Restrict existing religious or sacred uses within the potential impact area?

CULTURAL RESOURCES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

22. CUMULATIVE/GROWTH INDUCING IMPACTS:

NOTE: Describe any cumulative/growth inducing impacts that may occur due to implementation of the project. Identify checklist topic related to the impact and provide adequate evidence.

Currently 44 visitor accommodation units and 64 single family dwellings could be developed on the site. This proposed project would change the 64 single family dwellings to visitor accommodation units, which would intensify the lodge facilities from 144 visitor accommodation units to 208 visitor units. The project would be part of the overall development of Carmel Valley Ranch and though not originally identified by the original Specific plan for Carmel Valley Ranch, the proposed project would not intensify the overall use of the property, and would be consistent with the overall use of Carmel Valley Ranch.

23. **FEASIBLE PROJECT ALTERNATIVES:**

NOTE: If there are significant environmental impacts caused by the project that are unmitigable below significance, describe below any possible project alternatives that would have less environmental impacts.

The 64 single family dwelling units on the site are approved, any potential alternative for no project would still allow those 64 units.

24. **STATEMENT OF MANDATORY FINDINGS OF SIGNIFICANCE:**

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this Initial Study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

25. **FISH AND GAME ENVIRONMENTAL DOCUMENT FEES**

Assessment of Fee:

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A-G listed below, then a Fish and Game Document Filing Fee must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

- A) Riparian land, rivers, streams, water courses, and wetlands under state and federal jurisdiction.
- B) Native and non-native plantlife and the soil required to sustain habitat for fish and wildlife;
- C) Rare and unique plantlife and ecological communities dependent on plantlife, and;
- D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
- E) All species of plant or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water Code, or regulations adopted thereunder.
- F) All marine terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

De minimis Fee Exemption: For purposes of implementing Section 735.5 of the California Code of Regulations: A De Minimis Exemption may be granted to the Environmental Document Fee if there is substantial evidence, based on the record as a whole, that there will not be changes to the above named resources 24.A-G caused by implementation of the project. Using the above criteria, state conclusions with evidence below, and follow Planning and Building Inceptions Department Procedures for filing a de minimis exemption.

Conclusions: There would no additional impact on plant and wildlife on the site.

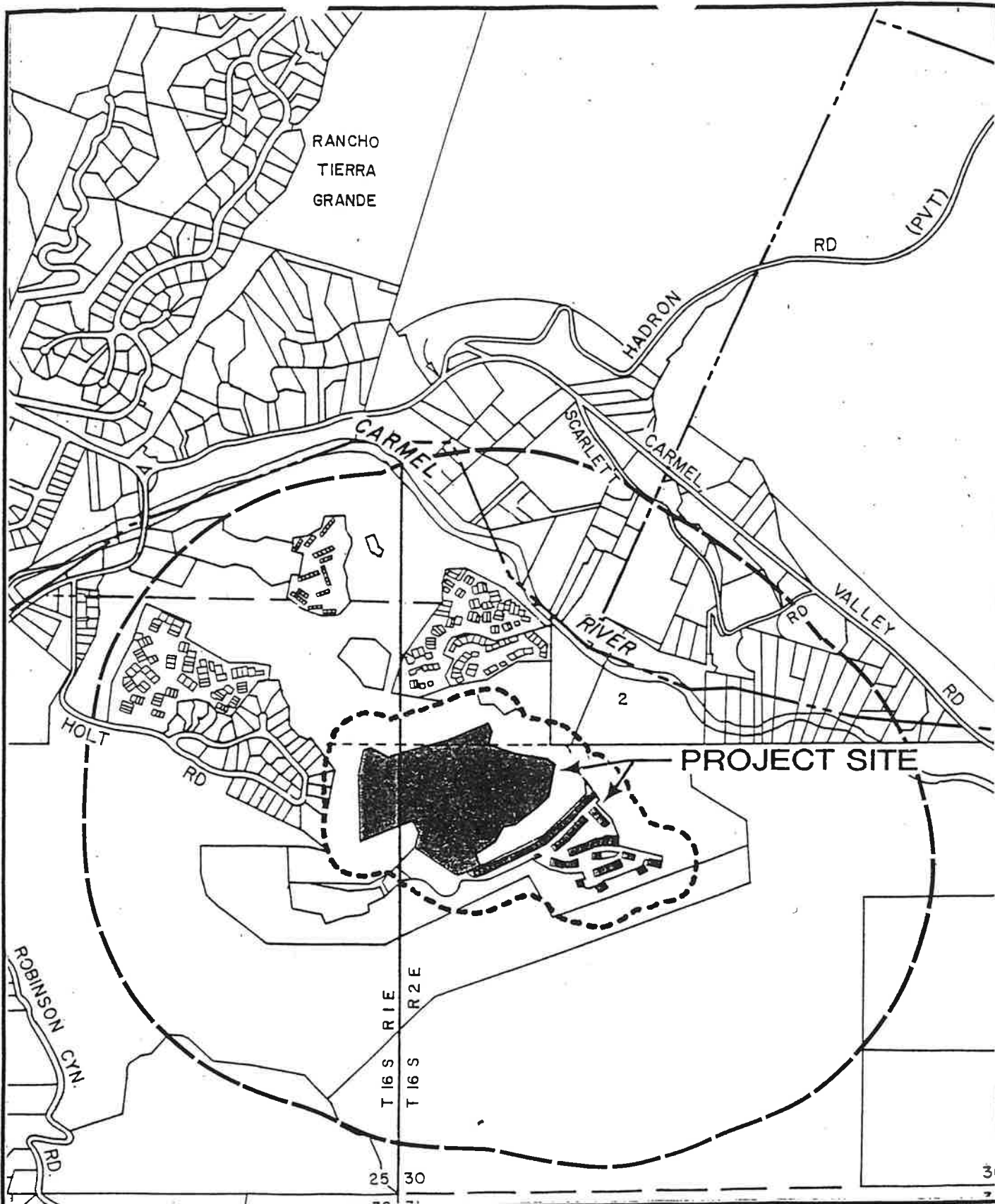
Evidence: As identified in the Initial Study in File PC94147 and PC94153, there would be a reduction in wildlife habitat. However, this project would make no additional reductions since the physical form of the project would remain the same.

26. **ADDITIONAL COMMENTS**

NOTE: Include topic hearing and number.

27. ATTACHED APPENDICES

- 1) Vicinity Map 2) Assessor's Map 3) Area "F" Map
4) Overall Site 5) _____ 6) _____
Plan (East Side)



APPLICANT: CARMEL VALLEY RANCH AREA "F"

APN: 416-591-001-000M

P.C.# 96017

300' LIMIT -----

2,500' LIMIT -----

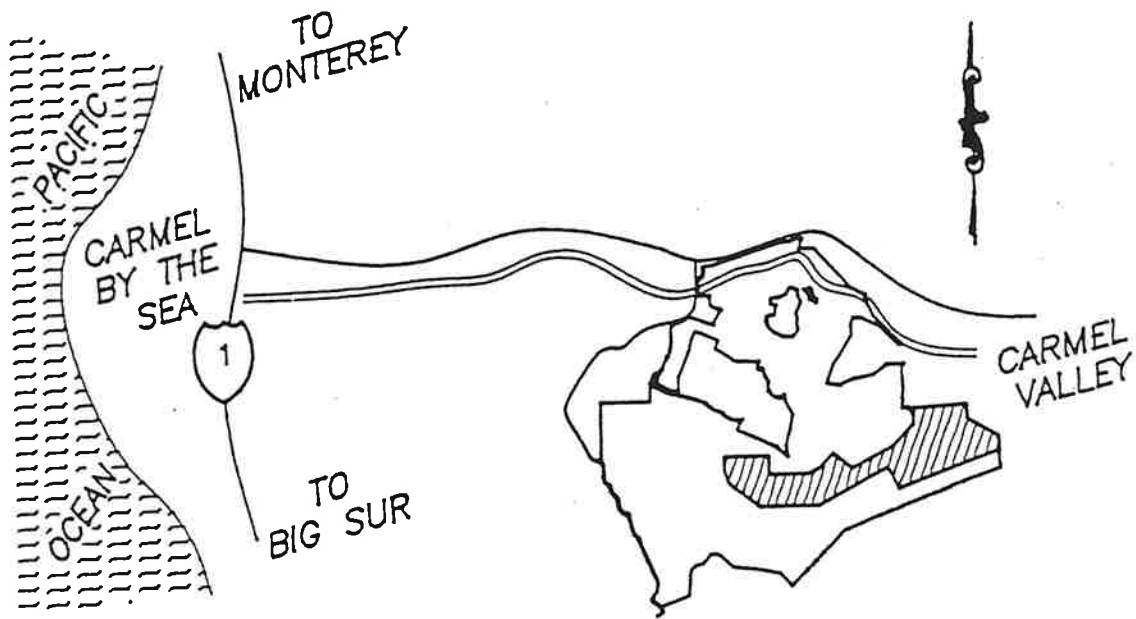


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FEET



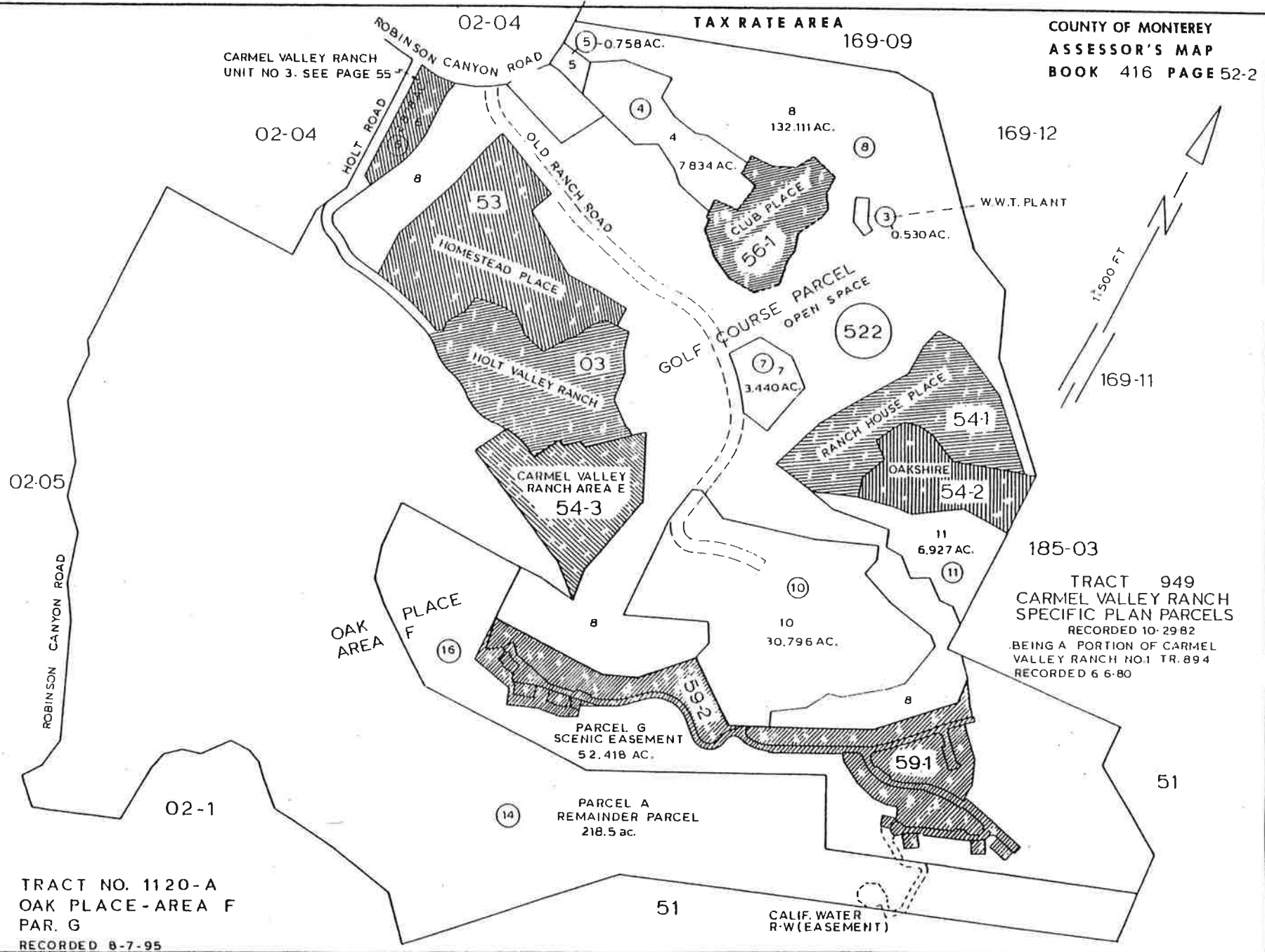
DATE: 6/12/96

Appendix 1



VICINITY MAP

SCALE: NONE



Appendix 2

LEGEND:

U&E = USE AND ENJOYMENT EASEMENT

P.U.E. = PUBLIC UTILITY EASEMENT

P.R.E. = PRIVATE ROADWAY EASEMENT

ESMT = EASEMENT

* = FOUND 3/4" IRON PIPE TAGGED RCE 15310

o = 1" IRON PIPE TAGGED LS 6332 TO BE SET

+ = POINT USED FOR CALCULATION ONLY

⊕ = CENTERLINE WELL MONUMENT TO BE SET PER MONTEREY COUNTY STANDARDS

- 1). PARCEL "B1" - COMMON OPEN SPACE AND PUBLIC UTILITY EASEMENT (0.011 ACRES)
- PARCEL "B2" - COMMON OPEN SPACE AND PUBLIC UTILITY EASEMENT (0.010 ACRES)
- PARCEL "B3" - COMMON OPEN SPACE AND PUBLIC UTILITY EASEMENT (0.019 ACRES)
- PARCEL "B4" - COMMON OPEN SPACE AND PUBLIC UTILITY EASEMENT (0.056 ACRES)
- PARCEL "B5" - COMMON OPEN SPACE AND PUBLIC UTILITY EASEMENT (0.195 ACRES)
- PARCEL "B6" - COMMON OPEN SPACE AND PUBLIC UTILITY EASEMENT (0.999 ACRES)

2). PARCEL "C" - COMMON OPEN SPACE, PUBLIC UTILITY AND CART PATH EASEMENT (1.000 ACRES)

3). PARCEL "D" - COMMON OPEN SPACE, PUBLIC UTILITY AND CART PATH EASEMENT (2.234 ACRES)

4). PARCEL "E" - SCENIC EASEMENT (0.708 ACRES)

5). PARCEL "F" - COMMON OPEN SPACE, PUBLIC UTILITY AND CART PATH EASEMENT (1.063 ACRES)

6). PARCEL "G1" - SCENIC EASEMENT (23.701 ACRES)

PARCEL "G2" - SCENIC EASEMENT (28.714 ACRES)

7). PARCEL "H1" - COMMON OPEN SPACE AND PUBLIC UTILITY EASEMENT (0.088 ACRES)

PARCEL "H2" - COMMON OPEN SPACE AND PUBLIC UTILITY EASEMENT (1.112 ACRES)

8). PARCEL "I" - SCENIC EASEMENT (0.320 ACRES)

9). PARCEL "J" - VISITOR ACCOMMODATION PARCEL (4.342 ACRES)

— = NEW LOT LINE

— = EXISTING LOT LINE

— = EASEMENT LINE

— = LOT LINES, EASEMENT LINES AND RIGHT OF WAY LINES TO BE REMOVED, SEE NOTES SHEET 1

— = PROPERTY LINE

— = RIGHT OF WAY

— = CENTERLINE

— = PHASE LINE

— = PHASE ONE

PHASE ONE

OLD RANCH ROAD

THIS P.U.E. & P.R.E. IS A LEGAL PARCEL AS FILED IN THE CERTIFICATE OF CORRECTION, REEL 2466, OFFICIAL RECORDS, PAGE 1005

BASIS OF BEARINGS:

THE BEARING S 80°00'00" W ALONG A PORTION OF THE BOUNDARY LINE BETWEEN LOT 12 AND LOT 8 AS SHOWN UPON THE MAP FILED IN VOLUME 14, CITIES AND TOWNS, AT PAGE 84, MONTEREY COUNTY RECORDS AND FOUND MONUMENTED WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

GRAPHIC SCALE



AMENDMENT OF THE AMENDED FINAL MAP FOR TRACT 1120 VOLUME 16, CITIES AND TOWNS, PAGE 92, AS FILED IN VOLUME 19, CITIES AND TOWNS, PAGE 1

TRACT NO. 1120 A

OAK PLACE - AREA "F" (75 ACRES)

A PLANNED UNIT DEVELOPMENT AND PRIVATE ROAD SUBDIVISION OF 64 UNITS PER FC 95057, BEING A PORTION OF LOT 12 (293.5 ACRES) AS FILED IN VOLUME 14 OF CITIES AND TOWNS, PAGE 84, MONTEREY COUNTY RECORDS.

COUNTY OF MONTEREY

STATE OF CALIFORNIA

PREPARED FOR:

CV RANCH L.P. - A DELAWARE LIMITED PARTNERSHIP

PREPARED BY:

W.W.D. CORPORATION
MONTEREY, CALIFORNIA

AUGUST 1995

SHEET 2 OF 9 SHEETS

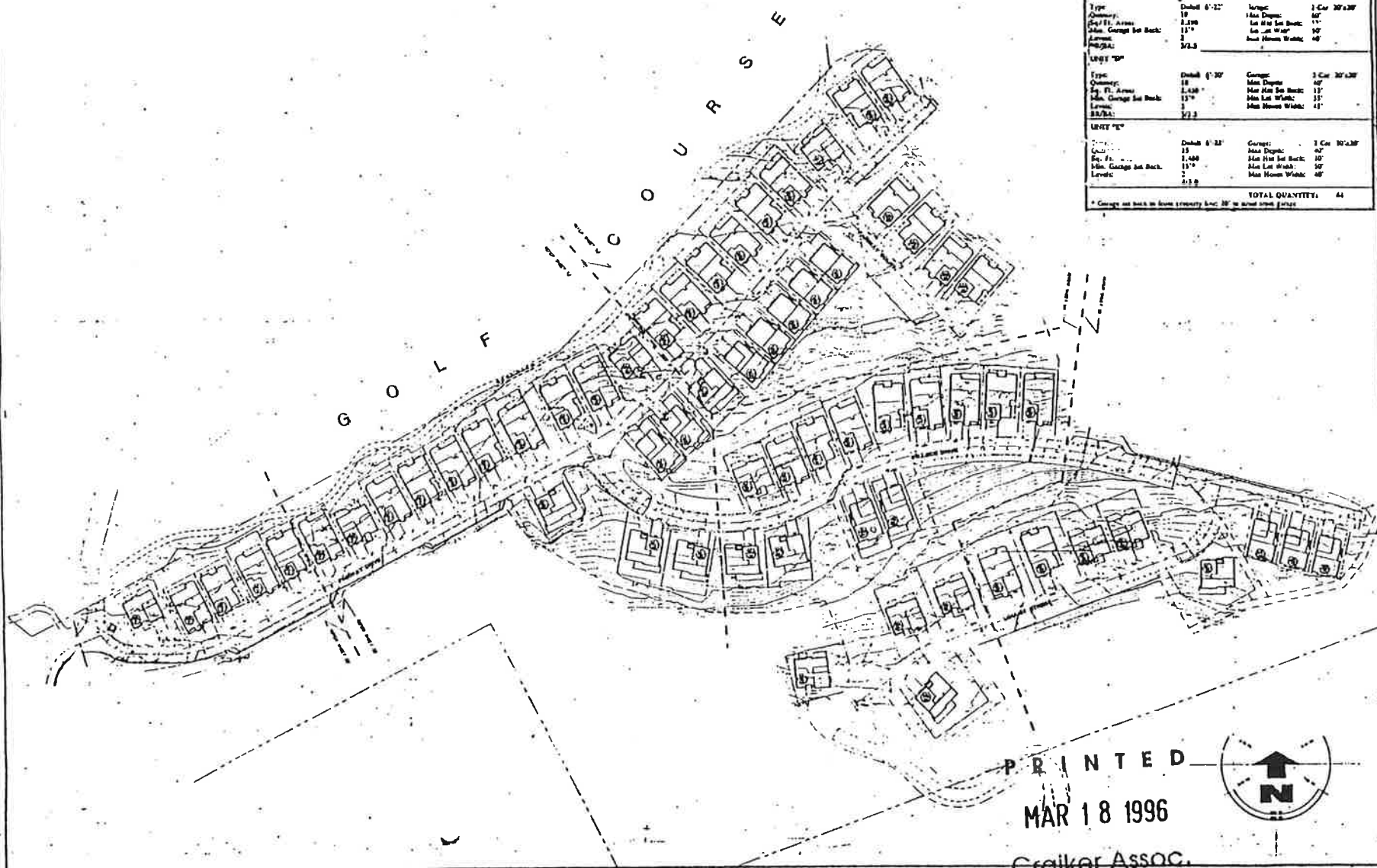
Appendix 3

UNIT MIX						
UNIT	TYPE	CRANE VARIATION	LANDSCAPE ELEMENT	AREA S.F.	ENVELOPE DCPN	ENVELOPE W DPTH
A	UP	8' 12"	ENTRY COURT & REAR PATH	1,140	36'	31'
B	SA	8' 18"	ENTRY COURT & REAR PATH	1,140	36'	41'
C	OH	8' 30"	REAR DECK	3,240	48'	40'
D	TH	8' 12"	REAR DECK	1,140	36'	41'
E	OH	8' 30"	REAR DECK	1,140	36'	40'
TOTAL				8,860		

MATERIAL & COLOR SPECIFICATIONS		
MATERIAL	NAME	BRAND
ROOF TILE - Flat Concrete	SCHEME 1	SCHEME 2
ACCENTS - 1" P. Cap, Corner, Balcony Trim, Front Doors	"HARMA MUST" #22	LIFETILE
UPPER BODY - Horizontal Lap Horizontal Siding	ALUM	CLAR. GRAY
TRIM - Wood	P18-1	K19-1
WINDOW FRAME - Aluminum	P18-2	K19-2
LOWER BODY - Horizontal Lap Horizontal Siding	P19-1	K19-1
		KELLY MOORE

UNIT DESCRIPTION			
UNIT "A"			
Type	Double 8' 12"	Garage	1 Car 30' x 20'
Quantity	15	Max Depth	30'
Ex. Ft. Area	2,430	Max. Min. Lot Back	15'
Min. Garage Lot Back	15'	Max. Lot Width	15'
Levels	2	Max. House Width	15'
BS/BA	2/2.5		
UNIT "B"			
Type	U/AD 8' 12"	Garage	1 Car 30' x 20'
Quantity	8	Max. Depth	30'
Ex. Ft. Area	2,110	Max. Min. Lot Back	15'
Min. Garage Lot Back	15'	Max. Lot Width	15'
Levels	2	Max. House Width	15'
BS/BA	2/2.5		
UNIT "C"			
Type	Double 8' 12"	Garage	1 Car 30' x 20'
Quantity	10	Max. Depth	30'
Ex. Ft. Area	2,430	Max. Min. Lot Back	15'
Min. Garage Lot Back	15'	Max. Lot Width	15'
Levels	2	Max. House Width	15'
BS/BA	2/2.5		
UNIT "D"			
Type	Double 8' 12"	Garage	1 Car 30' x 20'
Quantity	15	Max. Depth	30'
Ex. Ft. Area	2,430	Max. Min. Lot Back	15'
Min. Garage Lot Back	15'	Max. Lot Width	15'
Levels	2	Max. House Width	15'
BS/BA	2/2.5		
UNIT "E"			
Type	Double 8' 12"	Garage	1 Car 30' x 20'
Quantity	15	Max. Depth	30'
Ex. Ft. Area	2,430	Max. Min. Lot Back	15'
Min. Garage Lot Back	15'	Max. Lot Width	15'
Levels	2	Max. House Width	15'
BS/BA	2/2.5		
TOTAL QUANTITY:		44	

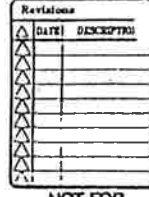
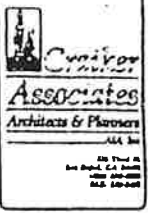
* Garage lot back to house property line; 30' to street front (30' x 20')



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Craiker Assoc.



Appendix A