

Exhibit D

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THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS



April 21, 2016

CARMEL RIVER INN
GENERAL DEVELOPMENT PLAN

The existing Carmel River Inn consists of 43 existing units on 10.8 acres along the north side of Carmel River and the west side of Highway 1. The 43 units include 24 cottage units, (20 over fifty years old), and 19 motel-type units. 4 of the cottage units are two-bedroom and 1 is a 3-bedroom.

The plan is to renovate the existing cottages with small additions and maintain the character following applicable historic standards. All of the cottage buildings are located in the Carmel River Floodplain.

A historic district has been established where the cottages are located.

The existing motel-type building will be altered slightly to accommodate an employee or affordable living unit and will be reduced from 19 rooms to 17.

Prior approval included four new large buildings with 8 rooms each set fairly high above the ground to accommodate parking underneath and above the floodplain elevation. This revised plan intends to place 22 cabins and although are mobile and remain on wheels are designed and installed such as a manor to appear to be permanent structures.

The site will be graded so the cabins and any improvements remain out of the river and riparian setback. Detailed engineered flood calculations have been completed and this plan does not alter the flow of water in the event of a flood.

This plan captures the natural beauty of the site, has a much lower elevation so as not to affect the surrounding neighbors, and resolves any flood issues of adding units.

Once complete the total count will be 63 units: 24 cottages, 17 motel rooms, and 22 cabins.

The site will be graded as necessary for the new drainage requirements (approximately 1545 yd. cut and fill).

There will be no tree removal required for this new plan.

The goal of the project is to enhance the historical and biological setting of the project in development and interpretation to guests and visitors.

In the current project approval a portion of Oliver Road will be vacated and permanently block access for residential traffic through the neighborhood from Oliver Road to Highway 1 (except for emergencies). We have requested from Cal Trans that they allow us to landscape the area and maintain it for better visibility and ambience.

Pathways will be developed to the existing path under the bridge to Carmel Rancho/Crossroads commercial area and through the property to link up with any future adjacent pathway system proposed. The pathway under the bridge will provide pedestrian access to shops, restaurants, and public bus transportation to mitigate traffic movements from the site.

The Inn will be staffed 24-hours a day, seven-days a week with full time desk/office access. Morning and afternoon hospitality functions will be maintained along with laundry, housekeeping services, groundskeepers, facility maintenance, and management personnel of approximately 16 employees, growing to 18 with the improvements.

The hours of operation will be consistent with small inn operations, with limitations on activities similar in character with the quiet, serene nature of the site and neighborhood.

The entire project including existing and proposed improvements will be served by Carmel Area Wastewater District.

Water is from Cal-American (Cal-Am), with extensive conservation measures of new and existing units to allow for the increase in units. An existing on site well is used for the extensive landscaping eliminating the use of Cal-Am Water.



STANDARD OPERATING PROCEDURE
Title: **FLOOD EMERGENCY**
RV CABIN
EVACUATION PLAN

Replaces:

Number: ADM 110.0
Department: ADMINISTRATION
Section: Emergency Plan

Date Issued: 11/10/2015
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BACKGROUND:

As a condition of the County entitlements to allow the use of RV Cabins, it is a requirement that the property establishes and maintain a plan for the timely and orderly flood emergency evacuation of RV cabins 3, 4, 5, 6, 7, 16, 17, 18, 19, 20, 21, & 22.

STANDARD:

The Innkeeper, Front Office Supervisor and Chief Engineer shall be knowledgeable about the coordination of this flood emergency evacuation plan and the actions and procedures required herein shall be strictly maintained and documented at all times.

RESPONSIBILITY:

It is the responsibility of the Innkeeper to insure that the Emergency Flood Evacuation Plan is implemented and maintained.

ACCESS TO NECESSARY EQUIPMENT:

During the months of October through March, a John Deere 5E Series tractor or similar capable of towing a 20,000 lb. RV cabin shall be maintained on-site and in ready to go condition. An experienced operator of the tractor shall be available on 4 hours or less notice.

PREPARATION:

During the months of October through March, all RV Cabin utility connections will be checked semi-monthly to insure that they are in good working order and capable of being disconnected as designed. Tires will be checked to insure proper inflation and the area required for evacuation is free and clear of obstructions. RV Cabin hitches will also be checked and serviced to make sure they are in operable condition. The Chief Engineer will be responsible for the completion of CRI Form 11, EMERGENCY FLOOD EVACUATION

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PLAN INSPECTION RECORD. Forms shall be maintained in a binder in the Carmel River Inn office, available for inspection by upper level management.

PLAN REQUIREMENTS AND TIMING:

Upon the issuance of a River Flood Watch by the National Weather Service, all RV cabins will be vacated of guests and their automobiles. All areas designated for parking the RV Cabins will be cleared of any obstructions. All FF&E will be secured. Toilets will be flushed. All utility connections will be disconnected at both the RV Cabin and service connections. Sewer hoses and water hoses will be properly packed and stored. The John Deere tractor operator will be called and placed on 24 hour duty and the tractor rolled into place.

Upon the issuance of a River Flood Warning by the National Weather Service, all cottages and inn rooms will be vacated of guests and their automobiles. The tractor operator with the assistance of a minimum of four ground crew members will commence towing the twelve RV Cabins to the evacuation staging area as depicted on the evacuation site plan. The RV Cabins will be securely parked in the appropriate spots and the wheels secured with blocks.

TRAINING REQUIREMENTS:

To insure that there is adequate and properly trained staff available for implementation of this plan, the Innkeeper and Chief Engineer shall conduct training on all requirements of this plan once during the monthly during the months of September through March, completing CRI Form 11.1 Emergency RV Cabin Evacuation Training Log. Such log shall be maintained in a binder in the office, available for inspection by upper level management.

FORMS:

CRI Form 11	Emergency RV Cabin Evacuation Plan Inspection Record
CRI Form 11.1	Emergency RV Cabin Evacuation Training Log

Additional Information:

Additional information is available at: <http://water.weather.gov/ahps>