

Exhibit I

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16
d. Camel Meadows

The Plan shows this area for residential use at 2 units per acre, resulting in +16 infill units and possibly two additional lots created by subdivision. It is within the Cal-Am and CSD service districts, and is connected to rural Highway 1 approximately one mile south of the Camel River by one access road. Some lots are in the viewshed, but would be permitted to develop under the Plan's visual resource policies. This residential infill is consistent with the Coastal Act.

e. Portola Corporation/Williams

The Plan shows the 9.7 acre Portola Corporation parcel as residential at 2 units per acre (19 total homes). The smaller and more heavily wooded Williams parcel is allotted up to 3 units. Both sites are directly adjacent to Camel Meadows and served by Cal-Am and GSD. They are in the viewshed, but permitted to develop under the visual resource policies, subject to design criteria. They are adjacent to agricultural lands in the State Park. The Plan provides that development of these parcels must be buffered from that use and control runoff. Thus, consistency with the Coastal Act is achieved.

f. Point Lobos Ranch

This ranch consists of approximately +1900 acres in 15 parcels under two ownerships. The Riley holdings include 2 flatland parcels of 143 acres with 10 existing homes and 2 vacant upland parcels of 317 acres. The Hudson holdings include 7 flatland parcels of approximately 200 acres with four existing homes and 4 vacant intermediate and upland parcels of 1064 acres. The ranch is currently not within Cal-Am nor CSD service areas, and is located on a constrained section of Highway 1.

The intermediate and uplands parcels may develop at a residential density of 1 unit per 40 or 80 acres, which would result in a total of 8 Riley units and 20 Hudson units. This allotted density may be transferred to the Flatlands in order to preserve these more remote areas as open space.

There are two additional options for development on the Flatlands for each owner - either a 120 unit hotel or a residential development (maximum of 12 new Riley units and 16 new Hudson units). The hotel units may be developed jointly with a conference center. One of every six visitor units must be low-cost with a maximum of 276 total units permitted. Additionally, up to 36 employee housing units may be built.

The low residential densities, the potential for substantial open space, and the required traffic and other mitigations result in consistency with Section 30250a.

g. Behavioral Sciences Institute

The Plan shows this area for 25 units. It consists of six parcels totaling 140 acres. Approximately 113 acres are designated "Resource Conservation", leaving a net density of 1 unit per acre. The property has been used for institutional purposes, which are apparently permitted to continue under policies 4.43E6 and 4.5I. The lower portion of the property contains four residential structures, is within Cal-Am service area, and is within the developed enclave of Camel Highlands. The planned density is an appropriate maximum under Section 30250a, as septic system suitability policies must be followed.

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