

Exhibit D

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Resolution No. 5756

MONTEREY COUNTY PLANNING COMMISSION,
STATE OF CALIFORNIA

Granting Use
Permit #1299

WHEREAS: The Planning Commission of the County of Monterey, State of California, has considered the application of Alcan-Pacific Company for Use Permit No. 1299, in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and,

WHEREAS: The said Planning Commission finds that the establishment of maintenance of the use for which application is made will not be injurious to property or improvements or detrimental to the health, safety, morals, comfort, convenience, or general welfare of persons residing or working in the neighborhood of such use, now therefore, be it

RESOLVED: That the Planning Commission of the County of Monterey grants to the Alcan-Pacific Company a Use Permit authorizing the use of a portion of Lot 7, Assessor's Map, Rancho Canada de la Segunda, Carmel Valley, hereinafter more particularly described in Exhibit "A" hereto attached and shown as parcel A on Exhibit "B" hereto attached, for the following uses:

1. 295 living units composed of 289 single and multiple family residences and six guest rooms.
2. Certain accessory uses limited to non-commercial use by the residents of said development and their guests, composed of the following:

- A. Dining Room and snack bar.
- B. Women's club room.
- C. Men's club room.
- D. Library.
- E. Hobby shops, not including the sale of items or merchandise.
- F. Maintenance and shop building.
- G. Swimming pool.
- H. Sauna baths.
- I. Putting greens.
- J. Nature walks.
- K. Bowling green.
- L. Horse-shoe pits.
- M. Six-bed infirmary facility.
- N. Auditorium.
- O. Two on-site signs.
- P. Additional recreational facilities as approved by the Planning Commission.
- Q. Two water storage tanks.

subject to the following conditions:

1. That the quantity of the water supply be approved by the Monterey County Surveyor and the quality approved by the Monterey County Health Department.
2. That the street lighting be approved by the Planning Commission staff and Monterey County Road Department.
3. That fire hydrants and fire protection be provided, subject to the approval of the Planning Commission.
4. That permittee submit a tentative subdivision map on all the property shown on Exhibit "B" and permittee thereafter shall submit a final subdivision map in such form as will be approved by the Board of Supervisors. Said map shall include a portion of parcel A and all of parcels B, C, and D.
5. That permittee construct entrance road intersection including provision for left turn from Carmel Valley Road as required by Road Commissioner.
6. That permittee construct roads to standards required by Subdivision Committee and Planning Commission.
7. That permittee comply with such other conditions as may be required by Subdivision Committee or Planning Commission.
8. That permittee provide off-site drainage as required for additional runoff, subject to the approval of the County Surveyor.
9. That the Board of Supervisors approve an exception to the Monterey County Subdivision Ordinance to allow private streets in the subdivision.
10. That the applicant dedicate the property along Carmel Valley Road within the Official Plan Lines. (Parcel B).
11. That parcel A as shown on Exhibit "B" be annexed to the Carmel Sanitary District and that the sewage line be connected to the Carmel sewage plant; however temporary sewage facilities for a limited use only (employees and visitors use in connection with the model homes, maximum of 12 units) may be permitted, subject to the approval of the Monterey County Health Department.
12. That all utilities, including television cables and antennas, be underground.
13. That a maximum of two persons per dwelling unit be maintained, and a deed restriction be recorded to this effect.
14. That all signs, including size, copy, location, and design, be approved by the Planning Commission staff.
15. That all structures are subject to design control and must be approved by the Planning Commission.
16. That the location and size of all structures, parking, and uses be approved by the Planning Commission staff and shall be substantially the same as the plot plan and other exhibits presented with the application.
17. That the structures not be enlarged beyond the original size without approval of the Planning Commission.
18. That no building be constructed within 500 feet from the Carmel Valley Road or lower in elevation than 300 feet within the 500 feet.

19. That a licensed architect file with the staff of the Planning Commission a statement to the effect that adequate sound-proofing to prevent undue transferal of noise between units in multiple dwellings will be provided.

20. That a conservation and scenic easement in parcels C and D be conveyed to the County by a deed in a form satisfactory to the Board of Supervisors.

21. That parcel E and a right of way for pedestrian and vehicular ingress and egress thereto from Carmel Valley Road be deeded to the County of Monterey; said deed to be in such form as shall be mutually satisfactory to the Board of Supervisors and Alcan-Pacific Company.

22. That this permit expire on December 15, 1967, unless actual construction of the project is started prior thereto.

23. That all conditions be complied with prior to the issuance of a building permit.

Regularly passed and adopted by the Planning Commission of the County of Monterey, State of California, on the 15th day of December, 1964, by the following votes:

Ayes: Branson, Evans, Grigory, Henderson, Krishun, Mansfield, Marcucci, Wilbur.

Noes: None.

Absent: Cailotto.

I HEREBY CERTIFY that the annexed foregoing resolution is a full, true and correct copy of a resolution passed by the Planning Commission of the County of Monterey, State of California, at a meeting thereof duly held on the 15th day of December, 1964.

WITNESS my hand this 18th day of December, 1964.

(signed)
Secretary of said Planning Commission

THIS PERMIT EXPIRES ONE YEAR AFTER THE DATE OF GRANTING THEREOF UNLESS CONSTRUCTION IS STARTED WITHIN THIS PERIOD.

ATTEST:

J. W. DE MARS, SECRETARY

KEITH B. EVANS, CHAIRMAN

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