

EXHIBIT 11-H

Attachment 7

Land Use Approvals

City of Sand City

The following signed resolutions of the sand City Council approving the Monterey Bay Shores project are attached.

Resolution Number

Local Agency Action

SC 98-85	Vesting Tentative Subdivision Map
SC 98-86	PUD Permit, Site Plan, Design Permit
SC 98-87	Mitigation Monitoring Program
SC98-88	Biological Surveys, HPP, Access Plan
SC 98-93	Coastal Development Permit
RA 98-07	Consistency with Redevelopment Area Plan

Master Set of Conditions of Approval

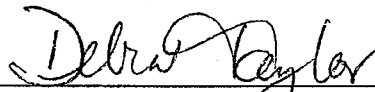
As noted in the transmittal, the Coastal Commission is currently reviewing the modified Monterey Bay Shores Ecoresort and it is anticipated that a Coastal Commission hearing for CDP approval will be heard by December. Immediately after the CDP approval, it is anticipated that Sand City will certify the Addendum to FEIR and any applicable modifications/changes resulting from the Coastal Commission action.

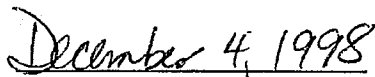
CITY OF SAND CITY

I hereby certify, under oath, that the attached documents are a true and correct copy of documents on file at City Hall.

- City Resolution SC 98-83 Certifying as adequate the Monterey Bay Shores Resort Final Environmental Impact Report
- City Resolution SC 98-85 Approving a Vesting Tentative Subdivision Map for the Monterey Bay Shores Resort
- City Resolution SC 98-86 Approving a Planned Unit Development Permit, Site Plan and Design Permit for the Monterey Bay Shores Project
- City Resolution SC 98-87 Approving a Mitigation Monitoring Program for the Monterey Bay Shores Project
- City Resolution SC 98-88 Approving Biological Surveys and the Habitat Protection Plan and Access, Signage and Planting Plan as amended by Project Conditions of Approval, prepared for the Monterey Bay Shores Project Site, Sand City California
- City Resolution SC 98-93 Approving a Coastal Development Permit (CDP 97-04) for the Monterey Bay Shores Project
- Redevelopment Agency Resolution RA 98-07 Finding the Monterey Bay Shores Resort Project to be Consistent with the Sand City Redevelopment Plan
- Ordinance No. 98-08 Amending the Zoning Map of the City to Include a Planned Unit Development (PUD) Combining District to the Base Zoning Districts Applicable to Assessor's Parcel No. (APN) 011-501-14 (AKA former Lonestar Site)

ATTEST:


Debra Taylor, Deputy City Clerk


Date