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AMENDED

CARMEL VALLEY RANCH

SPECIFIC PLAN

MONTEREY COUNTY PLANNING DEPARTMENT

REVISED: November 3, 1976

REVISED: December 7, 1976

REVISED: February 14, 1995

REVISED: October 1, 1996

This Carmel Valley Ranch Specific Plan was adopted by the Planning Commission of the County of Monterey in conformance to Section 65450 et. seq. of the Government Code of the State of California at a public hearing on November 3, 1976 by Resolution 76-514.

This Carmel Valley Ranch Specific Plan was adopted in this form by the Board of Supervisors of the County of Monterey by Board Order on December 7, 1976.

This Carmel Valley Ranch Specific Plan was adopted in this form by the Board of Supervisors of the County of Monterey by Resolution No. 77-3 on January 4th, 1977.

This Carmel Valley Ranch Specific Plan was adopted in this form by the Board of Supervisors of the County of Monterey by Resolution No. 95-066 on February 14, 1995.

This Carmel Valley Ranch Specific plan was adopted in this form by the Board of Supervisors of the County of Monterey by Resolution No. _____ on October 1, 1996.

A SPECIFIC PLAN FOR THE CARMEL VALLEY RANCH

PREFACE

The General Plan for the Carmel Valley Ranch was adopted by the Board of Supervisors on July 26, 1966. The Carmel Valley Ranch Plan provided for a wide range of resort, recreational, and residential land uses as well as large areas of open land. When a development plan was brought to the Planning Commission for development of the Carmel Valley Ranch in accordance with the General Plan, it was the opinion of the Planning Commission that, because of the sensitive nature of the slopes of the Carmel Valley and the large size of this project, a Specific Plan should be prepared for the systematic execution of the General Plan. This Specific Plan should include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan. It is recognized that the Specific Plan of the Carmel Valley Ranch is consistent with the General Plan, but that changes in planning concepts and philosophies, changes in planning laws, as well as changes in the General Plan itself, may require changes in the Specific Plan, therefore it must be recognized that this Specific Plan is not "fixed in concrete" but may be subject to changes as the future may dictate.

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AN AMENDED SPECIFIC PLAN FOR THE CARMEL VALLEY RANCH

On August 17, 1976 the Monterey County Board of Supervisors referred the matter (Carmel Valley Ranch Specific Plan) back to the Planning Commission to consider an amended specific plan for the Carmel Valley Ranch as prepared by the developer to encompass the following parameters although the Planning Commission may want to consider requirements lower than suggested:

1. Only 400 of the 855 residential units be designated in the plan in the first phase.
2. That the units could only occur in the lower elevations around the proposed golf course, to protect the viewsheds.
3. That only 100 units of the 200 unit resort lodge facility be permitted.
4. That a tennis complex be incorporated in the area near the resort.
5. That 1000 acres of the plan be designated to open space and placed in scenic easement in perpetuity with the County.
6. That the remaining area be placed in a reserve for future consideration after the Carmel Valley Master Plan is updated.
7. That a maximum quota be established of not more than 80 building permits be issued in one year, in accordance with any of the County ordinances that we have adopted, and subdivision regulations and procedures.

The plan as now revised and submitted is in accordance with the parameters imposed by the Monterey County Board of Supervisors.

On February 14, 1995 the Monterey County Board of Supervisors adopted the amendments 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 144 lodge units and 375 residential units outside of the reserve area around the golf course of which "Area F" will constitute 64 units.

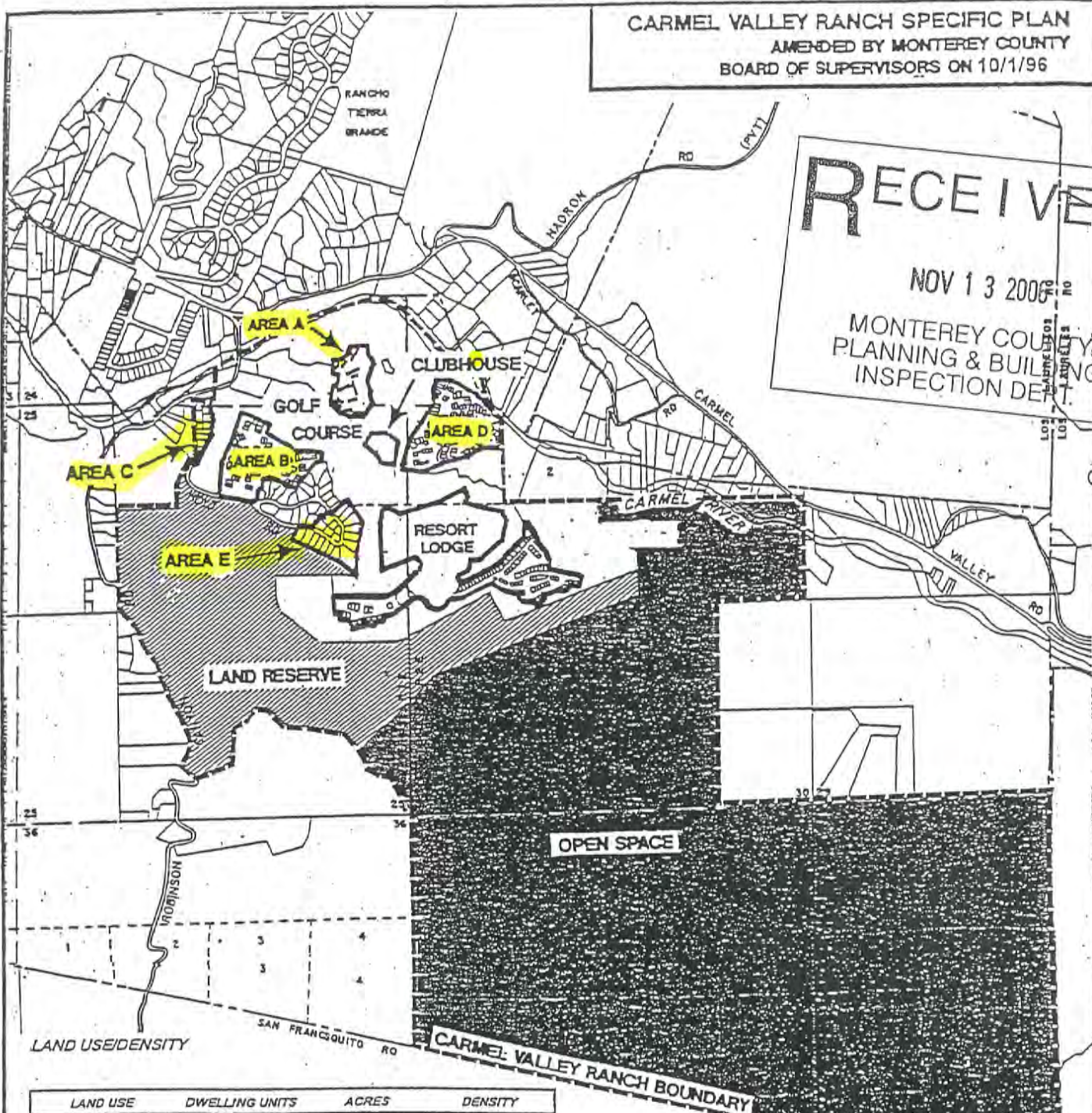
On October 1, 1995 the Monterey County Board of Supervisors adopted the amendment to the Carmel Valley Ranch Specific Plan Map and Text to remove the "Residential" designation from Area "F" entirely and add it to the area designated "Resort Lodge". The text was amended to indicate that the Carmel Valley Ranch Specific Plan consists maximum of 208 lodge units and 311 residential units outside of the reserve area.

CARMEL VALLEY RANCH SPECIFIC PLAN
AMENDED BY MONTEREY COUNTY
BOARD OF SUPERVISORS ON 10/1/96

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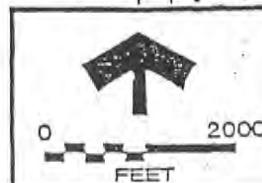
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LAND USE/DENSITY

LAND USE	DWELLING UNITS	ACRES	DENSITY
Residential A.	90	16.5	
B.	105	26.0	
C.	11	3.0	
D.	85	17.5	
E.	20	8.0	
F.	80 24.0	23.0 27.68 0	
*Golf Course		150.0	
*Open Space		1200.0	
	400 375 311	1163.0 1115.88 1621.00	4 units/acre 4 units/acre 1 unit/4.6 acres
Resort Lodge & Tennis Club	400 444 208	45.0 24.34 79.00	2 units/acre 2.8 units/acre 2.6 units/acre
Land Reserve	100 (maximum)	200.0	
(To be designated upon completion of Carmel Valley Master Plan update)		1700.0	

*Under scenic easement



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SPECIFIC PLAN

The Specific Plan of the Carmel Valley Ranch is prepared in conformance with Section 65451 of the Government Code of the State of California. To achieve this, it represents a variety of housing types, a wide range of recreational activities, open space, preservation of vegetation and wildlife and all necessary supporting facilities. It is one step in the development of the Carmel Valley Ranch and to proceed must be followed with environmental determinations, preliminary and tentative maps, use permits, building permits, and various other permits and authorizations from county and state agencies.

A range of housing types is proposed, including a resort lodge complex, detached single family, and single family attached residences. A gross residential density of one unit per 3.6 acres will be maintained in the first stage of approval with over 1,350 acres of open space and recreational area.

A resort lodge complex is proposed consisting of ~~400~~ 444 208 units and tennis complex facilities on ~~47.51~~ 34.79 acres of land, for density of ~~2.48~~ 2.6 units per acre.

The development will have a Homeowner's Association and a backup County Service Area providing for the maintenance of streets, open space, sewer and water systems. The County Service area would be a special tax district with power to levy taxes to provide for proper operation and maintenance of services and facilities.

Various areas of the community will be oriented toward the supporting recreational facilities. Clustered residential development on the valley floor and adjacent lower elevation slopes will be developed around the 18-hole championship golf course. The resort/lodge complex is also planned for development adjacent to the golf course. Twelve hundred acres of the open space designated as natural reserve will be placed in perpetual scenic easement to Monterey County. The remaining land (200 ac.) will be placed in reserve for designation upon completion of the Carmel Valley Master Plan update.

Unique natural and scenic areas have been designated on the specific plan as areas to be preserved for study of flora and fauna and scenic control. A network of footpaths and bridle trails will be developed throughout the open space system of the project. It is proposed that in order to provide security that the internal road network system be private to allow for controlled access. The clustered pattern of development and internal road network system have been specifically planned recognizing the major physical limitations of the property, with careful attention given to visual considerations. Specific attention has been given to:

- dominant views from Carmel Valley Road and surrounding development

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- maintaining the integrity of open unvegetated areas
- restricting development along ridge line areas
- concealing development where possible in vegetated areas on moderate slopes
- integrating development with major existing trees to minimize removal

DENSITY/PHASING

Project Phasing

1976 and 1977 will be devoted to processing the environmental impact report and master plan, preparation of first phase development plans and processing of the first phase plans. Construction of the golf course, clubhouse, resort lodge (100 units) and first unit of residential development will commence in 1977 and continue through 1985 at a maximum rate of 80 residential units/year in addition to the resort lodge of 100 units. Occupancy of units is projected to occur in the year following construction. The phasing of residential construction will be as follows:

	NO. OF UNITS	ANNUAL PERMIT ALLOWANCES
<i>Attached Housing</i>	150	30
<i>Patio Homes</i>	150	30
<i>Single Family Sites</i>	100	20
TOTAL	400	80
<i>Resort Lodge</i>	100	100

Completion of the tennis club facility is expected as a part of the resort lodge.

HOUSING

(All of the following is subject to further County approval.)

Architectural Style

Architectural style will be in keeping with the Carmel Valley setting and tradition. The existing style considered most compatible is barn or ranch style. An adaptation of early Monterey style could be a compatible design. All such architectural style will be subject to "D" (Design Control) regulations.

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Height and Form

The height and form of structures will reflect and complement the character of the landscape setting. Building size and placement will respect the natural lines of vegetation and topography. In wooded areas or at the edge of the wooded areas, the form and line of structures will reflect and complement the wooded surroundings. Structures with vertical rather than low and broad emphasis best reflect the forest character. In areas on flat or rolling topography, structures will be low and horizontal, utilizing land forms to reduce visual impact. Location and height of building will be subject to approval of the Planning Commission.

Colors and Building Materials

Efforts will be made to adapt and integrate man-made elements into the natural environment. Natural materials indigenous to the area (i.e., wood, stone, adobe) will be used in the construction and enhancement of structures. Colors will harmoniously blend with the immediate surroundings and will be confined to earth and vegetation colors (i.e., browns, siennas, beiges, olive greens). Construction which breaks up the form of buildings and creates surface interest will be utilized. More than one exterior siding material will be used only if specific design warrants it. Nonfunctional trim and masonry accents are out of keeping with the desired character. Rough sawn wood siding and/or native stone are considered the most compatible materials. Only earth-colored, non-reflective roofs will be allowed. Metal treatment will be limited to metals which have an earthy appearance (i.e., weathered copper, painted galvanized iron, corten steel or anodized aluminum). The "D" district (Design Control) requires Planning Commission approval of colors and materials.

Development Character

Residential buildings or other forms of development will be located to reduce visual and physical impact on the land and planned to fit into the natural environment. When possible, development will be located in areas where natural forms screen structures from the major and minor travel corridors. The grouping of structures will reflect the character of the surrounding landscape. As with architecture, the site design will change as the land changes. Structural elements which appear in the foreground become dominant and their detail is identifiable. Elements in the foreground will be grouped to reduce visual impact. The location of large dominant elements in the foreground will be mitigated or prohibited where feasible.

Visual criteria of color, form and materials will be followed in relating objects to the landscape so their visual impact will be minimized.

The planned unit development (PUD) approach of clustering units will eliminate scattered or checkerboard development. Development will be broken up into small

clusters of individual or attached units. The density of development will be carefully evaluated and controlled to insure preservation of the immediate landscape character.

Landscape Treatment

Landscaping will be utilized in site development of all projects. Landscape development will recognize and incorporate existing elements, where possible, to preserve existing vegetation and blend with natural earth forms. New landscaping will incorporate materials which are indigenous to the surroundings. Native plant material in keeping with the setting will be utilized. Each project increment will require landscape plans approved by the Director of Planning.

In forested areas existing plant materials and land forms will be utilized to screen development. In conditions where little or no vegetation exists, low gentle earth forms will be incorporated along with appropriate plant materials.

Standards of fencing approved by the Planning Commission, appropriate to its function, will be employed. In areas where fencing is used for property definition, the construction will be open and not totally restrict views. Low profile design can achieve this goal. Where visual privacy is desirable or a visual screen is needed, fencing will reflect the architecture of a development or blend with the character of the immediate surroundings. The height of screen fencing will relate to the view level from which it is seen. In all instances, materials and color utilized in fencing will blend with the background.

Areas where development or construction has removed the existing vegetation shall be planted using materials consistent with the original vegetation. Of primary concern are areas of roadway cut and fills.

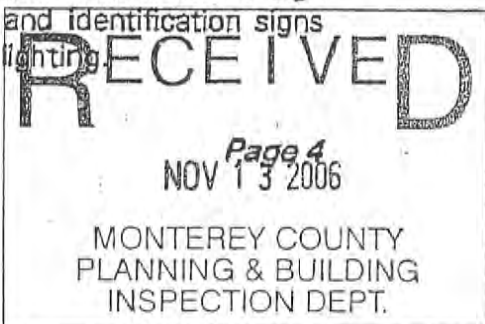
Lighting

Standards for nighttime lighting are an important factor in maintaining visual quality. It is particularly important that the direct source of light be hidden. The location, type and extent of street lights and other forms of night lighting affect the visual perception of the nighttime scene. Lighting in development areas will be low intensity from low level luminaries. Lighting which is used for identification will be strictly controlled and indirect lighting will be utilized where possible.

Signs

Development of a sign program which restricts the use, location, color, graphics, materials and height of signs will be incorporated. A common format for all sign elements will be developed, including information, directional and identification signs subject to Planning Commission approval of size, location, and lighting.

Carmel Valley Ranch Specific Plan



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The presence of utility lines and poles along major travel corridors, in subdivisions and other developed areas greatly detracts from the natural visual character of Carmel Valley. All utility lines will be placed underground except where approved by the Monterey County Planning Commission and will be in conformance to county and Public Utilities Commission regulations. Where major transmission lines exist or may be proposed, detailed studies should be made to align these facilities in corridors where they blend with the natural environment and construction procedures incorporated to reduce to a minimum their environmental impact.

Development Phasing

Detailed development phasing plans will control all site preparation for development to minimize disruption of the existing landscape and reduce visual scars.

Resort Lodge Complex**Uses:**

Lodge units are comprised of a mixture of regular hotel units within buildings, oriented towards view or recreational features, and one bedroom cottages. The cottages will consist of attached one and level studio units served from the rear by golf cart or tram railway, and fronting on views and common spaces.

Main Building:

- management
- restaurant/lounge
- resort commercial, specialty apparel/gift, drug/grill, barber/beauty, rental management/real estate
- men's and women's locker room
- pro shop and storage

Recreational Amenities:

- game room
- pool(s)
- Tennis courts (12) in groups of two or three courts, landscaped in the vicinity of groups of lodge units
- swimming pool
- children's playground

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Square Footage:

- 400 - ~~4,500~~ 2,650 square feet per unit

Total Units:

- ~~400~~ 144 208

Development Standards:

- building site: ~~47 acres~~ 51.34 acres ~~79.0 acres~~
- maximum height: 30'
- ~~maximum building coverage: 25%~~
- parking: one space per room plus one additional space for every 10 rooms and 20 spaces for tennis facility parking
- maximum parking coverage: 50%
- open space and landscaping minimum: 25%

Site Design:

The resort lodge complex will consist of the main lodge buildings with core facilities and the lodge units, and the lodge cottages clustered in a campus concept with a strong pedestrian orientation. Parking areas will be in a centralized cluster with emphasis on the golf cart for circulation. The building complex will be designed to fit the hillside topographic conditions with emphasis on preservation of vegetation. Care will be given to visually integrating the design of the units into the hillside.

Tennis club uses will be integrated into the resort lodge area with 12 courts arranged in groups of two or three courts, landscaped to minimize the visual effect of fences and paving. The courts will be arranged between and within groups of lodge units for easy access for lodge residents, visitors, and home owners. In the main building area there will be a tennis pro shop and storage building and men's and women's locker rooms with a manager's office and tennis lounge area included.

Attached Houses

Uses:

The attached housing program consists of attached two story units on narrow sites (20' to 30'), having a limited amount of private outdoor space. The units on the flatland areas are arranged in clusters with units fronting on common recreational space, and having mainly attached one- or two-car carports. The

units on hillside terrain are arranged to front on open space vistas, and are predominately split level and have one- or two-car detached carports.

Square Footage:

- 1,000-2,000 square feet

Total Units:

- 290

Development Standards:

- maximum height: 30'
- maximum building coverage: 35%
- parking: in conformance to County Parking Policy, but not less than 2.5 spaces/unit
- open space and landscaping minimum: 25%

Site Design:

The attached housing program is made up of three types reflecting differing topographic and siting conditions. Attached housing units will occur in a cluster development pattern around the golf course and in the tennis club area.

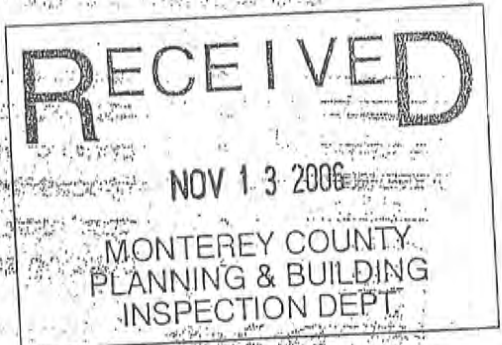
Patio Homes

Uses:

The patio home program is comprised predominately of single story buildings making use of a building envelope within lots in lieu of setback requirements. The units range from attachment at two sides, attachment at one side, attachment by garden walls, and completely detached. On the flat areas, the units are arranged in clusters, fronting on recreational areas with a mixture of attached and detached two-car carports. These units have two-car parking beneath the unit and large rear patios adjacent to common open space. The hillside homes consist of split level and two-story.

Square Footage:

- 1,400-2,000 sq. ft.



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Total Units:

- 150

Development Standards:

- maximum building height: 30'
- maximum building coverage: 50%
- parking: In conformance to County Parking Policy, but not less than 2.5 spaces/unit.
- open space and landscaping minimum: 25%
- building setback: established by detailed site plan approval

Site Design:

The three unit types will be sited to fit varying topographic conditions in clustered pattern of development. The units will occur around the golf course and in the tennis club area.

Single Family Lots

Uses:

Single family lots have one side open to common space and range from 4,800 sq. ft. to 12,000 sq. ft. The required setbacks will be based on specific building sites and the nature of the terrain.

Square footage:

- minimum 1,600 square feet

Total Units:

- 100

Development Standards:

- building site: 4,800-12,000 square feet
- maximum building height: 30'
- maximum building coverage: 25%
- setbacks: established by detailed site plan approval

Site Design:

Single family lots will be in a cluster development pattern integrated with other housing types. Individual site design will be controlled through architectural covenants and restrictions with all design to be approved by an architectural control committee. Individual site design will have to be in keeping and character with the surrounding development. Lots occur around the golf course and in the tennis club development area.

CIRCULATION

(All of the following subject to further County approval)

It is proposed that the project have an internal private road system for vehicular circulation with controlled access. The objective of the controlled access and private road system is a semi-secured project providing for the safety of the residents. The road system will be designed to meet the approval of the County and built to their specifications.

Primary access to the property is Robinson Canyon Road via the bridge over the Carmel River from Carmel Valley Road. Reconstruction of the intersection of Robinson Canyon Road and Carmel Valley Road along with the improvement of Carmel Valley Road to four lanes from Via Petra to Robinson Canyon Road will improve vehicular access to the property and reduce the impact of traffic from the proposed project, and shall be constructed with a prorated share by the developer immediately following the completion of the first 160 residential units. The layout of the basic internal road system has been to:

- provide safe, secure and efficient access
- develop a collector system conveniently accessible from the major streets and highway
- reduce traffic flow in residential areas
- minimize impervious surfaces reducing the run-off and erosion potential
- relate to topographic conditions and minimize cut and fill requirements

Street Standards

Major Collector:

Main interior street collecting traffic from development areas; no parking; no direct driveway access; two lanes divided and undivided with turning lanes at intersections; 20' paved travel lanes with curb.

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The Holt Road loop will be constructed and improved to County Subdivision standards and dedicated to the County.

Minor Collector:

Minor interior streets, collecting traffic from limited development areas; limited parking; minimal driveway access; two lanes with 24' paved section and curb and gutter; designated eight-foot parking bays.

Minor Streets:

Minor streets providing direct access within development areas; limited street parking with designated eight-foot parking bays; 20' paved section with curb and gutter.

Private Driveways:

Private driveways would provide access, circulation and parking within clustered housing units and to individual lots; design standards would be developed in accordance with detailed site plans for each development area to be approved by the County.

Emergency vehicle and fire protection roads not a part of the major road system will be provided in two designated areas for the safety of the community. An emergency access will be provided from the extension of Holt Road across fairway no. 1, connecting to the major collector street. A second access will be provided connecting to the development area along fairway no. 3. This access would be from Carmel Valley Road entering the property at its northeast corner where it is adjacent to the highway.

The pedestrian circulation between various development areas within the project will be encouraged by the construction of a footpath system and the use of mini-shuttle vehicles such as the golf cart.

It is required that a shuttle system will be provided to transport people from the airport to the resort/lodge complex. Further study will be given to expanding this transit system to various points on the Monterey Peninsula making it available to all residents of the project. The project would help support any transit system that might serve the valley and should be coordinated with the Monterey Peninsula Transit System.

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Measures to Restrict Usage of Private Automobiles:

Assigned spaces and/or decals; posting of parking restrictions; towing or fines for violator.

Measures to Encourage Mass Transit Usage:

Providing or coordinating with a mass transit agency to provide adequate levels of transit service; protected comfortable shelters and transit stops; publicity for mass transit usage; delivery services for customers, private bus service by businesses; minibus pool; provision of company vehicles for commuting; encourage carpooling; encourage use of bicycles; encourage walking.

OPEN SPACE, RECREATION & CONSERVATION

(subject to County approval)

Golf Course Uses

Approximately 150 acres will be developed into an 18-hole championship golf course including the following facilities:

- clubhouse
- parking lot
- maintenance barn
- driving range as a part of the golf course operation and lake (used for storage of reclaimed water)
- putting green
- cart path system
- storage ponds (for irrigation, fire protection and scenic purposes)
- irrigation system
- cart bridge
- half-way house

The clubhouse facility will include the following:

- men's and women's locker rooms
- pro shop and storage
- cart rental and storage
- grill/bar
- reception area
- manager's office

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- no separate real estate office

The clubhouse requirements shall be:

- building height: two story, maximum 30'
- square footage: main level 8,882 square feet maximum
lower level 8,351 square feet maximum
- parking: minimum 120 spaces or in conformance to the Monterey County Zoning Ordinance

The golf course and clubhouse will be operated as a private club facility with resident and non-resident memberships. The architecture and site planning for the clubhouse will follow the standards set forth in the general architectural and site design guidelines.

Common Open Space

All common open space in developed areas, outside of individual lots, will be in scenic easement, maintained and administered by the Homeowner's Association with a County Service Area to maintain and administer it in default of the Homeowner's Association.

Nature & Scenic Reserve Uses

Three areas have been designated on the master plan as nature and scenic reserve areas:

- palisades area
- Snivley's Gulch
- northeast slope of Pinyon Peak

These areas will be maintained in their present natural state, with the exception of construction or upgrading of fire access or emergency vehicle roads and riding and hiking trails. The areas will be maintained to preserve vegetation, wildlife and the scenic quality of the area. These will be placed under a perpetual scenic easement and conservation management program with other natural open space areas.

Conservation Management

All developed, common open space and natural open space areas will be placed under a conservation management program to include the following measures:

- erosion control
- fire protection and retardant measures

- revegetation of disturbed areas
- protection of riparian vegetation along river banks and in drainageways
- protection of individual tree specimens during construction
- control of excess storm run-off
- protection of water ponds for wildlife maintenance

Recommendations of the State Forestry Department and Fish and Game Department will be followed unless otherwise approved by the Planning Commission and/or the Board of Supervisors of Monterey County.

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STANDARDS FOR NATURAL RESOURCE CONSERVATION, DEVELOPMENT AND UTILIZATION

The following standards are submitted as requested by the Planning Department and in accordance with Section 65451 (d) Laws Relating To Conservation & Planning, State of California. The government code requires that "Standards (shall be developed) for the conservation, development and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention and control of pollution of rivers, streams, creeks and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas."

General Standards

1. All improvements to be built as a part of the Carmel Valley Ranch will, as a minimum, conform to the standards of the codes adopted by the County of Monterey in effect when construction occurs.
2. The mitigation measures, except for requirements for solar energy specified in the Environmental Impact Report - Carmel Valley Ranch, will be utilized as standards for development of Carmel Valley Ranch, as well as individual elements of a Conservation Management Plan which will be adopted as implementation criteria and standards for individual use permit applications. Solar and other sources of energy shall be considered with further increments of this plan.
3. The procedures for the conservation, development or utilization of natural resources specifically applicable to individual development areas within Carmel Valley Ranch will be developed within the framework of a conservation management program. The program will, for individual use permit applications, (1) identify policies for management of natural resources, (2) identify agencies with statutory authority over resources affected and the limits of that authority.

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(3) indicate implementation programs for development within individual areas consistent with both the applicant's conservation management policies and the criteria of agencies with statutory authority.

Ground and Surface Water Hydrology & Quality Standards

1. The applicant proposes, as a standard, to recycle water for more than one use wherever feasible. Treatment, use and storage of reclaimed wastewater will be in complete accordance with standards of the California Health and Safety Code and the California Administrative Code as promulgated by the State Department of Public Health and as further specified by the County Director of Environmental Health.
2. Waterworks standards shall be in compliance with the "Standards of Minimum Requirements for Safe Practice in the Production and Delivery of Water for Domestic Use" adopted by the California Section of the American Water Works Association and as approved by the Director of Environmental Health.
3. Irrigation application of reclaimed wastewater will be according to standards prescribed by the County Environmental Health Director and the California Regional Water Quality Control Board, and the State Health Department.
4. All occupied structures will be built out of the level of 100 year flooding of the Carmel River as determined by the District Engineer of the Monterey County Flood Control and Water Conservation District.
5. The standards specified by the California Regional Water Quality Control Board as they relate to preservation of the quality ground and surface waters for various elements of the project will be complied with.

Vegetation and Wildlife Standards

1. Three areas on the property, the palisades area, Snively's Gulch, and the northeast slope of Pinyon Peak will be maintained in their existing natural state (except for constructing or upgrading fire access, emergency vehicle roads, or bridle and hiking trails, as may be required by approving agencies) to preserve vegetation, wildlife, and scenic qualities.
2. All developed, common open space, and natural open space areas will be placed under the conservation management and scenic easement program which will include the following as a minimum: (1) erosion control measures, (2) fire protection and retardant measures, (3) revegetation measures, (4) protection or replacement of riparian vegetation, (5) protection of individual specimen trees during construction, (6) control of excess storm runoff, and (7)

protection or substitution of water ponds for wildlife maintenance. More specific standards and procedures will be developed as elements of the specific plan are approved.

3. Landscape architects will be instructed to consider the use of native plant materials in landscaping plans to the extent feasible with the objective of reducing irrigation requirements and reducing the extent of conflicts between native and exotic species.
4. The statutory authority standards of the California Department Fish and Game as they apply to this project will be adhered to in the development of the project. In this regard, construction equipment will not be allowed to operate in the natural flow channel of the Carmel River, nor shall the natural flow of the Carmel River be impeded.
5. All open space area will be administered by a Homeowner's Association or other designated public or quasi-public body. All natural open space areas will be placed under a scenic easement.

Soil Standards

1. The standards of the California Health and Safety Code, the California Business and Professions Code, and County Ordinances related to preparation of preliminary and final soil reports will be complied with.
2. Grading plans prepared for individual permit applications will implement measures for the prevention and control of erosion and siltation.

COMMUNITY SERVICE & UTILITY

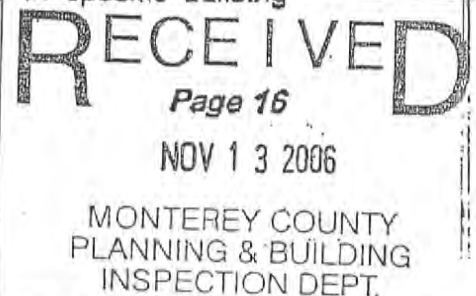
(subject to County and State approval)

Fire Protection and Prevention

The property lies within the Mid Valley Fire District which will provide the fire fighting equipment. The project will include:

- installation of fire hydrants in accordance with requirements of the district
- provision of emergency roads as required by the Monterey County Public Works Department
- compliance with regulations of the California State Division of Forestry
- special evaluation of fire hazard and alleviation measures in specific building areas identified as potential fire hazard areas

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Schools

The property is within the Carmel Unified School District. The site is adjacent to two unimproved school sites (elementary and middle school) presently owned by the school district and provisions should be made for coordinating a transportation system or a pedestrian bridge over the Carmel River to transport school children from the subdivision to the middle school when it is constructed. Additional allocation of land within the project is not required.

The school child yield estimated for ultimate development of the project is 195 with an approximate yield of 39 students of all ages being added per year as residences are permanently occupied.

Garbage

Disposal of waste projects will be through private contract and disposed of at the Marina land fill area.

Water Service

It is estimated that water consumption at the anticipated peak use for the amended plan will total 720,000 gallons/day and the annual use will be 420 acre feet. It is proposed that water for the project be provided through the establishment of a water company consisting of the Homeowner's Association. The water company will utilize existing land proposed wells on the property as well as reclaimed water from the treatment of domestic waste water with approval of the Director of Environmental Health. An existing well in use on the property produces from 200-400 gallons per minute. The water requirements of the golf course would be provided by utilizing water from the existing well, supplemented with water from the reclamation plant.

Waste Water Treatment and Reclamation

The domestic waste water produced by the development will be processed for reuse for the irrigation of the golf course. Treatment, use and storage of the reclaimed waste water will be in complete accordance with California Public Health Department regulations and standards set by the County Environmental Health Director. Treatment of wastewater will be through a package treatment facility producing advanced secondary quality treated water.

The gold course driving range is proposed for sewage storage during inclement weather. The treatment plant is to be located adjacent to the driving range pond. The design and architectural guidelines will apply to the treatment plant. The plant will be screened through landscaping to blend with surrounding development. The

operation and maintenance of the plant will be supported by the Homeowner's Association with a back up of the special tax district.

Gas and Electric

Pacific Gas and Electric will serve the property with gas and electricity. All existing and proposed transmission lines will be placed underground unless approved otherwise by the Monterey County Planning Commission.

Telephone

Telephone service will be provided by Pacific Telephone.

IMPLEMENTATION AND ADMINISTRATION

The Carmel Valley Ranch Specific Plan, development standards and all data and statistics associated with the plan will be applied exclusively to the Carmel Valley Ranch property. The planning documents provide both the County and Carmel Valley Ranch with guidelines for completion of the proposed development. Each phase of development will be preceded by the preparation and approval of the required detailed zoning permits, Environmental Impact Determination, site plans, and documents to insure proper use and appropriate development improvement of the property. The responsibility for the development of the Carmel Valley Ranch property, as per the Specific Plan, will rest with the developer and/or with the specific development entity created by the developer and the regulations of the County of Monterey and State of California.

A Homeowner's Association will be organized with the first increment of residential development to administer and maintain the following:

- all common open space and recreation facilities
- private road and security system
- water system
- waste water treatment and reclamation facility

The Homeowner's Association will have an Architectural and Environmental Control Committee to insure that all development and further improvements are in compliance with the standards set forth in the Carmel Valley Ranch development plans. All applicable federal, state and county laws will be observed by the Carmel Valley Ranch development. All structures and improvements as defined by Section 66419 (a) and (b) of the Government Code to be built as a part of the Carmel Valley Ranch will conform to the codes and laws in effect at the time construction commences.

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A County Service Area for the Carmel Valley Ranch will be established by the Monterey County Board of Supervisors with the first increment of residential development to guarantee maintenance of all utilities and facilities administered and maintained by the Homeowner's Association in the event of failure of the Association to provide necessary maintenance of such utilities and facilities. Said County Service Area to be authorized to assume ownership and control of such utilities and facilities without compensation required for such ownership and control if failure to provide maintenance does occur.

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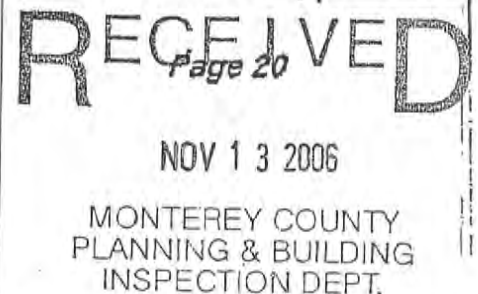
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CARMEL VALLEY RANCH SPECIFIC PLAN AMENDED CONDITIONS OF APPROVAL

Assuming that the Carmel Valley Ranch meets all the requirements of a specific plan as determined by Section 65451 of the Government Code, it should be emphasized that the Specific Plan is a beginning step and that all future uses will require permits including but not limited to Use Permits, Preliminary and Tentative Subdivision Maps or both, and that the following conditions shall be applied to any pertinent permit or approval made in connection with this project.

A. Traffic Conditions:

1. The developer shall enter into an agreement with the County of Monterey to financially participate proportionally in the construction of the Carmel Valley - Robinson Canyon Road intersection, and the construction of Carmel Valley Road to four lanes between Via Petra and Robinson Canyon Road (off site road improvements). If the developer is required to pay 100% of the cost to construct this intersection, then the agreement will credit him with the portion that would have normally been paid by the County or others toward his portion of a four-lane Carmel Valley Road. This agreement shall be entered into prior to approval of the first increment of residential units.
2. An emergency fire exit as required by the Subdivision Ordinance may serve as a secondary access. The higher the standard for the primary access, the lower may be the secondary access. Note: that fire vehicles need a paved road and cannot be expected to climb a grade of more than 12% and need a turn-around facility.
3. When the resort lodge is completed, and has a 50% occupancy factor for any 3 months period, provision of daily shuttle between the development and the Carmel Rancho Shopping Center and Mid-Valley Shopping Center and between the resort lodge and the Monterey Peninsula Airport shall be provided. The operation of the shuttle service shall be an obligation of the lodge operator with an agreement between the Board of Supervisors of Monterey County and the developer or lodge operator bonded to guarantee continuity of service.
4. The developer will dedicate a substitute right-of-way and reconstruct the northerly end of Holt Road at its intersection with Robinson Canyon Road. Present right-of-way shall revert to the developer upon



acceptance of the substitute right-of-way. Ranch Road intersection with Robinson Canyon Road shall be designed in conjunction with the Holt relocation to provide optimum clearances between the present church entrance, Ranch Road, and Holt Road.

5. The developer shall request the Board of Supervisors to adopt ordinances enabling the enforcement of vehicular traffic regulations and of special parking restrictions on the private road network. Such Ordinances may include the establishment of special deputization of Homeowner's Association officers or employees having authority limited to such traffic control. Cost of enforcement shall be borne by the developer of the Homeowner's Association.

6. The following street standards mentioned under the circulation elements of the Specific Plan are to be modified as follows:

(a) Major collector is defined as two 20' lanes plus drainage (no on-street parking allowed) and shall apply to both divided and undivided streets. A median or positive barrier shall be used to provide a divider strip. This is somewhat similar to Monterey County's standard detail for a secondary street (see Plate #2) except for additional provisions for drainage and divider strip.

(b) Minor collector shall consist of 24' minimum pavement plus drainage, plus 8' parking bays where parking is allowed.

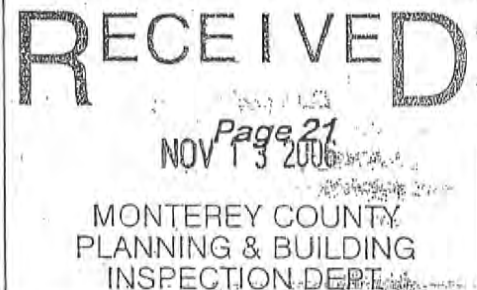
(c) Minor street shall consist of a minimum of 20' of pavement plus drainage, plus 8' parking bays where parking is allowed.

(d) Private driveways are to be considered minor street as listed above. Parking bays should have a minimum 20' taper at each end. Maximum grades on private streets and roads shall not exceed 15%. (See note above under Item A2)

7. The existing road up Snivley Ridge shall be maintained for only the following purposes: horseback riding, hiking, fire protection, and general maintenance.

B. Sewage Disposal:

1. All homes and the resort lodge shall be served by a community sewage collection and treatment system under a permit from the Water Quality Control Board.



2. Sewage system shall be owned and operated by a public governmental entity such as Carmel Sanitary District or County Service Area with power to levee and collect taxes and/or fees from the users of the system adequate to support maintenance, operation and replacement costs of collection and treatment facilities. The Developer shall post a bond in an amount adequate to cover these costs prior to accumulation of tax funds.
3. An operator of the disposal system shall be employed immediately who shall be licensed by the State of California and qualified to supervise all regular operation, maintenance, testing, and reporting to appropriate Health and Water Quality Control Agencies, including Monterey County Health Department.
4. Wastewater shall not be permitted flow or to seep or drain into the Carmel River. The continuous program of rodent control and inspection of pond berms shall be maintained.
5. Wastewater applied as golf course or other landscape irrigation shall meet the requirements of "Waste Reclamation Criteria" California Administration Code Title 22, Division 4, adopted March 25, 1976 or subsequently amended in rules and regulation of the State Health Department. Specifically, water used for irrigation shall exceed the standards of Section 60313 - Landscape irrigation, which requires adequately disinfected, oxidized wastewater, by adding filtration.
6. The rate of application shall be monitored to minimize percolation into underground water supply, taking into consideration depths of groundwater, soil characteristics, and type of vegetation. All necessary testing and analysis shall be performed for certification of plans by the Monterey County Health Department prior to starting of any construction of wastewater facilities. Routine monitoring of percolation rates must be performed after sewage system is in operation and reports submitted to the Monterey County Health Department.
7. Automatic control shall be utilized to prevent any spray irrigation upwind of any residence or place of public use during periods of wind velocity in excess of 4 mph. Spray irrigation systems shall be designed and constructed so that no sewage shall drift or spray onto any residence. Hours of irrigation shall be limited to periods when a golf course is not in use by the public.
8. Storage of treated wastewater shall be provided for a period equivalent to the longest interval in which sewage effluent cannot be used for spray

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irrigation. Storage facility must be greater than minimum standards specified in Section 60341 of the Wastewater Reclamation Criteria. All wastewater storage ponds (including surge pond) must be lined with water tight lining. Quality of stored water shall meet the standards of the above mentioned "Wastewater Reclamation Criteria". Section 60317 - Restricted recreational impoundment which requires adequately disinfected oxidized wastewater. It should be noted that this requirement limits median number of coliform organisms to 2.2 per 100 milliliters, one order of magnitude more stringent than the allowable limit for Landscape Impoundment or for Landscape Irrigation. Storage ponds within the golf course and driving range areas shall be posted at frequent intervals around the periphery to indicate that they contain treated wastewater and should not be entered. Golf score cards shall be imprinted with a similar warning statement.

9. Water supply for makeup irrigation water over that available quantity of treated wastewater shall be adequately separated from domestic water supplies either by use of separate well or wells or by inclusion of air gap anti-syphon equipment. There shall be no cross-connection between the irrigation system and any domestic water system.

10. The proposed golf course clubhouse and maintenance facilities, if developed prior to residential areas may be served by septic tanks and drainfields meeting the requirements of and subject to approval of the Monterey County Department of Environment Health, provided drainfields do not extend within less than ten feet above normal groundwater. The clubhouse and pertinent facilities will connect to a sanitary sewage system when available.

11. Sludge to be trucked off site to a suitable location approved by the Director of Environmental Health.

C. Water Supply:

1. Domestic water supplies shall be provided by the California-American Water Company or by a separate water company developed under a water supply permit granted by the Monterey County Health Department.

2. Storage and distribution facilities shall meet the requirements of the Public Utilities Commission Order 1103, the California Administrative Code, the Monterey County Subdivision Ordinance, and the MidCarmel Valley Fire District.

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3. Source of water for the water company, shall be from domestic wells penetrating the Tulareitos Aquifer and approved by the Director of Environmental Health with regard to quantity and quality. Adequate evidence of sustained pumping capacity (minimum of continuous one week pump test) and of chemical and bacteriological quality shall be submitted for review and approval before any other plans are approved or securing of any permits beyond the Specific Plan.* Other wells in the vicinity shall be monitored during the pump test as required by the Monterey County Health Department. The Robinson Canyon site for water shall be the lowest priority site with all possible sites drilled and discarded on approval of the Monterey Health Department before drilling in Robinson Canyon.
4. Water supply and facilities to serve the proposed golf course clubhouse and maintenance facilities may be separate from the domestic water company. If sewage effluent is used for irrigation of a golf course, evidence of adequate quality and adequate safeguards against cross-connection with the golf course irrigation system shall be submitted prior to beneficial occupancy of the clubhouse.
5. Water storage tanks, treatment facilities and pumping plant shall be subject to Use Permit setting forth specific design location and landscape conditions.

D. Riding and Hiking Trails:

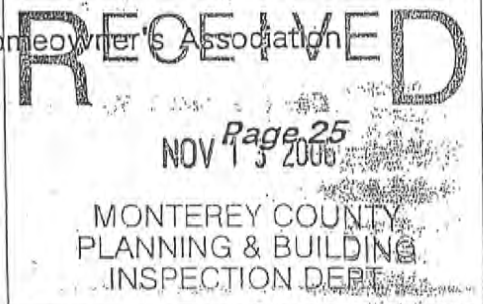
1. A plan for a system of public trails on the Carmel Valley Ranch, integrated with the existing public trails on the adjacent Garland Ranch Regional Park, shall be submitted to the Monterey County Planning Commission for review and approval following the approval of the Specific Plan by the Planning Commission and the Board of Supervisors and prior to the submittal of a Preliminary Subdivision Map on any portion of the Carmel Valley Ranch Development. Said plan shall include an agreement between the Monterey Peninsula Regional Park District and the developer providing for the location of public trails and any conditions mutually agreed upon by the parties thereto.

Interpreted by the Board of Supervisors to mean that a water source must be proven prior to any development on the ranch property.

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E. Vegetation and Wildlife Standards:

1. The 1200 acres of open space surrounding Snivley's Ridge as well as the Palisades area, Snivley's Gulch and the northeast slope of Pinon Peak shall be maintained in their existing natural state (except for constructing or upgrading fire access emergency vehicle roads or bridle and hiking trails as may be required by approving agencies) to preserve vegetation, wildlife and scenic qualities. These areas shall be included in the scenic easement in perpetuity.
2. All developed common space and natural open space areas will be placed under a perpetual scenic easement and covered by the Conservation Management Program which shall include the following as a minimum:
 - (a) erosion control measures as approved by the Monterey County Flood Control and Water Conservation District Engineer
 - (b) fire protection retardant measures; including controlled burns when necessary as a possible part of Conservation Management Program and when approved by the appropriate local fire district
 - (c) revegetation measures
 - (d) protection or replacement of riparian vegetation
 - (e) protection of individual specimen trees during construction
 - (f) control of excessive storm run-off
 - (g) protection or substitution of water ponds for wildlife maintenance
 - (h) on issuance of grading permits, all agencies concerned with siltation of the Carmel River shall be consulted
3. More specific conditions and procedures will be developed as elements of the Specific Plan are implemented.
4. Landscape architects will be instructed to consider the use of native plant materials and landscaping plans to the extent feasible with the objective of reducing irrigation requirements and reducing the extent of conflict between native and exotic species. The developer shall provide future homeowner's with a list of acceptable plants that may be planted within the projects.
5. The statutory authority standards of the California Department of Fish and Game as they apply to this project will be adhered to in the development of the project. In this regard, construction equipment will not be allowed to operate in the live flow of the Carmel River.
6. All open space area will be administered by a Homeowner's Association



or other designated private, public or quasi-public body, and be placed under a scenic easement.

7. A competent biologist shall be employed to conduct two surveys at six month intervals and submit a report of each survey on the native flora and fauna as a guide to the Monterey County Planning Commission in approving future plans within the Specific Plan.

F. Soils Protection:

1. The standards of the California Health and Safety Code, the California Business and Professions Code and the County Ordinances related to preparation of preliminary and final soil reports shall be complied with. Protection and replacement of riparian growth shall be made following any encroachment of the banks or channels of the Carmel River.
2. Grading plans prepared for individual Use Permit applications shall implement measures for the prevention and control of erosion and siltation. No grading shall be permitted prior to securing a building, or grading permit, where necessary.

G. Seismic Safety:

1. Prior to approval of a Use Permit or any Tentative Subdivision Map the developer shall conduct detailed sub-surface geological studies to determine locations of landslides, faults and other geological conditions that may pose hazards for development in this area. This shall be accomplished as specific applications are made for various phases of development. Included should be recommendations for adequate setbacks and proper foundation design and other specific recommendations contained in the adopted Monterey County Seismic Safety Element.
2. All structures to be designed to withstand shaking and peak acceleration levels.

H. Hydrology:

1. Where ever feasible, in particular, in the vicinity of the golf course clubhouse, gravel surfaces for parking lots and driveways shall be used. Instead of concrete or asphalt to minimize accumulation of runoff of rainwater.
2. Golf course irrigation shall be operated with timers to reduce over-

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watering and subsequent run-off.

3. All residences shall be located out of the 100 year flood plain as determined by the Corps of Engineers Carmel River Flood Plain study or as determined by subsequent studies and approved by the Engineer of the Monterey County Flood Control and Water Conservation District.
4. Heavy construction equipment shall be prohibited from operating in the Carmel River bed.

I. Air Quality

1. Golf cart, pedestrian pathways shall be developed throughout the property to encourage transportation within the Carmel Valley Ranch other than by automobile.
2. Dust generated during construction shall be controlled by wetting down the site and stabilizing exposed surfaces.

J. General Development

1. In the first phase of construction no development shall be placed above an elevation 550 feet above sea level (in the area around the golf course) and the 1200 acres of open space shall be placed in Scenic Easement in perpetuity.
2. Each development increment shall be self-sufficient in respect to approved density, water supply and sewage disposal. There shall be no residential development without the approved sewage disposal system. There shall be adequate open space for each increment to provide for the number of units.
3. Architectural style shall be subject to design control with height and elevations included. Location of buildings shall be approved by the Planning Commission.
4. The development shall be prepared not to exceed the phases or increments in accordance with the project phasing section of the Specific Plan and each phase will be subject to approval of Monterey County.
5. All of the mitigation measures recommended in the certified Environmental Impact Report of the Carmel Valley Ranch Specific Plan shall be used as guidelines in the development of the ranch.

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6. A county service area shall be formed for the entire area with the first increment of development. County Service area is to have adequate authority on tax rate to guarantee and administer those services required of the Homeowner's Association, should said association fail to perform, and of the Carmel Sanitary District for operation of the sewage disposal plant if it should become necessary.

K. Supplementary Conditions:

1. The land reserve areas shall be placed in a "ST" Zoning District with a maximum of 100 units on the 200 acres designated as land reserve but not to be considered for development until the updated Carmel Valley Master Plan is adopted.
2. A total ultimate density of ~~400 275~~ 311 residential units be allowed within the area of the golf course.
3. That the applicant be authorized to submit, at his discretion, the appropriate applications for permits to develop:
 - (a) the 18 hole golf course
 - (b) the ~~400 144~~ 208 unit lodge
 - (c) the golf course clubhouse
 - (d) the 12 court tennis installation
 - (e) no more than 80 residential units per year.
4. The specific plan as approved for a maximum of ~~400 375~~ 311 residential units within the area of the golf course, at a construction rate of no more than 80 units per year.
5. The specific plan is approved for a maximum of 100 units in an ST district on the 200 acre land reserve, provided that the reserve area will not be considered for development until the updated Carmel Valley Master Plan is adopted.
6. The specific plan is approved for the ~~400 144~~ 208 unit hotel, 18 hole golf course, club house and 12 tennis courts.
7. Before beginning any construction the developer must secure all the usual necessary local County approvals, and nothing in the adoption of this specific plan shall constitute a guaranty that any such local County approvals will be granted.

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