

Exhibit E

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CARMEL AREA COASTAL IMPLEMENTATION PLAN EXCERPT (CLEAN)

20.146.120 Land Use and Development Standards

Intent of the Section: It is the intent of this section to insure that all future development within the Carmel Coastal Segment clearly be consistent with and subordinate to the foremost priority of protecting the areas scenic beauty and natural resource values. The Carmel River shall be considered the dividing line between the urban and rural areas of the Monterey Peninsula. The river shall provide the natural boundary between urban and higher intensity uses to the north and rural, lower intensity uses to the south. Agricultural activities, passive and low-intensity recreation and rural residential use of the Carmel areas large private landholdings are the more appropriate land uses for these areas.

[A...]

B. Specific Development Standards

[1-2...]

3. Recreation and Visitor-Serving Commercial

- a. Where significant expansion of existing high-cost visitor-serving facilities or development of new high-cost facilities is proposed, CML-65 low to moderate-cost facilities or land suitable for such use should be provided, where feasible, as part of the development project. The development of low to moderate-cost facilities could include: hostels, overnight camping, motel units, picnic facilities, or recreational trails where appropriate (Ref. Policy 4.4.3.D-3). As part of any application for new visitor-serving facilities or expansion of existing facilities greater than 10% (rooms or floor area), the applicant shall indicate how the proposed development will compare in cost to the average cost of similar facilities in the area. If the proposed project will exceed the average cost by 10% or more, the applicant shall be required to include a low-cost (at least 30% below average cost) component to the project. This low-cost component must be sized to serve a percentage of visitors that “high-cost” project will serve. That percentage shall be at least equal to the percentage above average the high-cost facility is (e.g., a project 20% above average cost serving 100 visitors per day shall include a low-cost component capable of serving 20 visitors per day). The low-cost facility shall generally be of the same function as the high-cost facility, but need not be the exact type or quality (e.g., snack bar adjacent to restaurant; tent camping adjunct to cabins; hotel adjunct to hotel). The County shall not require that any certain rental fee be fixed for such uses.
- b. All proposals for development of new or expansion of existing recreation and visitor-serving facilities must demonstrate consistency with the land use plan, maximum site and parcel densities, and environmental, visual, design and traffic constraints. The expansion and development of recreation and visitor-serving facilities shall be of a scale and nature that is compatible with the natural and scenic character of the area.

The maximum intensity for “Recreation and Visitor-Serving” Sites not specified in the Carmel Area Land Use Plan are as follows:

86 visitors units and 12 employee units for Carmel River Inn;

CARMEL AREA COASTAL IMPLEMENTATION PLAN EXCERPT (CLEAN)

CML-66 150 visitor units and 12 employee units for Highlands Inn;
35 visitor units and 4 employee units for Tickle Pink;
16 visitor units and 2 employee units for Sandpiper Inn.

The maximum intensity specified shall not be required to be reduced because of a finding inadequate traffic capacity on Highway 1, unless maximum permitted intensity in this plan of residential use is correspondingly reduced (Ref. Policy 4.4.3.D-3).

[...]

CARMEL AREA COASTAL IMPLEMENTATION PLAN EXCERPT (TRACKED CHANGES)

20.146.120 Land Use and Development Standards

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CML-66 150 visitor units and 12 employee units for Highlands Inn;
35 visitor units and 4 employee units for Tickle Pink;
16 visitor units and 2 employee units for Sandpiper Inn;
5 visitor units for Lincoln Green Inn.

The maximum intensity specified shall not be required to be reduced because of a finding inadequate traffic capacity on Highway 1, unless maximum permitted intensity in this plan of residential use is correspondingly reduced (Ref. Policy 4.4.3.D-3).

[...]