

Exhibit D

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CARMEL AREA LAND USE PLAN EXCERPT (CLEAN)

4.4.3 Specific Policies

[A-C...]

D. Recordation and Visitor-Serving Commercial

1. Visitor-serving facilities are presently located in existing developed areas. Expansion of existing facilities or the location of new facilities within existing developed areas is preferred over development elsewhere.
2. Where feasible, retention of existing moderate-cost recreation and visitor-serving facilities should be encouraged.
3. Where significant expansion of existing high-cost visitor-serving facilities or development of new high-cost facilities is proposed, 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.
4. Proposals for development of new or expansion of existing recreation and visitor-serving facilities should be evaluated on an individual basis. All proposals must demonstrate consistency with the land use plan, maximum site and parcel densities, and environmental, visual, design and traffic safety constraints. The expansion and development of recreation and visitor-serving facilities should be of a scale and nature that is compatible with the natural and scenic character of the area.

Maximum intensity for "Recreation and Visitor-Serving" sites not specified elsewhere in the Plan are as follows:

86 visitor units and 12 employee units for Carmel River Inn
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 here or elsewhere in the plan for visitor-serving sites 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.

...

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