

Exhibit I
Three Dimensional Building Envelopes and
Development Criteria

Banker's Development Group, LLC
York Highlands
PLN100020

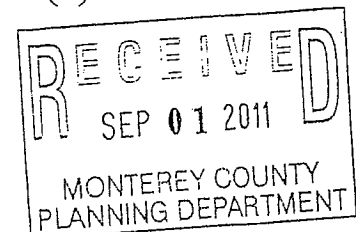
Board of Supervisors
October 18, 2011

Specific three dimensional building envelopes have been created for Lot 44, Lot 2 and Lot 6. These three dimensional building envelopes identify the building site area and the maximum allowable building height elevations for these lots. All development on these lots shall conform to these three dimensional building envelopes. A note shall be placed on the Final Map stating that three dimensional building envelopes have been prepared for these lots, and that these lots are subject to building restrictions as identified therein.

Development on Lots 44, 2 and 6 shall also include the following measures:

Lot 44. Development within the building envelope on Lot 44 shall use appropriate design, materials and landscaping to maintain compatibility with the visual character of the area as follows:

- The Subdivider shall reseed the area on Lot 44 that has been used as a borrow site under existing grading permits in the area located outside of the Lot 44 building envelope as identified on the three dimensional building envelope above Points E to D to allow restoration of native vegetation (native grasses and native plant material consistent with the local area) to occur in the disturbed areas.
- The Subdivider shall also provide landscaping and restoration consisting of locally native plants and vegetation consistent with surrounding vegetation, and shall include plantings placed in appropriate locations between Points C-B-A-H around the three dimensional building envelope for Lot 44. Such plantings in this area shall include the broadcasting of pine or coffeeberry seeds outside of the building envelope between Points C-B-A-H to ensure a minimum planting of ten (10) trees and the additional planting of ten (10) oak trees. The oak trees shall be 36"-48" inch square box size and from local genetic stock.
- Architectural review of Lot 44 shall be required to ensure visual compatibility of the development with the surrounding area and the Lot Owner shall provide landscaping with native trees and vegetation in the areas between Points E-F-G-H as identified on the three dimensional building envelope for Lot 44 to achieve a breaking and blending of the architectural form into the natural setting. Such plantings in this area shall include three (3) to five (5) oak trees within



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the building envelope, which shall be 36"-48" inch square box size and from local genetic stock.

- Appropriate design and materials shall include either use of darker roof or wall colors to achieve blending, or roof design to shadow walls to achieve a blending into the natural environment.
- Residential design is subject to review by the Director of Planning.
- There shall be a 3-5 year monitoring plan to ensure establishment of plantings required for Lot 44 and all monitoring responsibilities shall be borne by the Lot Owner and their successors in interest.

Lot 2. Development within the building envelope on Lot 2 shall use appropriate design, materials and landscaping to maintain compatibility with the visual character of the area as follows:

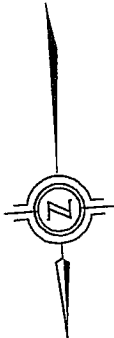
- The Subdivider shall provide landscaping and restoration consisting of locally native plant and tree species consistent with surrounding vegetation, and shall include plantings placed in appropriate locations between Points C and E as identified on the three dimensional building envelope for Lot 2.
- Architectural review of Lot 2 shall be required to ensure visual compatibility of the development with the surrounding area and the Lot Owner shall provide landscaping with native trees and vegetation between Points A and F as identified on the three dimensional building envelope for Lot 2 to achieve a breaking and blending of the architectural form into the natural setting. Such plantings in this area shall be planted between the proposed home and within or outside of the building envelope between Points A and F to blend angles of the structure. Such required planting shall include three (3) to five (5) native trees such as oaks, pines or coffeeberries that consist of planting larger sized trees of 36"-48" inch square box size from local genetic stock or transplanting local trees of similar or larger size.
- Appropriate design and materials shall include either use of darker roof or wall colors to achieve blending, or roof design to shadow walls to achieve a blending into the natural environment.
- Tree removal shall be minimized to maintain visual character of the area.
- Residential design is subject to review by the Director of Planning.

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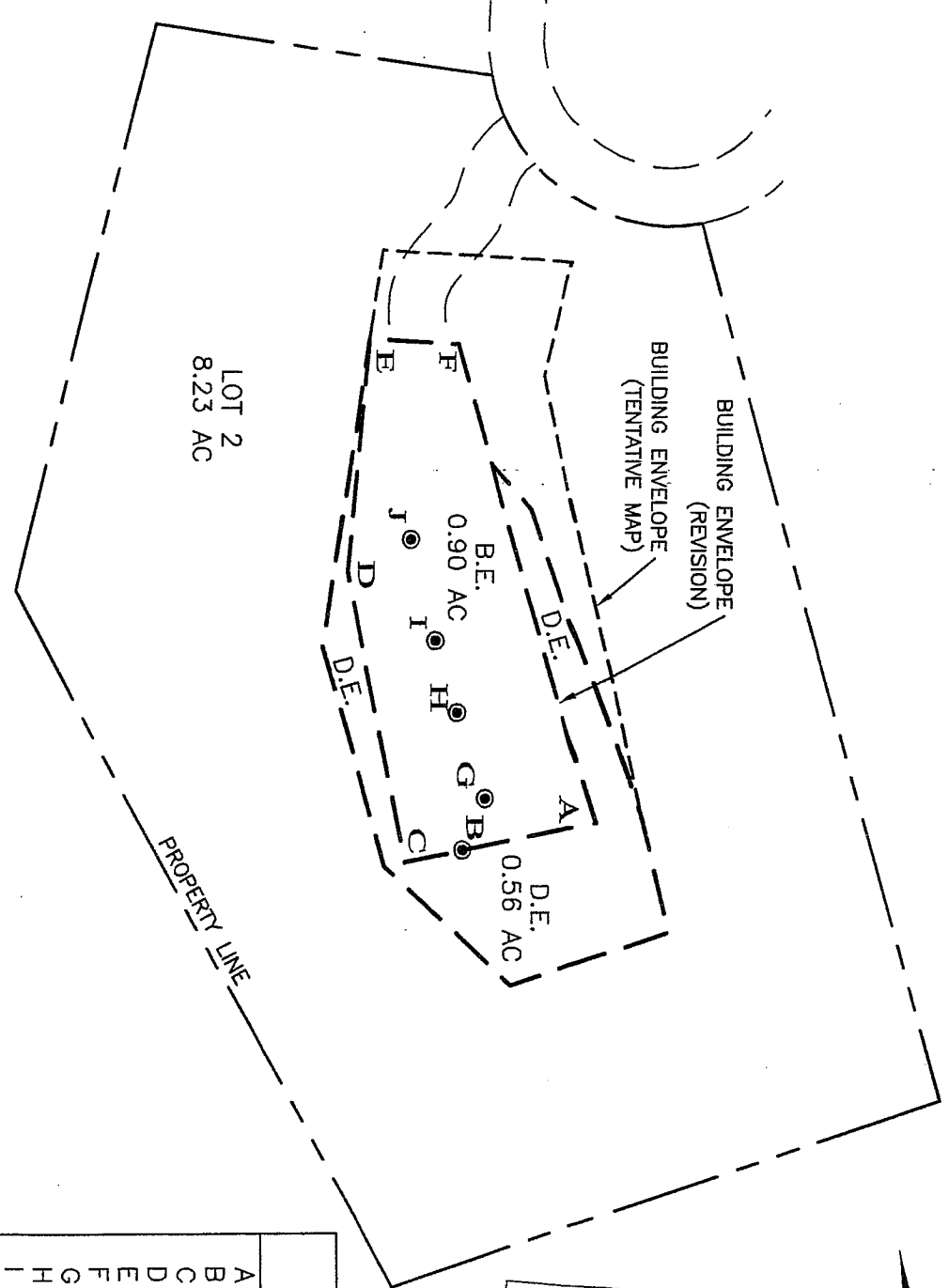
- There shall be a 3-5 year monitoring plan to ensure establishment of plantings required for Lot 2 and all monitoring responsibilities shall be borne by the Lot Owner and their successors in interest.

Lot 6. Development within the building envelope on Lot 6 shall use appropriate design, materials and landscaping to maintain compatibility with the visual character of the area as follows:

- The Subdivider shall provide landscaping and restoration consisting of locally native plant and tree species consistent with surrounding vegetation, and shall include plantings placed in appropriate locations outside of the building envelope between Points A-B-C as identified on the three dimensional building envelope for Lot 6.
- Architectural review of Lot 6 shall be required to ensure visual compatibility of the development with the surrounding area and the Lot Owner shall provide landscaping with native trees and vegetation between Points B-C-D as identified on the three dimensional building envelope for Lot 6 to achieve a breaking and blending of the architectural form into the natural setting.
- Appropriate design and materials shall include either use of darker roof or wall colors to achieve blending, or roof design to shadow walls to achieve a blending into the natural environment.
- Tree removal shall be minimized to maintain visual character of the area.
- Residential design is subject to review by the Director of Planning.
- There shall be a 3-5 year monitoring plan to ensure establishment of plantings required for Lot 6 and all monitoring responsibilities shall be borne by the Lot Owner and their successors in interest.



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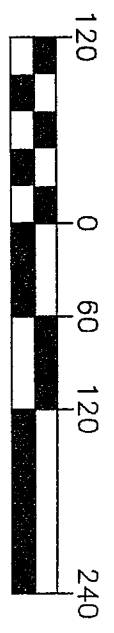


NOTE:
 1. BUILDING HEIGHTS CONFORM TO MONTEREY COUNTY ZONING ORDINANCE (30' MAXIMUM HEIGHT RESTRICTION)
 2. NO STRUCTURES ARE ALLOWED WITHIN THE DEVELOPMENT ENVELOPE (D.E.)

YORK HIGHLANDS
 TENTATIVE RE-SUBDIVISION
 MONTEREY COUNTY, CALIFORNIA

LOT 2
 3D BUILDING ENVELOPE
 EXHIBIT

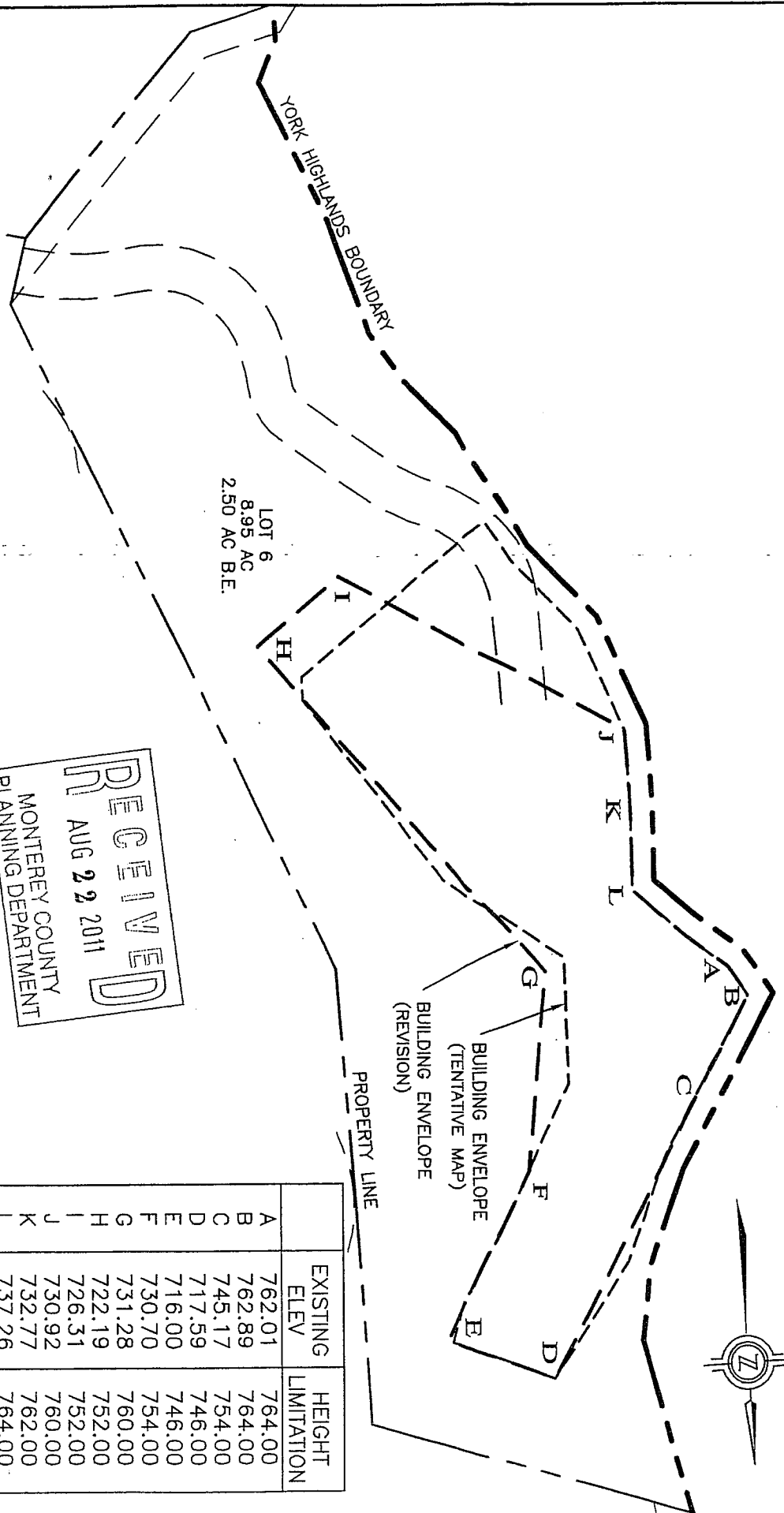
	EXISTING ELEV	HEIGHT LIMITATION
A	680.00	695.00
B	677.93	695.00
C	672.40	695.00
D	685.51	695.00
E	674.18	695.00
F	680.00	695.00
G	681.90	700.00
H	688.40	708.00
I	690.40	708.00
J	688.70	708.00



GRAPHIC SCALE

DRAWN BY: MRS
 DESIGNED BY: N/A
 DATE: 8-15-11
 SCALE: AS SHOWN
 JOB NUMBER: 01-44
 LAST REVISED: 8-22-11
 REVISED BY: MRS





LOT 6
8.95 AC
2.50 AC B.E.

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PLANNING DEPARTMENT

	EXISTING ELEV	HEIGHT LIMITATION
A	762.01	764.00
B	762.89	764.00
C	745.17	754.00
D	717.59	746.00
E	716.00	746.00
F	730.70	754.00
G	731.28	760.00
H	722.19	752.00
I	726.31	752.00
J	730.92	760.00
K	732.77	762.00
L	737.26	764.00

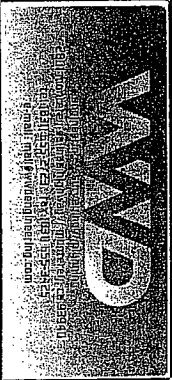
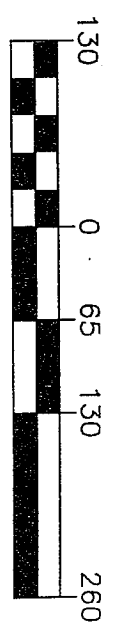
NOTE: BUILDING HEIGHTS CONFORM TO MONTEREY COUNTY ZONING ORDINANCE (30' MAXIMUM HEIGHT RESTRICTION)

YORK HIGHLANDS TENTATIVE RE-SUBDIVISION MONTEREY COUNTY, CALIFORNIA

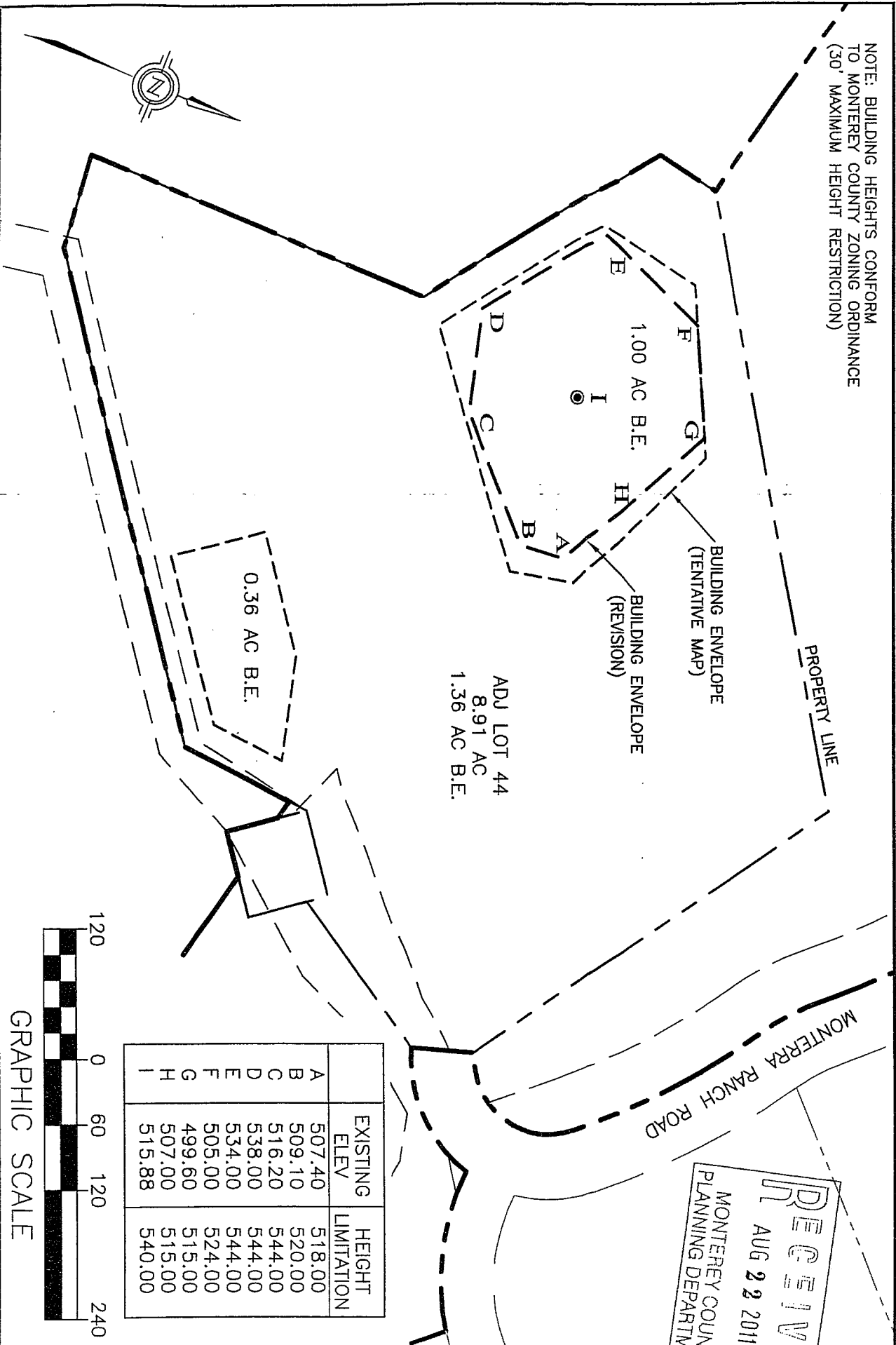
LOT 6 3D BUILDING ENVELOPE EXHIBIT

DRAWN BY: MRS
DESIGNED BY: N/A
DATE: 8-15-11
SCALE: AS SHOWN
JOB NUMBER: 01-44
LAST REVISED: N/A
REVISED BY: N/A

GRAPHIC SCALE



NOTE: BUILDING HEIGHTS CONFORM TO MONTEREY COUNTY ZONING ORDINANCE (30' MAXIMUM HEIGHT RESTRICTION)



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 PLANNING DEPARTMENT

	EXISTING ELEV	HEIGHT LIMITATION
A	507.40	518.00
B	509.10	520.00
C	516.20	544.00
D	538.00	544.00
E	534.00	544.00
F	505.00	524.00
G	499.60	515.00
H	507.00	515.00
I	515.88	540.00

GRAPHIC SCALE

YORK HIGHLANDS
 TENTATIVE RE-SUBDIVISION
 MONTEREY COUNTY, CALIFORNIA

ADJUSTED LOT 44
 3D BUILDING ENVELOPE
 EXHIBIT

DRAWN BY: MRS
 DESIGNED BY: N/A
 DATE: 8-15-11
 SCALE: AS SHOWN
 JOB NUMBER: 01-444
 LAST REVISED: 8-22-11
 REVISED BY: MRS

