

General Development Plan Amendment

THE LODGE AT PEBBLE BEACH

Pebble Beach Company Project (Planning File No. PLN100138)

(Amending Planning File No. PC4054)

Assessor Parcel Numbers: 008-423-002/019/029/030-000, and 008-431-009-000

1.0 Purpose

The purpose of this amended General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of The Lodge at Pebble Beach (The Lodge) site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The existing facilities at The Lodge complex occupy nearly 35 acres on several parcels with operations typical of a high-end resort including: hotel accommodations, conference rooms, restaurants and bars, retail shops, a spa, banks, an auto service station, and nearby recreational opportunities including beach and shoreline access, golf, and hiking and equestrian trails, a post office, a market, and a beach, tennis, fitness club for members and overnight guests of the hotel, and related parking and circulation improvements.

The existing development at The Lodge complex includes The Lodge with 161 guest rooms, the Fairway One House with 5 guest rooms, and Casa Palermo with 24 guest rooms; The Spa at Pebble Beach; The Beach & Tennis Club; conference rooms; restaurants and bars; retail shops; two banks; a U.S. Post Office; a service station; and a market. The main Lodge was built in 1919. The Lodge complex is located on 17-Mile Drive approximately 1.5 miles north of the lower Carmel Gate entrance to Del Monte Forest.

The General Development site plan (attached) shows the location of the existing and proposed development at The Lodge complex. The purpose of the proposed alterations is to expand options for visitor-serving accommodations at The Lodge, increase the efficiency of service to patrons of The Lodge, and improve accessibility to services for residents, guests, and visitors to this area of Del Monte Forest.

Proposed development at The Lodge complex would include a net addition of 55 new visitor-serving units, additional meeting and support areas, and supporting improvements as follows:

- Meeting Facility Expansion. Renovation and moderate expansion addition of the existing 5,000 sf meeting facility to include an additional 2,100 sf of meeting and improved pre-function space, new banquet kitchen area, and 2,900 sf of additional support and circulation components. The improvements are proposed to result in more efficient meeting space, a protected entrance, a covered service corridor for staff

to access meeting rooms, banquet preparation and cooking areas, and storage. A secondary improvement to this component is the addition of an elevator to provide improved access for disabled persons to other areas of The Lodge and relocation of public restrooms to the at-grade level;

- **New Colton Building.** Construction of the new Colton Building would provide 20 additional visitor-serving units on an existing parking lot adjacent to the existing Flavin, Morse, Jeffers, and McComas buildings. Access would be from the existing driveway off Cypress Drive. This building would displace 32 parking spaces but would provide 31 replacement parking spaces in the basement level;
- **Fairway One Reconstruction.** The existing five-guest room Fairway One House and the adjacent Beirne residence would be removed to allow for the construction of a new Fairway One visitor-serving facility on a merged parcel, with 40 units in six guest buildings and a hospitality facility. The hospitality building will include meeting room space, kitchen, offices, and resort-related space. Fairway One would front the north side of the first fairway of the Pebble Beach Golf Links, directly opposite the proposed Colton Building;
- **Parking and Circulation Reconstruction.** Pedestrian and vehicular circulation improvements at the existing upper and lower bank/retail parking lots to include a reorganized lower parking lot (23 spaces), an expanded upper parking lot with two levels (one level below existing grade) and 224 total spaces, and improved pedestrian pathways from the parking areas to The Lodge's main entrance. These parking improvements will increase existing parking capacity by 113 spaces (from the existing 134 spaces to new facilities consisting of 247 spaces). The circulation improvements would improve resident and visitor access to parking, and provide enhanced access for pedestrians between parking areas and visitor-serving uses.

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Hotels, motels, inns;
- Restaurants;
- Health and fitness clubs;
- Spas, salons, and wellness facilities;
- Conference and meeting facilities;
- Retail stores;
- Service station;
- Banks;
- Post office;
- Offices accessory to visitor-serving and coastal general commercial uses;
- Golf courses;
- Tennis facilities;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;

- Establishments serving alcoholic beverages and commercial places of amusement or recreation, including live entertainment;
- Moderate intensity recreational use, including parks, bicycle paths, restrooms, and interpretive facilities;
- Parking and pedestrian facilities; and
- Utilities, including wireless communications facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations

No restriction on hours of operation or delivery hours. The Lodge hours of operation of the hotel are 24/7. The hotel, based on double occupancy, would have a capacity of approximately 540 guests on full build-out of all hotel rooms. All facilities at this complex will be available for public rental.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area of The Lodge. Outdoor work and storage areas shall be screened from public view from 17-Mile Drive by buildings, fences, and/or landscaping; fences and/or screening walls shall not display blank or unattractive frontages to 17-Mile Drive, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment/appurtenances shall be screened from public view from 17-Mile Drive; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from public view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

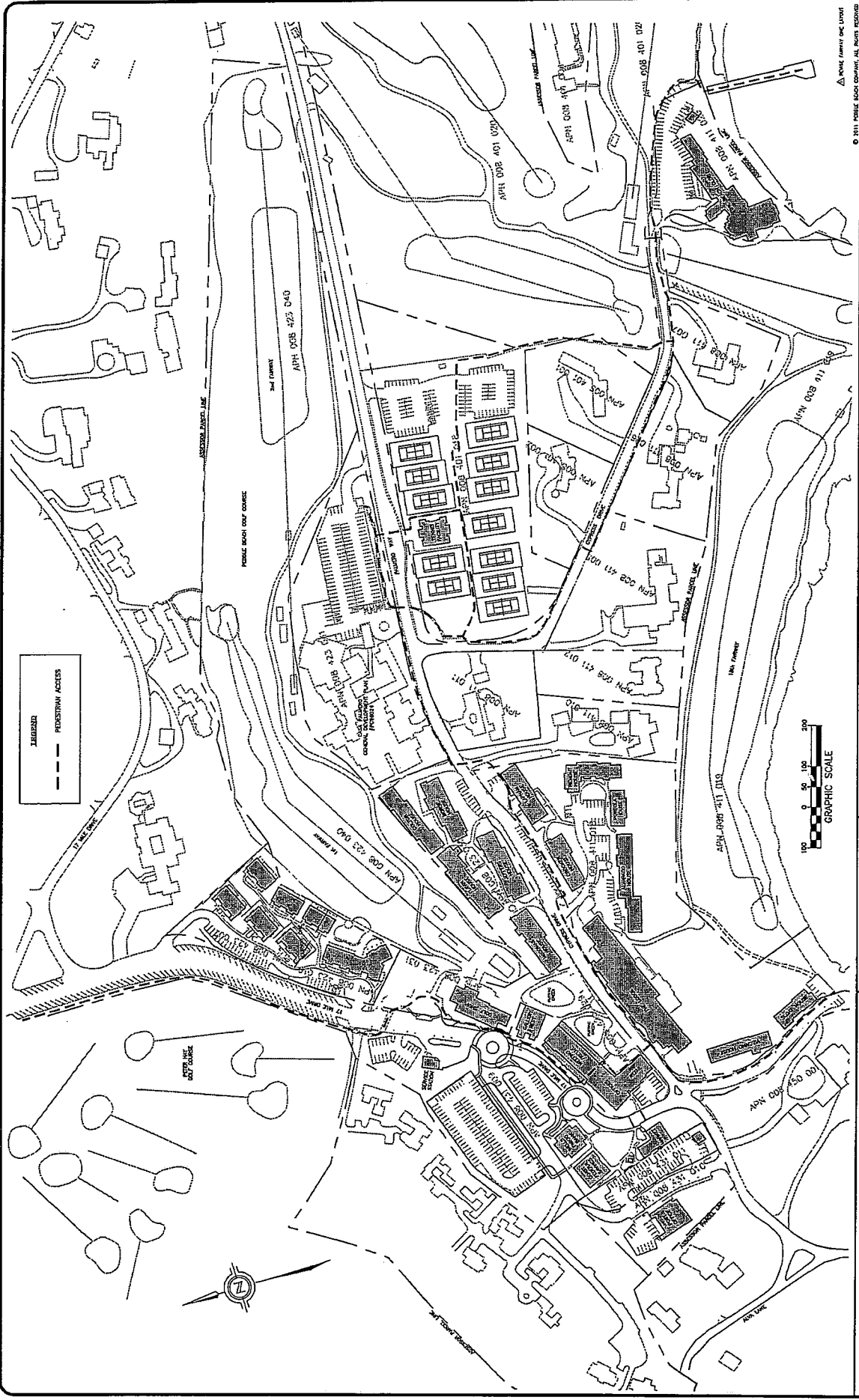
Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP. The LCP would allow the addition of another 25 hotel rooms, subject to the required discretionary review by the Monterey County RMA-Planning Department.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Alternative Development Opportunities. None
- Environmental Considerations. None
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012



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PB-2
DATE: JULY 2011

THE LODGE AT PEBBLE BEACH
DISC. MONTEFOREST PLAN
AMENDMENT TO MONTEFREY COUNTY
GENERAL DEVELOPMENT PLAN FC4004

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GENERAL DEVELOPMENT SITE PLAN

General Development Plan Amendment

THE INN AT SPANISH BAY

Pebble Beach Company Project (Planning File No. PLN100138)

(Amending Planning File No. PC5041)

Assessor's Parcel Numbers 007-091-028/033-000 and 007-101-041-000

1.0 Purpose

The purpose of this amended General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of The Inn at Spanish Bay (The Inn) site.

Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The existing uses and facilities at The Inn include 269 hotel rooms, full service restaurants and bars, office space, retail space, meeting rooms; an 18-hole championship golf course with pro shop, golf cart storage, a golf maintenance facility, and related facilities; a fitness/tennis club for members and hotel guests; and related parking and circulation improvements.

The existing development at The Inn complex includes The Inn with 269 guest rooms, The Spanish Bay Club and Tennis Pavilion, and several restaurants and retail shops. The Inn complex is located on 17-Mile Drive approximately 0.3 miles south of the Pacific Grove Gate and 2.5 miles north of the lower Carmel Gate entrance to Del Monte Forest.

Public access components at this site include a perimeter trail system (decomposed granite) beginning at Asilomar Beach and running along the golf course to the intersection of 17-Mile Drive and Spanish Bay Road (near the 10th tee box). Additionally, a boardwalk system is provided and, again, begins at Asilomar Beach and runs along the shoreline with a connection to the public access area at Spanish Bay Road. Parking (including bus parking), picnic tables, and trash facilities are available at the Spanish Bay Beach parking area. A pedestrian trail continues along the shoreline to the Bird and Seal Rock visitor center (with restrooms, parking, etc.).

General Development site plan (attached) shows the location of the existing and proposed development at The Inn complex. The purpose of the proposed development is to expand the number of rooms and provide another option for visitor-serving accommodations at The Inn, increase the efficiency of service to patrons of The Inn, and provide needed parking for employees and guests. Proposed development at The Inn complex would include 40 new visitor-serving units, additional meeting and support areas, and supporting improvements as follows.

- Conference Center Expansion. The existing ballroom on the first floor would be expanded outward, by extending the outside walls of the existing building to create

additional meeting, support, and circulation space; and the existing meeting facilities would be expanded by adding meeting rooms on the backside of both the first floor and lower first fairway level for additional meeting, support, and circulation space.

- **New Guest Cottages.** Proposed development would add 40 guest rooms in five two-story buildings, with a hospitality facility in the middle. The new buildings would displace 30 existing parking spaces that would be replaced by the new 285-space parking lot in Area B (described below). There will be no impact to the existing trail system in Del Monte Forest with this project.
- **New Employee/Guest Parking.** Proposed development in Area B would add a 285-space surface parking lot for employees, as well as overflow guest parking, and an approximately 200 linear foot pedestrian trail across from the main entry to The Inn at the intersection of 17-Mile Drive and Congress Road. The remainder of Area B would be open space and preservation areas.

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Hotels, motels, inns;
- Restaurants;
- Health and fitness clubs;
- Spas, salons, and wellness facilities;
- Conference and meeting facilities;
- Retail stores;
- Offices accessory to visitor-serving and coastal general commercial uses;
- Golf courses;
- Tennis facilities;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;
- Establishments serving alcoholic beverages and commercial places of amusement or recreation, including live entertainment;
- Moderate intensity recreational use, including parks, bicycle paths, restrooms, and interpretive facilities;
- Parking and pedestrian facilities; and
- Utilities, including wireless communications facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations

No restriction on hours of operation or delivery hours. The Inn hours of operation of the hotel are 24/7. The hotel, based on double occupancy, would have a capacity of

approximately 658 guests on full build-out of all hotel rooms. All facilities at this complex will be available for public rental.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area of The Inn. Outdoor work and storage areas shall be screened from public view by buildings, fences, and/or landscaping; fences and/or screening walls shall not display blank or unattractive frontages to 17-Mile Drive, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment/appurtenances shall be screened from public view from 17-Mile Drive; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from public view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

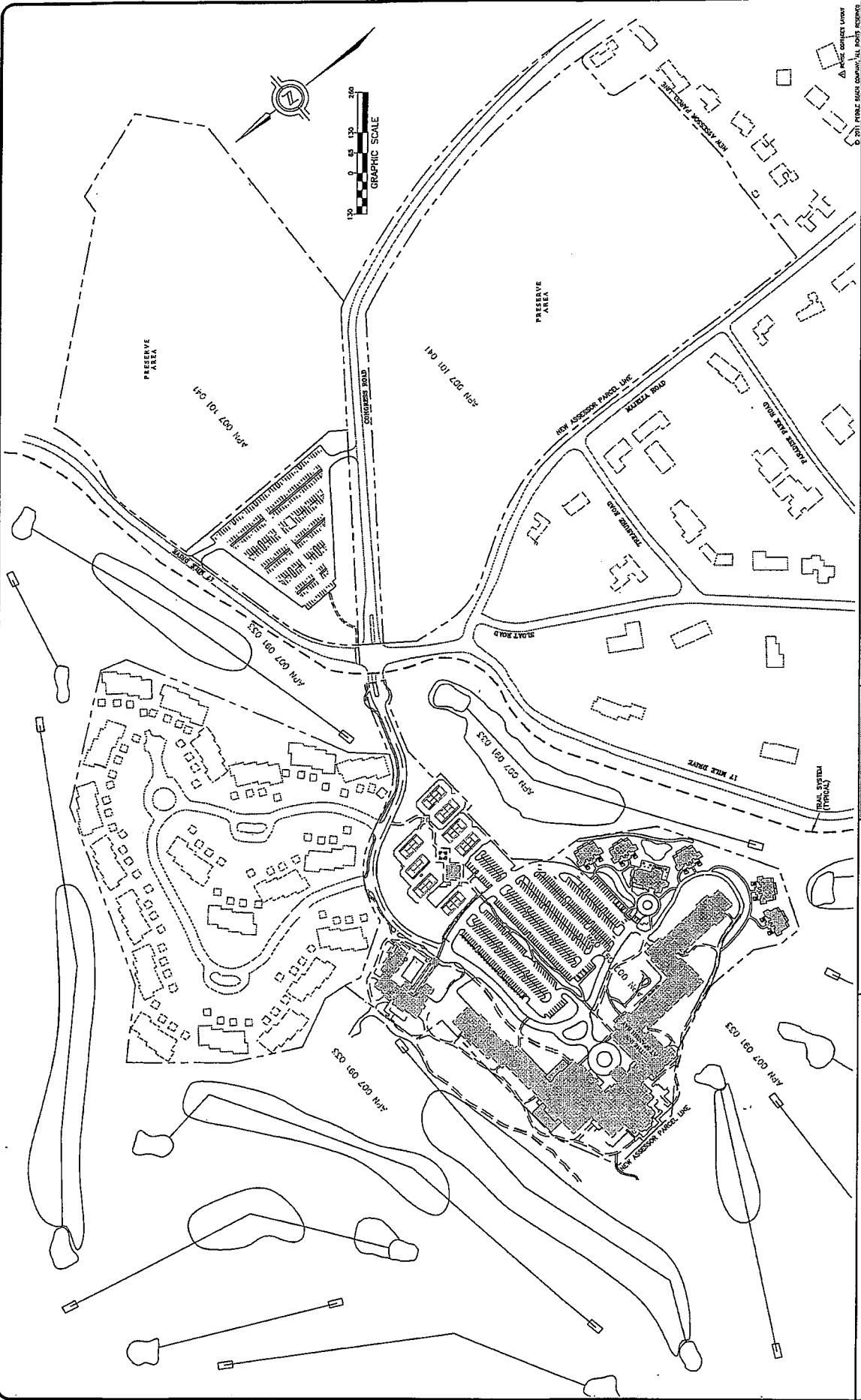
Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP. The LCP would allow the addition of another 20 hotel rooms, subject to the required discretionary review by the Monterey County RMA-Planning Department.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Alternative Development Opportunities. None
- Environmental Considerations. Long-term support for maintenance of dedicated preservation areas.
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012




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THE INN AT SPANISH BAY
 DEL MONTE FOREST PLAN
 AMENDMENT TO MONTEREY COUNTY
 GENERAL DEVELOPMENT PLAN P65041

SB-2
 DATE: JAN. 2011

GENERAL DEVELOPMENT SITE PLAN

General Development Plan

SPYGLASS HILL RESORT (AREA M) HOTEL and SPA

Pebble Beach Company Project (Planning File No. PLN100138)

Assessor's Parcel Number 008-272-011-000 (portion of)

1.0 Purpose

The purpose of this General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of the Area M site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The site is located near the intersection of Stevenson Drive and Spyglass Hill Road. The existing facilities at this site consist of an abandoned quarry near and adjacent to portions of the Spyglass Hill Golf Course.

The proposed development consists of components designed to enhance the visitor experience to the Del Monte Forest by construction of a new hotel with up to 100 guestrooms, conference space, restaurant, spa, walking paths, landscaping, and associated parking. The General Development site plan (attached) shows the location of the proposed development at the Spyglass Hill Resort (Area M) site, as follows.

- **New Resort Hotel and Spa.** The proposed development includes a new resort hotel on approximately 16 acres located across from the Spyglass Hill Golf Course. The proposed development is composed of the main hotel, 100 guest rooms, and a spa facility. The main hotel building would have a lobby, restaurant, bar/lounge, meeting areas, offices/storage/retail, and a three-level parking facility (one surface and two underground levels) to accommodate 301 vehicles. The 100 guest rooms would be in multiple single-story structures that are terraced so all have ocean views and to minimize disruption of views. The spa would include massage, fitness, and health and wellness facilities and parking for 41 vehicles (27 underground spaces and 14 surface spaces). The buildings would be designed to be low profile, and building materials would be consistent with the character of the surrounding area.

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Hotels, motels, inns;
- Restaurants;
- Health and fitness clubs;
- Spas, salons, and wellness facilities;
- Conference and meeting facilities;

- Retail stores;
- Offices accessory to visitor-serving and coastal general commercial uses;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;
- Establishments serving alcoholic beverages and commercial places of amusement or recreation, including live entertainment;
- Parking and pedestrian facilities; and
- Moderate intensity recreational use, including parks, bicycle paths, restrooms, and interpretive facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations

No restriction on hours of operation or delivery hours. Hours of operation of the hotel will be 24/7. The hotel, based on double occupancy, would have a capacity of approximately 200 guests on full build-out of all hotel rooms. All new facilities at this complex will be available for public rental.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area. Outdoor work and storage areas shall be screened from public view by buildings, fences, and/or landscaping; fences and/or screening walls shall not display blank or unattractive frontages, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment and appurtenances shall be screened from public view; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from public view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

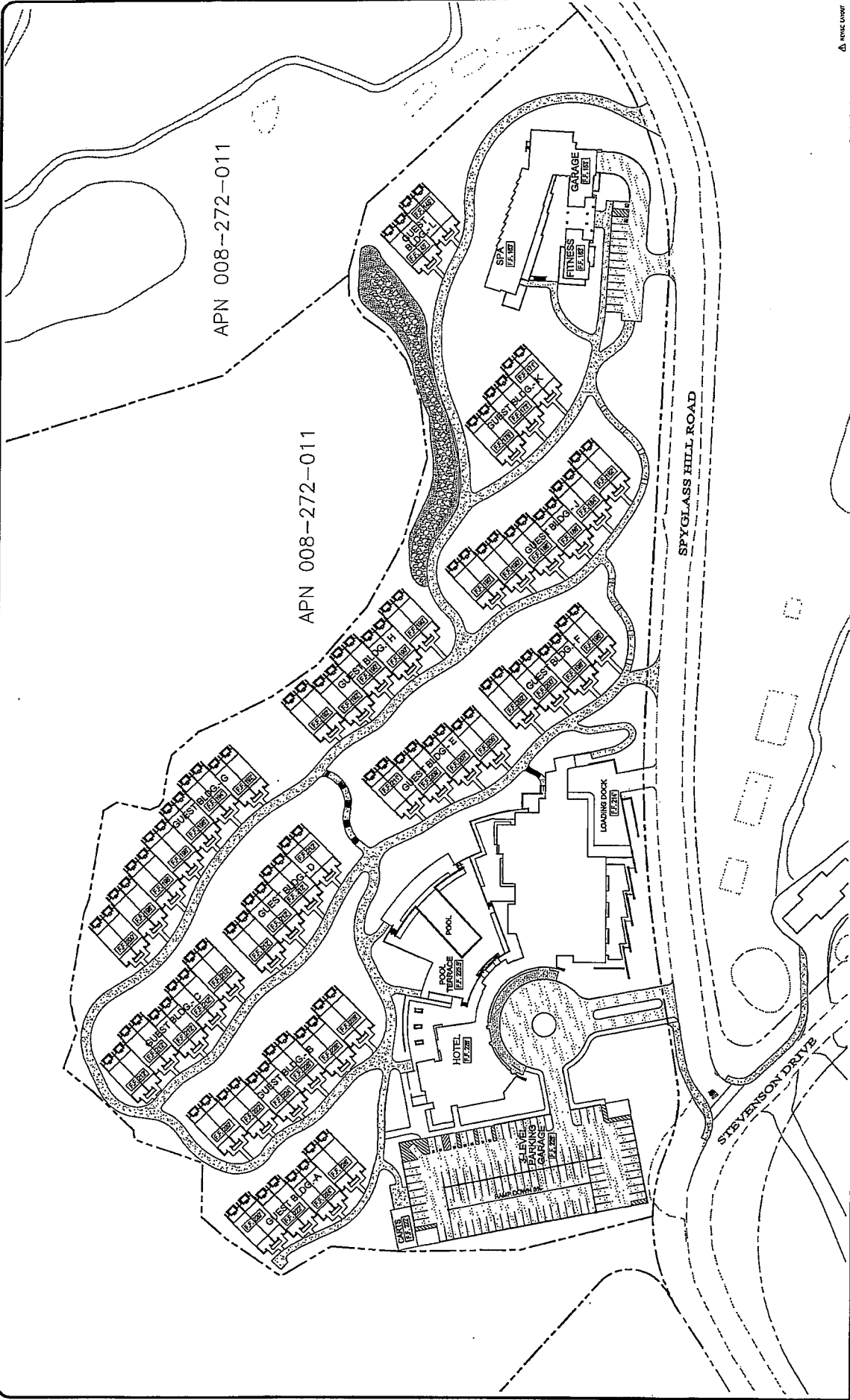
Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Alternative Development Opportunities. Ten (10) residential lots allowed as an alternative under the certified LCP.
- Environmental Considerations. Long-term support for maintenance of dedicated preservation areas.
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012



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SH-2
DATE: MAY, 2011

SPYGLASS HILL RESORT
DEL MONTE FOREST PLAN
GENERAL DEVELOPMENT PLAN

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GENERAL DEVELOPMENT SITE PLAN

General Development Plan

PEBBLE BEACH DRIVING RANGE

Pebble Beach Company Project (Planning File No. PLN100138)

Assessor Parcel Numbers: 008-321-006/007-000

1.0 Purpose

The purpose of this General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of Pebble Beach Driving Range site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The driving range would be relocated from its current location within Area V to the area known locally as Collins Field. The new driving range would include tee-box hitting stations and terraced tees; a putting and chipping green; a golf ball kiosk with restroom; a golf academy with training center, offices and restrooms; and a surface parking lot. All facilities will generally be open to the public at rates to be determined by Pebble Beach Company, except the range will be closed during golf tournaments and other special events. The General Development site plan (attached) shows the location of the proposed development at driving range site.

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Golf course driving range, with associated accessory facilities;
- Retail stores;
- Offices accessory to open space recreational uses;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;
- Parking and pedestrian facilities; and
- Open air recreation facilities such as parks, bicycle paths, restrooms, and interpretive facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations

Hours of operation remain unchanged for this activity - the driving range will generally be open from dawn to dusk.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings and site. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area. Outdoor work and storage areas shall be screened from public view by buildings, fences, and/or landscaping; fences and/or screening walls shall not display blank or unattractive frontages, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment and appurtenances shall be screened from public view; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from public view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

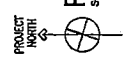
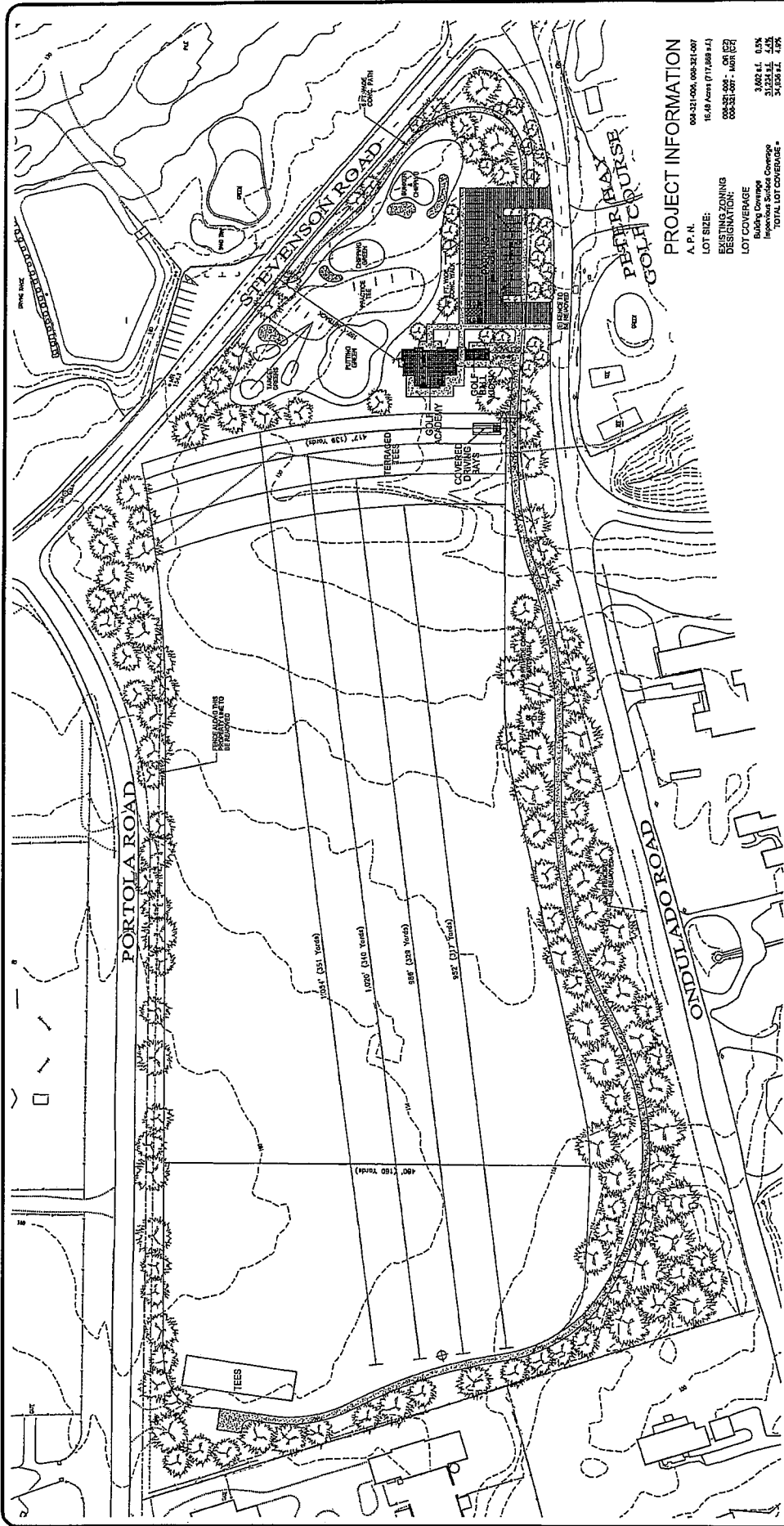
Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Alternative Development Opportunities. None
- Environmental Considerations. Long-term support for maintenance of dedicated preservation areas, including avoidance of Pacific Grove clover located at the west end of the site.
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012



PROPOSED SITE PLAN
SCALE: 1" = 800'

PROJECT INFORMATION

A. P. N. 004-321-004, 008-321-007
 LOT SIZE: 16.48 Acres (717,588 S.F.)
 EXISTING ZONING DESIGNATION: 004-321-004 - OR (CZ)
 008-321-007 - MR (CZ)
 LOT COVERAGE: 3.00% S.F. 0.5%
 Building Coverage 3,125 S.F. 0.4%
 Impervious Surface Coverage 3,125 S.F. 0.4%
 TOTAL LOT COVERAGE 3,125 S.F. 0.4%

PARKING SUMMARY

Category	Floor Area	Load	Parking Spaces
Building	1,200 S.F.	150	20
Garage	1,000 S.F.	100	0
Office	428 S.F.	50	0
Storage	138 S.F.	0	0
Equipment	355 S.F.	0	0
Other	0	0	0
TOTAL			20

PARKING PROVIDED:

Handicap	2
Standard	18
TOTAL	20

NOTES:
 1. ALL PARKING PROVIDED IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE, ALL OTHERS EXCLUDED.

DR-2
DATE: MAY, 2011

PEBBLE BEACH DRIVING RANGE
DUE MONTE FOREST PLAN
SITE PLAN

PEBBLE BEACH COMPANY
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W&P

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GENERAL DEVELOPMENT SITE PLAN

General Development Plan

EQUESTRIAN CENTER & SPECIAL EVENTS STAGING AREA

Pebble Beach Company Project (Planning File No. PLN100138)

Assessor Parcel Number: 008-313-003-000

1.0 Purpose

The purpose of this General Development Plan (GDP) is to satisfy the applicable Monterey County Zoning Ordinance (Title 20) requirements, and to provide a framework for use and development of Equestrian Center and Special Events Staging Area site. Expansion or changes in intensity and/or scope of the identified uses shall require appropriate discretionary review prior to commencement of revised use. Uses not identified will require discretionary review, and must be reviewed for consistency with the County's Local Coastal Program prior to commencement.

2.0 Description of Existing Facilities and Proposed Site Improvements

The proposed development consists of renovating the existing facilities on a reduced site at the existing location, along with an adjacent area for Pebble Beach Company to stage equipment and material for special events (including parking and temporary facilities during those events). The Equestrian Center will occupy approximately 12 acres while the Special Events Staging Area will occupy approximately 14 acres. The General Development site plan (attached) shows the location of the proposed development at Equestrian Center site.

- Equestrian Center Reconstruction. The existing equestrian center would be demolished, and new equestrian facilities would be constructed to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures. Although there would be a new covered arena in place, the overall footprint of the new facility would be smaller than the existing facility, and there would be a minor capacity reduction. A manure management plan will be prepared for review and approval by the County Environmental Health Bureau.

Specific improvements to the Equestrian Center area include:

- Stable facilities to accommodate approximately the same number of horses as with the existing site (+/-170 horses).
- Construction of a one-story equestrian clubhouse building with locker rooms, offices, and social area.
- Construction of stall barns, tie-stall barns, and pipe stall barns.
- Construction of support buildings, including a hay barn and a vehicle/equipment storage building.
- Construction of two employee residence structures for Equestrian Center staff.
- Construction of horse training and event facilities including fenced training rings, shelters, and corrals.
- Improvement and maintenance of existing roads and trails, with rerouting as necessary.

- Special Events Staging Area Grading and Expansion. The special events staging area will be graded and slightly expanded northward. All permanent structures and corrals are planned to be removed from the site.

Site access to the Equestrian Center generally will not change from existing conditions, with entry from Portola Road. Due to its corner location, site access to the special events staging area is from Portola Road with ancillary access from Stevenson Drive. The Special Events Staging facility may be used for both Pebble Beach Company and Equestrian Center events.

3.0 Existing Uses and Uses Allowed by the Pebble Beach Company Concept Plan

The following uses are allowed (expansion of, or changes to, these allowed uses shall require discretionary review by the Monterey County RMA-Planning Department):

- Stables and accessory equestrian uses and facilities;
- Maintenance facilities accessory to allowed uses;
- Special events staging;
- Parking of trucks, trailers, and cars associated with daily equestrian uses as well as special events;
- Offices accessory to allowed uses;
- Employee housing accessory to allowed uses;
- Reduction in setback requirements provided in the certified LCP;
- Assemblages of people not involving construction of permanent facilities;
- Parking and pedestrian facilities; and
- Recreational uses such as hiking and equestrian trails, picnic areas, restrooms, and interpretive facilities.

4.0 Development Standards

Any use proposed under the GDP shall comply with the following development standards.

4.1 General Development Site Plan

See attached plan.

4.2 Operations

General hours of operation of the Equestrian Center will be primarily daylight hours, from dawn to dusk, although the covered arena would be used for indoor training and lessons during evening hours. The equestrian facilities at this complex will be open to the public for trail rides.

4.3 Number of Employees

The number of employees may vary depending on actual uses of the buildings. However, the total number of employees may not exceed the capacity of existing and proposed facilities, as determined by the Environmental Health Bureau. Note: The new Equestrian Center is a renovation of an existing facility, so no change in staffing levels is planned.

4.4 Exterior Materials and Colors

Proposed design and materials for the exterior of buildings shall be consistent with the character of the surrounding area of Equestrian Center. Outdoor work and storage areas shall be screened from public view by buildings, fences, and/or landscaping; fences and/or screening walls shall not display blank or unattractive frontages, and shall incorporate height limitations within the Monterey County Zoning Ordinance (Title 20); rooftop equipment/appurtenances shall be screened from public view; and service and loading areas, and trash and recycling enclosure/storage areas, shall be screened from public view by fences or walls conforming to the style and materials of the accompanying building.

4.5 Exterior Lighting

Exterior lighting will be consistent with adjacent buildings and uses. An exterior lighting plan is a standard condition of approval by Monterey County and is required prior to issuance of building permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited unless required for safety.

4.6 Street Lighting

All new street lights proposed for specific projects within the development area shall be reviewed and approved by the Director of the RMA - Planning Department. Approved street light plans shall be incorporated into final building plans. Street lights shall be full cut-off fixtures that shield and direct the light to the intended on-site areas.

4.7 Parking Areas

Use of parking lot areas to be used in conjunction with allowed uses. Development of additional parking areas shall require discretionary review by the Monterey County RMA-Planning Department.

4.8 Landscaping Plan

All landscaping shall use coastal native species in areas adjacent to any protected native habitat. Landscaping plans submitted for specific projects shall require the use of non-invasive ornamental species or native species consistent with and found in the project area. All landscaped areas and fences shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4.9 Sign Program

The existing sign program for Pebble Beach Resort facilities will be carried out through the proposed development.

4.10 Setbacks

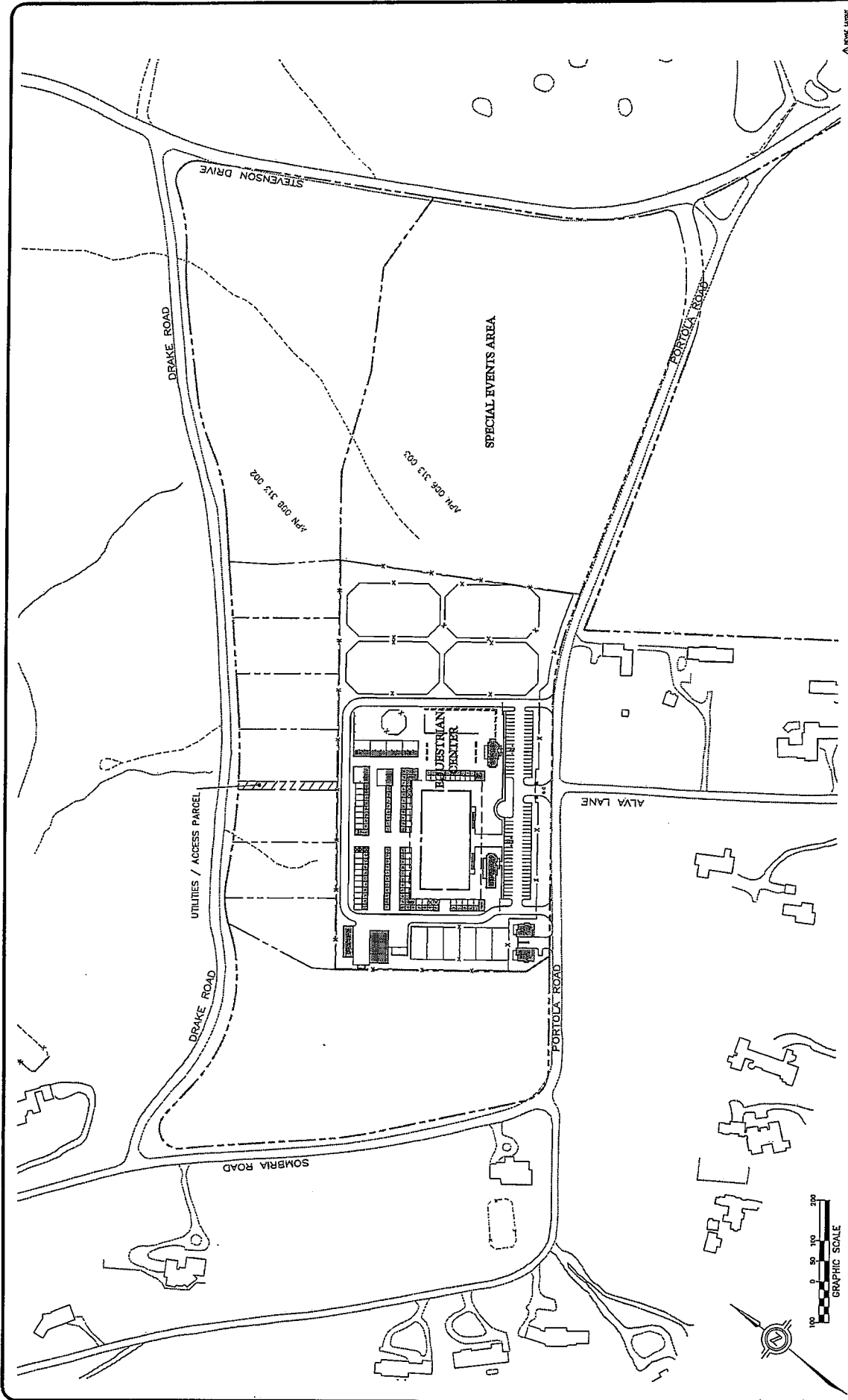
Structural setbacks within the area of the GDP shall be consistent with the Pebble Beach Company Concept Plan section of the LCP for the Del Monte Forest area.

5.0 Long-Range Development and Operation of Facilities

- Physical Expansion and New Development. None currently planned other than as indicated in this GDP.
- Operational Changes. None currently planned other than as indicated in this GDP.
- Circulation/Transportation Improvements. Traffic impacts are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Alternative Development Opportunities. None
- Environmental Considerations. Long-term support for maintenance of dedicated preservation areas.
- Potential Mitigation of Adverse Environmental Impacts. Mitigation measures are addressed in the County's Draft/Final EIR for the Pebble Beach Company Project.
- Conformance to the Policies of the applicable Land Use Plan. Existing and proposed development conforms to the Pebble Beach Company Concept Plan sections in the certified LCP.

Note: Nothing in this GDP shall limit applicability of other local, state, and federal regulations pertaining to the specific uses listed.

June 2012



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EQ-2
DATE: JULY 2011

THE PEBBLE BEACH EQUESTRIAN CENTER
DELMONTE FOREST PLAN
GENERAL DEVELOPMENT PLAN

PEBBLE BEACH COMPANY
224 BOX 767 PEBBLE BEACH, CALIFORNIA 95553
2011 (04/07)



ARCHITECT & PLANNERS PEPPER, HARTNER, COLETTI, CALDWELL

GENERAL DEVELOPMENT SITE PLAN