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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.

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