

Exhibit E

This page intentionally left blank.

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

This page intentionally left blank