

Exhibit A

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EXHIBIT A



Project Information for PLN210191

Application Name: Davis Kelly Tr
Location: 1458 Riata Rd, Pebble Beach
Applicable Plan: Del Monte Forest LUP
Advisory Committee: Del Monte Forest Advisory Committee
Permit Type: Coastal Administrative Permit
Environmental Status: Statutorily Exempt per Section 15270
Zoning: LDR/1.5-D(CZ)

Primary APN: 008-332-019-000
Coastal Zone: Yes
Final Action Deadline (884): 06/12/2022
Land Use Designation: See 2010 Del Monte Forest LUP

Project Site Data:

Lot Size: 30785	Coverage Allowed: 4615
Existing Structures (sf): 3099	Coverage Proposed: 4612
Proposed Structures (sf): 6214	Height Allowed: 30
Total Sq. Ft.: 6214	Height Proposed: 25.2
Special Setbacks on Parcel: N	FAR Allowed: 5387
	FAR Proposed: 4864

Resource Zones and Reports:

Seismic Hazard Zone: I	Soils Report #: LIB210253
Erosion Hazard Zone: Moderate	Biological Report #: LIB220076 & LIB220208
Fire Hazard Zone: High Very High	Forest Management Rpt. #: LIB220075
Flood Hazard Zone: X (unshaded)	Geologic Report #:
Archaeological Sensitivity: high	Archaeological Report #: LIB210071
Visual Sensitivity: None	Traffic Report #:
	Historic Report #: LIB210078

Other Information:

Water Source: Cal-Am	Grading (cubic yds.): 350
Water Purveyor: California American Water Co	Sewage Disposal (method): Sewer
Fire District: Pebble Beach CSD	Sewer District Name: Pebble Beach Community Services District
Tree Removal: 10 non-native	

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