

# Exhibit A

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# EXHIBIT A

## Project Information for PLN210326

**Application Name:** Eddy James C Tr & Eddy Patricia B Tr  
**Location:** 958 Coral Dr, Pebble Beach  
**Applicable Plan:** Greater Monterey Peninsula **Primary APN:** 007-255-020-000  
**Advisory Committee:** Del Monte Forest Advisory Committee **Coastal Zone:** No  
**Permit Type:** Design Approval **Final Action Deadline (884):** 7/5/2022  
**Environmental Status:** Categorical Exemption  
**Zoning:** MDR/B-6-D-RES|O-D-S-RES **Land Use Designation:** RESIDENTIAL 4U/AC

### Project Site Data:

<b>Lot Size:</b> 13500	<b>Coverage Allowed:</b> 4726
<b>Existing Structures (sf):</b> 3214	<b>Coverage Proposed:</b> 4724
<b>Proposed Structures (sf):</b> 4724	<b>Height Allowed:</b> 27
<b>Total Sq. Ft.:</b> 4724	<b>Height Proposed:</b> 24
<b>Special Setbacks on Parcel:</b> Y	<b>FAR Allowed:</b> 4726
	<b>FAR Proposed:</b> 4724

### Resource Zones and Reports:

<b>Seismic Hazard Zone:</b> III	<b>Soils Report #:</b> LIB220115
<b>Erosion Hazard Zone:</b> Low	<b>Biological Report #:</b>
<b>Fire Hazard Zone:</b> Moderate	<b>Forest Management Rpt. #:</b>
<b>Flood Hazard Zone:</b> X (unshaded)	<b>Geologic Report #:</b>
<b>Archaeological Sensitivity:</b> high	<b>Archaeological Report #:</b> LIB220114
<b>Visual Sensitivity:</b> Sensitive	<b>Traffic Report #:</b>
	<b>Historic Report #:</b>

### Other Information:

<b>Water Source:</b> public	<b>Grading (cubic yds.):</b>
<b>Water Purveyor:</b>	<b>Sewage Disposal (method):</b> public
<b>Fire District:</b> Pebble Beach CSD	<b>Sewer District Name:</b>
<b>Tree Removal:</b>	

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