

Exhibit A

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EXHIBIT A

Project Information for PLN230243

Application Name: You Harry

Location: 3414 17 Mile Dr, Pebble Beach

Applicable Plan: Del Monte Forest LUP

Primary APN: 008-381-019-000

Advisory Committee: Del Monte Forest Advisory Committee

Coastal Zone: Yes

Permit Type: Combined Development Permit

Final Action Deadline (884): 3/13/2024

Environmental Status: Categorical Exemption

Zoning: LDR/1.5-D(CZ)

Land Use Designation:

Project Site Data:

Lot Size: 54163

Coverage Allowed: 8124

Coverage Proposed: 8122

Existing Structures (sf): 0

Height Allowed: 30

Proposed Structures (sf): 9314

Height Proposed: 29' 1/4"

Total Sq. Ft.: 9314

FAR Allowed: 9479

Special Setbacks on Parcel:

FAR Proposed: 9314

Resource Zones and Reports:

Seismic Hazard Zone: II

Soils Report #: LIB240021

Erosion Hazard Zone: Moderate

Biological Report #: LIB240022

Fire Hazard Zone: Very High

Forest Management Rpt. #: LIB240024

Flood Hazard Zone: X Minimal

Geologic Report #:

Archaeological Sensitivity: High

Archaeological Report #: LIB240023

Visual Sensitivity: Sensitive

Traffic Report #:

Historic Report #:

Other Information:

Water Source: Public

Grading (cubic yds.): 2815 cy cut; 835 fill

Water Purveyor: P.B.C.S.D

Sewage Disposal (method): Public

Fire District: Pebble Beach CSD

Sewer District Name: P.B.C.S.D.

Tree Removal: 5/oak

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