

Exhibit A

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EXHIBIT A

Project Information for PLN220327

Application Name: Rivera Steven A & June M Trs
Location: 4161 Sunridge Rd, Pebble Beach
Applicable Plan: Del Monte Forest LUP
Advisory Committee: Del Monte Forest Advisory Committee
Permit Type: Combined Development Permit
Environmental Status: Categorical Exemption
Zoning: MDR/4-D(CZ)

Primary APN: 008-071-011-000
Coastal Zone: Yes
Final Action Deadline (884): 1/5/2024
Land Use Designation: See 2010 Del Monte Forest LUP

Project Site Data:

Lot Size: 25996	Coverage Allowed: 9099
Existing Structures (sf): 3376	Coverage Proposed: 5133
Proposed Structures (sf): 856	Height Allowed: 16
Total Sq. Ft.: 4232	Height Proposed: 16
Special Setbacks on Parcel: Y	FAR Allowed: 11698
	FAR Proposed: 4232

Resource Zones and Reports:

Seismic Hazard Zone: UNDETERMINED	Soils Report #:
Erosion Hazard Zone: Moderate	Biological Report #:
Fire Hazard Zone: Very High	Forest Management Rpt. #: LIB230298
Flood Hazard Zone: X (unshaded)	Geologic Report #: LIB230299
Archaeological Sensitivity: moderate	Archaeological Report #: LIB230300
Visual Sensitivity: Highly Sensitive	Traffic Report #:
	Historic Report #: LIB240046

Other Information:

Water Source: Public	Grading (cubic yds.): 75
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: 2/Pine, Coast live oak	

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