

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	Primary APN:	008-071-011-000
Advisory Committee:	Del Monte Forest Advisory Committee	Coastal Zone:	Yes
Permit Type:	Combined Development Permit	Final Action Deadline (884):	1/5/2024
Environmental Status:	Categorical Exemption		
Zoning:	MDR/4-D(CZ)	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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