

Exhibit A

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EXHIBIT A

Project Information for PLN230136

Application Name:	Sea Pines Llc		
Location:	1139 Portola Rd, Pebble Beach		
Applicable Plan:	Del Monte Forest LUP	Primary APN:	008-282-005-000
Advisory Committee:	Del Monte Forest Advisory Committee	Coastal Zone:	Yes
Permit Type:	Combined Development Permit	Final Action Deadline (884):	12/1/2023
Environmental Status:	Categorical Exemption		
Zoning:	LDR/1.5-D(CZ)	Land Use Designation:	See 2010 Del Monte Forest LUP

Project Site Data:

Lot Size:	60287	Coverage Allowed:	9,043
Existing Structures (sf):	5227	Coverage Proposed:	8,708
Proposed Structures (sf):	3358	Height Allowed:	30
Total Sq. Ft.:	8585	Height Proposed:	30
Special Setbacks on Parcel:		FAR Allowed:	10,550
		FAR Proposed:	8,585

Resource Zones and Reports:

Seismic Hazard Zone:	V UNDETERMINED	Soils Report #:	LIB230201
Erosion Hazard Zone:	Moderate	Biological Report #:	N/A
Fire Hazard Zone:	High	Forest Management Rpt. #:	LIB240017
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	N/A
Archaeological Sensitivity:	high	Archaeological Report #:	LIB150198
Visual Sensitivity:	None	Traffic Report #:	N/A
		Historic Report #:	

Other Information:

Water Source:	public water	Grading (cubic yds.):	60
Water Purveyor:	Cal-Am	Sewage Disposal (method):	public sewer
Fire District:	Pebble Beach CSD	Sewer District Name:	PBCSD
Tree Removal:	2 Monterey pine		

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