

# 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  
**Advisory Committee:** Del Monte Forest Advisory Committee  
**Permit Type:** Combined Development Permit  
**Environmental Status:** Categorical Exemption  
**Zoning:** LDR/1.5-D(CZ)

**Primary APN:** 008-282-005-000  
**Coastal Zone:** Yes  
**Final Action Deadline (884):** 12/1/2023  
**Land Use Designation:** See 2010 Del Monte Forest LUP

### Project Site Data:

**Lot Size:** 60287  
**Existing Structures (sf):** 5227  
**Proposed Structures (sf):** 3358  
**Total Sq. Ft.:** 8585

**Coverage Allowed:** 9,043  
**Coverage Proposed:** 8,708  
**Height Allowed:** 30  
**Height Proposed:** 30  
**FAR Allowed:** 10,550  
**FAR Proposed:** 8,585

**Special Setbacks on Parcel:**

### Resource Zones and Reports:

**Seismic Hazard Zone:** V|UNDETERMINED  
**Erosion Hazard Zone:** Moderate  
**Fire Hazard Zone:** High  
**Flood Hazard Zone:** X (unshaded)  
**Archaeological Sensitivity:** high  
**Visual Sensitivity:** None

**Soils Report #:** LIB230201  
**Biological Report #:** N/A  
**Forest Management Rpt. #:** LIB240017  
**Geologic Report #:** N/A  
**Archaeological Report #:** LIB150198  
**Traffic Report #:** N/A  
**Historic Report #:**

### Other Information:

**Water Source:** public water  
**Water Purveyor:** Cal-Am  
**Fire District:** Pebble Beach CSD  
**Tree Removal:** 2 Monterey pine

**Grading (cubic yds.):** 60  
**Sewage Disposal (method):** public sewer  
**Sewer District Name:** PBCSD

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