

# Exhibit A

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## EXHIBIT A

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### 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

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#### Project Site Data:

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

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#### Resource Zones and Reports:

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

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#### Other Information:

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

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