

Exhibit A

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EXHIBIT A

Project Information for PLN170830

Application Name:	Cat's Cape LLC		
Location:	3410 17 Mile Dr, Pebble Beach		
Applicable Plan:	Del Monte Forest LUP	Primary APN:	008-381-003-000
Advisory Committee:	Del Monte Forest Advisory Committee	Coastal Zone:	Yes
Permit Type:	Combined Development Permit	Final Action Deadline (884):	3/13/2018
Environmental Status:	Categorical Exemption		
Zoning:	LDR/1.5-D(CZ)	Land Use Designation:	Low Density Residential

Project Site Data:

Lot Size:	105757	Coverage Allowed:	9000
Existing Structures (sf):	9058	Coverage Proposed:	9000
Proposed Structures (sf):	4026	Height Allowed:	30
Total Sq. Ft.:	13084	Height Proposed:	27
Special Setbacks on Parcel:	NA	FAR Allowed:	18507
		FAR Proposed:	13084

Resource Zones and Reports:

Seismic Hazard Zone:	II / Undetermined	Soils Report #:	NA
Erosion Hazard Zone:		Biological Report #:	NA
Fire Hazard Zone:	Very High	Forest Management Rpt. #:	NA
Flood Hazard Zone:	X	Geologic Report #:	NA
Archaeological Sensitivity:	High	Archaeological Report #:	LIB170447
Visual Sensitivity:	Yes	Traffic Report #:	NA

Other Information:

Water Source:	PUBLIC	Grading (cubic yds.):	100
Water Purveyor:	CAL AM	Sewage Disposal (method):	SEWER
Fire District:	Pebble Beach CSD	Sewer District Name:	PBCSD
Tree Removal:	1 / Coast Live oak		

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