

# Exhibit A

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## EXHIBIT A

### Project Information for PLN160117

**Application Name:** El Why Square Llc  
**Location:** 3168 17 Mile Dr, Pebble Beach  
**Applicable Plan:** Del Monte Forest LUP  
**Advisory Committee:** Del Monte Forest Advisory Committee  
**Permit Type:** Combined Development Permit  
**Environmental Status:** Mitigated Negative Declaration  
**Zoning:** LDR/2-D(CZ)  
**Primary APN:** 008-491-021-000  
**Coastal Zone:** Yes  
**Final Action Deadline (884):** 8/15/2017  
**Land Use Designation:** See 2010 Del Monte Forest LUP

#### Project Site Data:

<b>Lot Size:</b> 2.98	<b>Coverage Allowed:</b> 15%
<b>Existing Structures (sf):</b> 42026	<b>Coverage Proposed:</b> 8.7%
<b>Proposed Structures (sf):</b> 29058	<b>Height Allowed:</b> 30
<b>Total Sq. Ft.:</b> 29058	<b>Height Proposed:</b> 22
<b>Special Setbacks on Parcel:</b>	<b>FAR Allowed:</b> 17.5%
	<b>FAR Proposed:</b> 12%

#### Resource Zones and Reports:

<b>Seismic Hazard Zone:</b> II UNDETERMINED	<b>Soils Report #:</b> LIB160243
<b>Erosion Hazard Zone:</b> High Low	<b>Biological Report #:</b> LIB160240
<b>Fire Hazard Zone:</b> Very High	<b>Forest Management Rpt. #:</b> LIB160239
<b>Flood Hazard Zone:</b> V X (unshaded)	<b>Geologic Report #:</b> LIB160242
<b>Archaeological Sensitivity:</b> high	<b>Archaeological Report #:</b> LIB160238
<b>Visual Sensitivity:</b> Sensitive Highly Sensitive	<b>Traffic Report #:</b> N/A

#### Other Information:

<b>Water Source:</b> PUBLIC	<b>Grading (cubic yds.):</b> 1592
<b>Water Purveyor:</b> CAL AM	<b>Sewage Disposal (method):</b> PUBLIC
<b>Fire District:</b> Pebble Beach CSD	<b>Sewer District Name:</b> PBCSD
<b>Tree Removal:</b> 0	

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