# Exhibit A

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# EXHIBIT A

## Project Information for PLN160851

**Application Name:** Morgenrath Martha J Tr Et Al (Blaze Engineering)

**Location:** 46821 Hwy 1 Hwy, Big Sur

**Applicable Plan:** Coast-Big Sur

**Primary APN:** 419-201-007-000

**Advisory Committee:** Big Sur Coast Advisory Committee

**Coastal Zone:** Yes

**Permit Type:** Combined Development Permit

**Final Action Deadline (884):** 9/25/2018

**Environmental Status:** Mitigated Negative Declaration

**Zoning:** VSC-D(CZ)

**Land Use Designation:** Rural Community Center

### Project Site Data:

**Lot Size:** 2.55

**Existing Structures (sf):** 0

**Proposed Structures (sf):** 2160

**Total Sq. Ft.:** 2160

**Special Setbacks on Parcel:**

**Coverage Allowed:** 50

**Coverage Proposed:** 1.9

**Height Allowed:** 35

**Height Proposed:** 35

**FAR Allowed:**

**FAR Proposed:**

### Resource Zones and Reports:

**Seismic Hazard Zone:** No Data

**Erosion Hazard Zone:** High|Moderate

**Fire Hazard Zone:** Very High

**Flood Hazard Zone:** X (unshaded)

**Archaeological Sensitivity:** moderate

**Visual Sensitivity:** None

**Soils Report #:** LIB170440

**Biological Report #:** LIB170439

**Forest Management Rpt. #:** LIB170437

**Geologic Report #:** LIB170052

**Archaeological Report #:** LIB170438

**Traffic Report #:**

### Other Information:

**Water Source:** WELL

**Water Purveyor:** PRIVATE

**Fire District:** Big Sur VFB

**Tree Removal:** 16/MULTIPLE

**Grading (cubic yds.):** 1063

**Sewage Disposal (method):** OSWTS

**Sewer District Name:** PRIVATE

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