

Exhibit A

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EXHIBIT A

Project Information for PLN190005

Application Name:	Shen Jianjun & Wang Shuhua		
Location:	1651 Crespi Ln, Pebble Beach		
Applicable Plan:	Del Monte Forest LUP	Primary APN:	008-371-018-000
Advisory Committee:	Del Monte Forest Advisory Committee	Coastal Zone:	Yes
Permit Type:	Combined Development Permit	Final Action Deadline (884):	5/18/2019
Environmental Status:	Categorical Exemption		
Zoning:	LDR/1.5-D(CZ)	Land Use Designation:	See 2010 Del Monte Forest LUP

Project Site Data:

Lot Size:	1.74	Coverage Allowed:	15%
Existing Structures (sf):	5386	Coverage Proposed:	11.2%
Proposed Structures (sf):	8555	Height Allowed:	30/15
Total Sq. Ft.:	8555	Height Proposed:	29-5/14-5
Special Setbacks on Parcel:		FAR Allowed:	17.5%
		FAR Proposed:	11.3%

Resource Zones and Reports:

Seismic Hazard Zone:	I UNDETERMINED	Soils Report #:	LIB190063
Erosion Hazard Zone:	Moderate	Biological Report #:	NA
Fire Hazard Zone:	Very High	Forest Management Rpt. #:	LIB190067
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	NA
Archaeological Sensitivity:	high	Archaeological Report #:	LIB190062
Visual Sensitivity:	Sensitive	Traffic Report #:	NA

Other Information:

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

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