

# Exhibit A

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## Project Information for PLN200240

<b>Application Name:</b>	Kossler John C & Kumamoto Kinuko L Trs		
<b>Location:</b>	1019 Rodeo Rd, Pebble Beach		
<b>Applicable Plan:</b>	Greater Monterey Peninsula	<b>Primary APN:</b>	007-314-010-000
<b>Advisory Committee:</b>	Del Monte Forest Advisory Committee	<b>Coastal Zone:</b>	No
<b>Permit Type:</b>	Design Approval	<b>Final Action Deadline (884):</b>	3/23/2021
<b>Environmental Status:</b>	Categorical Exemption		
<b>Zoning:</b>	MDR/B-6-D-RES	<b>Land Use Designation:</b>	RESIDENTIAL 4U/AC

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### Project Site Data:

<b>Lot Size:</b>	9237	<b>Coverage Allowed:</b>	35%
<b>Existing Structures (sf):</b>	2338	<b>Coverage Proposed:</b>	29%
<b>Proposed Structures (sf):</b>	3233	<b>Height Allowed:</b>	27'
<b>Total Sq. Ft.:</b>	4026	<b>Height Proposed:</b>	24'11"
<b>Special Setbacks on Parcel:</b>	Y	<b>FAR Allowed:</b>	35%
		<b>FAR Proposed:</b>	35%

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### Resource Zones and Reports:

<b>Seismic Hazard Zone:</b>	I	<b>Soils Report #:</b>	LIB#200192
<b>Erosion Hazard Zone:</b>	Low	<b>Biological Report #:</b>	
<b>Fire Hazard Zone:</b>	Moderate	<b>Forest Management Rpt. #:</b>	LIB#200191
<b>Flood Hazard Zone:</b>	X (unshaded)	<b>Geologic Report #:</b>	
<b>Archaeological Sensitivity:</b>	high	<b>Archaeological Report #:</b>	LIB#200193
<b>Visual Sensitivity:</b>	None	<b>Traffic Report #:</b>	
		<b>Historic Report #:</b>	LIB#210005

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### Other Information:

<b>Water Source:</b>	Pebble Beach Community Services District	<b>Grading (cubic yds.):</b>	3 Cut, 465 Fill
<b>Water Purveyor:</b>	PBCSD	<b>Sewage Disposal (method):</b>	Sewer
<b>Fire District:</b>	PBCSD	<b>Sewer District Name:</b>	PBCSD
<b>Tree Removal:</b>	5 / Palm, Holly, Coast Live Oak, Monterey Pine(2)		

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