

Exhibit A

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EXHIBIT A

Project Information for PLN230243

Application Name: You Harry
Location: 3414 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: Categorical Exemption
Zoning: LDR/1.5-D(CZ)

Primary APN: 008-381-019-000
Coastal Zone: Yes
Final Action Deadline (884): 3/13/2024
Land Use Designation:

Project Site Data:

Lot Size: 54163
Existing Structures (sf): 0
Proposed Structures (sf): 9314
Total Sq. Ft.: 9314

Coverage Allowed: 8124
Coverage Proposed: 8122
Height Allowed: 30
Height Proposed: 29' 1/4"
FAR Allowed: 9479
FAR Proposed: 9314

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: II
Erosion Hazard Zone: Moderate
Fire Hazard Zone: Very High
Flood Hazard Zone: X Minimal
Archaeological Sensitivity: High
Visual Sensitivity: Sensitive

Soils Report #: LIB240021
Biological Report #: LIB240022
Forest Management Rpt. #: LIB240024
Geologic Report #:
Archaeological Report #: LIB240023
Traffic Report #:
Historic Report #:

Other Information:

Water Source: Public
Water Purveyor: P.B.C.S.D
Fire District: Pebble Beach CSD
Tree Removal: 5/oak

Grading (cubic yds.): 2815 cy cut; 835 fill
Sewage Disposal (method): Public
Sewer District Name: P.B.C.S.D.

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