

Exhibit A

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EXHIBIT A

Project Information for PLN250070

Application Name:	HOLLAND GEORGE L & DANA R TRS		
Location:	3363 17 Mile Dr., Pebble Beach		
Applicable Plan:	Del Monte Forest	Primary APN:	008-361-007-000
Advisory Committee:	Del Monte Forest Advisory Committee	Coastal Zone:	Yes
Permit Type:	Combined Development Permit	Final Action Deadline (884):	09/05/2025
Environmental Status:	Categorical Exemption		
Zoning:	LDR/1.5-D(CZ)	Land Use Designation:	None

Project Site Data:

Lot Size:	45823	Coverage Allowed:	6873
Existing Structures (sf):	4303	Coverage Proposed:	5503
Proposed Structures (sf):	1200	Height Allowed:	15
Total Sq. Ft.:	5503	Height Proposed:	15
Special Setbacks on Parcel:		FAR Allowed:	8019
		FAR Proposed:	6049

Resource Zones and Reports:

Seismic Hazard Zone:	I UNDETERMINED	Soils Report #:	LIB220103, LIB250248
Erosion Hazard Zone:	Moderate	Biological Report #:	LIB220093
Fire Hazard Zone:	Very High	Forest Management Rpt. #:	LIB220091
Flood Hazard Zone:	X	Geologic Report #:	
Archaeological Sensitivity:	High	Archaeological Report #:	LIB170169, LIB220092
Visual Sensitivity:	Sensitive	Traffic Report #:	
		Historic Report #:	LIB220086

Other Information:

Water Source:	Cal-Am	Grading (cubic yds.):	Cut 65 CY / Fill 45 CY
Water Purveyor:	MPWMD	Sewage Disposal (method):	Public
Fire District:	Pebble Beach CSD	Sewer District Name:	PBCSD
Tree Removal:	1 Coast live oak		

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