Exhibit A

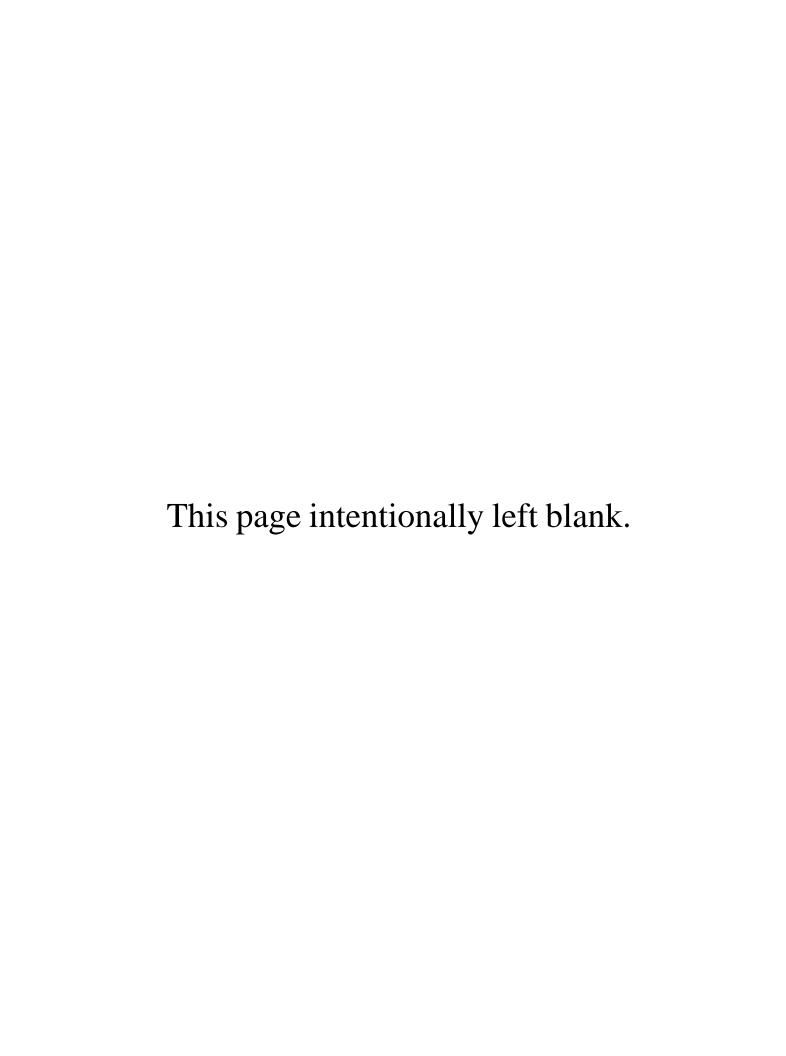


EXHIBIT A

Project Information for PLN180523-AMD1

Application Name: Isabella 2 Llc

Location: 26308 Isabella Ave, Carmel

Applicable Plan: Carmel LUP Primary APN: 009-451-015-000

Advisory Committee: Carmel/Carmel Highlands Advisory Committee Coastal Zone: Yes

Permit Type: Permit Amendment Final Action Deadline (884): 3/12/2023

Environmental Status: Previous Environmental Review

Zoning: MDR/2-D(18)(CZ)

Land Use Designation: Residential - Medium

Density

Project Site Data:

Lot Size: 3595

Coverage Allowed: 35

Coverage Proposed: 33.8

Existing Structures (sf): 0 Height Allowed: 18

Proposed Structures (sf): 1837

Total Sq. Ft.: 1837

Height Proposed: 18

FAR Allowed: 45
Special Setbacks on Parcel: N FAR Proposed: 51

Resource Zones and Reports:

Seismic Hazard Zone: UNDETERMINED Soils Report #: LIB180440

Erosion Hazard Zone: Moderate Biological Report #: LIB180396

Fire Hazard Zone: None Forest Management Rpt. #: LIB180395

Flood Hazard Zone: X (unshaded) Geologic Report #: LIB180397

Archaeological Sensitivity: high Archaeological Report #: LIB180439, LIB190047, LIB190293

Visual Sensitivity: None Traffic Report #:

Historic Report #:

Other Information:

Water Source: Cal-AM Grading (cubic yds.): 114

Water Purveyor: California American Water Co. Sewage Disposal (method): Sewer

Fire District: Cypress FPD Sewer District Name: CAWD

Tree Removal: 4

Date Printed: 1/31/2023

