

Exhibit A

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EXHIBIT A

Project Information for PLN220360

Application Name:	Fluhrer Gary Tr		
Location:	26317 Scenic Rd, Carmel		
Applicable Plan:	Carmel LUP	Primary APN:	009-442-019-000
Advisory Committee:	Carmel/Carmel Highlands Advisory Committee	Coastal Zone:	Yes
Permit Type:	Combined Development Permit	Final Action Deadline (884):	9/5/2023
Environmental Status:	Categorical Exemption		
Zoning:	MDR/2-D(18)(CZ)	Land Use Designation:	

Project Site Data:

Lot Size:	7496	Coverage Allowed:	35%
Existing Structures (sf):	425	Coverage Proposed:	35%
Proposed Structures (sf):	2925	Height Allowed:	18
Total Sq. Ft.:	3350	Height Proposed:	16.5
Special Setbacks on Parcel:		FAR Allowed:	45%
		FAR Proposed:	44.7%

Resource Zones and Reports:

Seismic Hazard Zone:		Soils Report #:	
Erosion Hazard Zone:		Biological Report #:	
Fire Hazard Zone:		Forest Management Rpt. #:	TBD
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	TBD
Archaeological Sensitivity:		Archaeological Report #:	TBD
Visual Sensitivity:		Traffic Report #:	
		Historic Report #:	

Other Information:

Water Source:	Public	Grading (cubic yds.):	260
Water Purveyor:	CAL AM	Sewage Disposal (method):	Public
Fire District:	Cypress FPD	Sewer District Name:	CAWD
Tree Removal:	0		

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