

# Exhibit A

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# EXHIBIT A

## Project Information for PLN200052

**Application Name:** 26195 Scenic Holdings Llc  
**Location:** 26195 Scenic Rd, Carmel  
**Applicable Plan:** Carmel LUP  
**Advisory Committee:** Carmel/Carmel Highlands Advisory Committee  
**Permit Type:** Combined Development Permit  
**Environmental Status:** Mitigated Negative Declaration  
**Zoning:** MDR/2-D(18)(CZ)

**Primary APN:** 009-422-023-000  
**Coastal Zone:** Yes  
**Final Action Deadline (884):** 1/23/2021  
**Land Use Designation:** Residential - Medium Density

### Project Site Data:

**Lot Size:** 6671  
**Existing Structures (sf):** 454  
**Proposed Structures (sf):** 1035  
**Total Sq. Ft.:** 1489

**Coverage Allowed:** 35%  
**Coverage Proposed:** 20.75%  
**Height Allowed:** 18  
**Height Proposed:** 15'-7"  
**FAR Allowed:** 45%  
**FAR Proposed:** 14.43%

**Special Setbacks on Parcel:** N

### Resource Zones and Reports:

**Seismic Hazard Zone:** UNDETERMINED  
**Erosion Hazard Zone:** High|Moderate  
**Fire Hazard Zone:** None  
**Flood Hazard Zone:** X (unshaded)  
**Archaeological Sensitivity:** high  
**Visual Sensitivity:** Sensitive

**Soils Report #:** LIB200086  
**Biological Report #:**  
**Forest Management Rpt. #:**  
**Geologic Report #:** LIB200100  
**Archaeological Report #:** LIB200085  
**Traffic Report #:**  
**Historic Report #:**

### Other Information:

**Water Source:** P  
**Water Purveyor:** Cal Am  
**Fire District:** Cypress FPD  
**Tree Removal:**

**Grading (cubic yds.):** 70  
**Sewage Disposal (method):** public  
**Sewer District Name:** CAWD

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