

## EXHIBIT A

### Project Information for PLN170612

**Application Name:** Pietro Family Investments Lp  
**Location:** 26338 Valley View Ave, 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:** 009-463-017-000  
**Coastal Zone:** Yes  
**Final Action Deadline (884):** 8/7/2018  
**Land Use Designation:** Residential - Medium Density

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#### Project Site Data:

|                                       |                                |
|---------------------------------------|--------------------------------|
| <b>Lot Size:</b> 6533                 | <b>Coverage Allowed:</b> 2287  |
| <b>Existing Structures (sf):</b> 0    | <b>Coverage Proposed:</b> 2285 |
| <b>Proposed Structures (sf):</b> 4900 | <b>Height Allowed:</b> 18      |
| <b>Total Sq. Ft.:</b>                 | <b>Height Proposed:</b> 18     |
| <b>Special Setbacks on Parcel:</b> N  | <b>FAR Allowed:</b> 2940       |
|                                       | <b>FAR Proposed:</b> 2735      |

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#### Resource Zones and Reports:

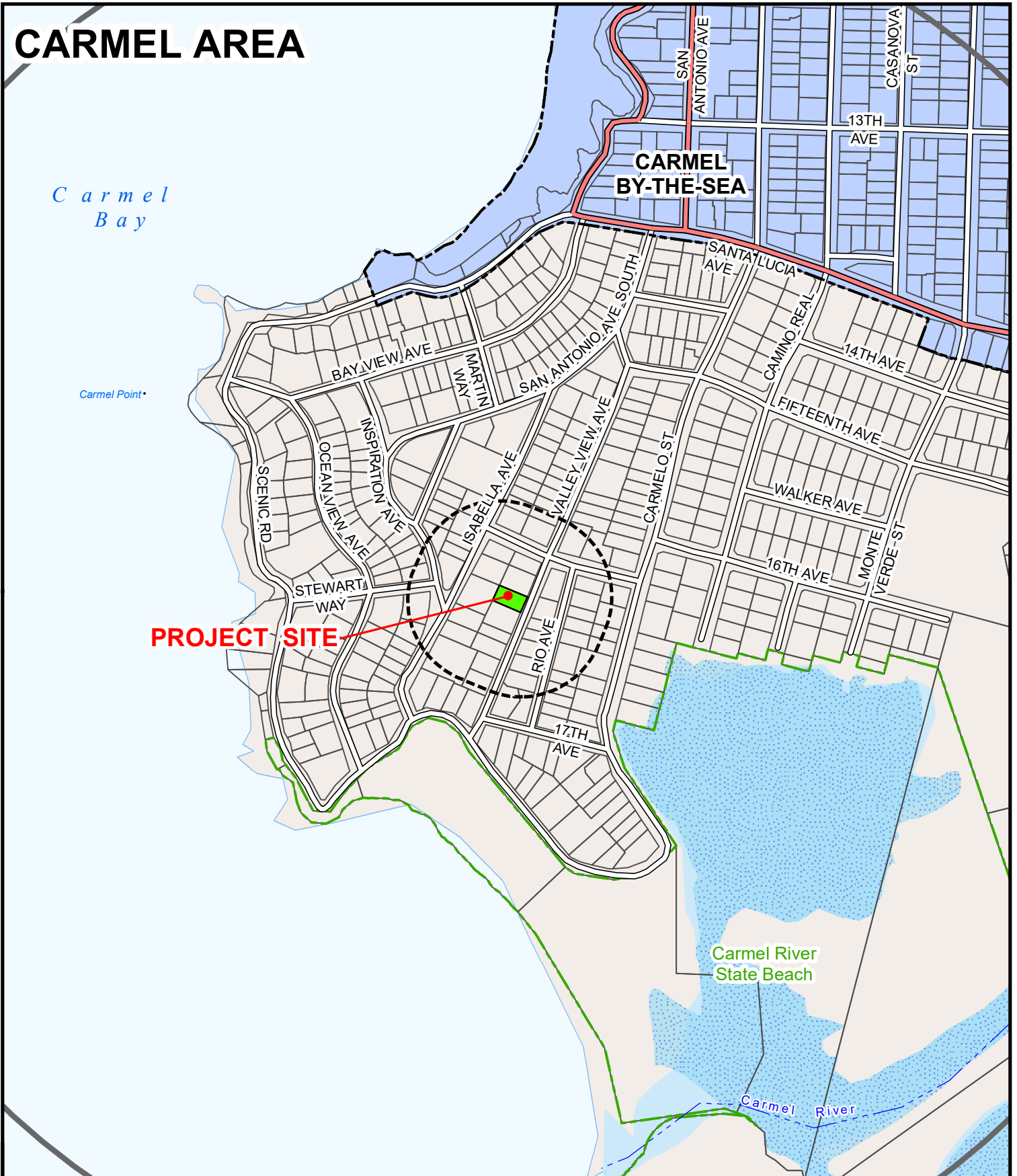
|                                          |                                           |
|------------------------------------------|-------------------------------------------|
| <b>Seismic Hazard Zone:</b> UNDETERMINED | <b>Soils Report #:</b> LIB180049          |
| <b>Erosion Hazard Zone:</b> Moderate     | <b>Biological Report #:</b> LIB180289     |
| <b>Fire Hazard Zone:</b> None            | <b>Forest Management Rpt. #:</b>          |
| <b>Flood Hazard Zone:</b> X (unshaded)   | <b>Geologic Report #:</b> LIB180256       |
| <b>Archaeological Sensitivity:</b> high  | <b>Archaeological Report #:</b> LIB170269 |
| <b>Visual Sensitivity:</b> None          | <b>Traffic Report #:</b>                  |

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#### Other Information:

|                                   |                                                             |
|-----------------------------------|-------------------------------------------------------------|
| <b>Water Source:</b> PUBLIC       | <b>Grading (cubic yds.):</b> 800                            |
| <b>Water Purveyor:</b> CAL AM     | <b>Sewage Disposal (method):</b> SEWER                      |
| <b>Fire District:</b> Cypress FPD | <b>Sewer District Name:</b> Carmel Area Wastewater District |
| <b>Tree Removal:</b> 0            |                                                             |

# CARMEL AREA

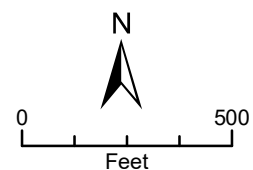


**APPLICANT:** PIETRO FAMILY INVESTMENTS LP

**APN:** 009-463-017-000

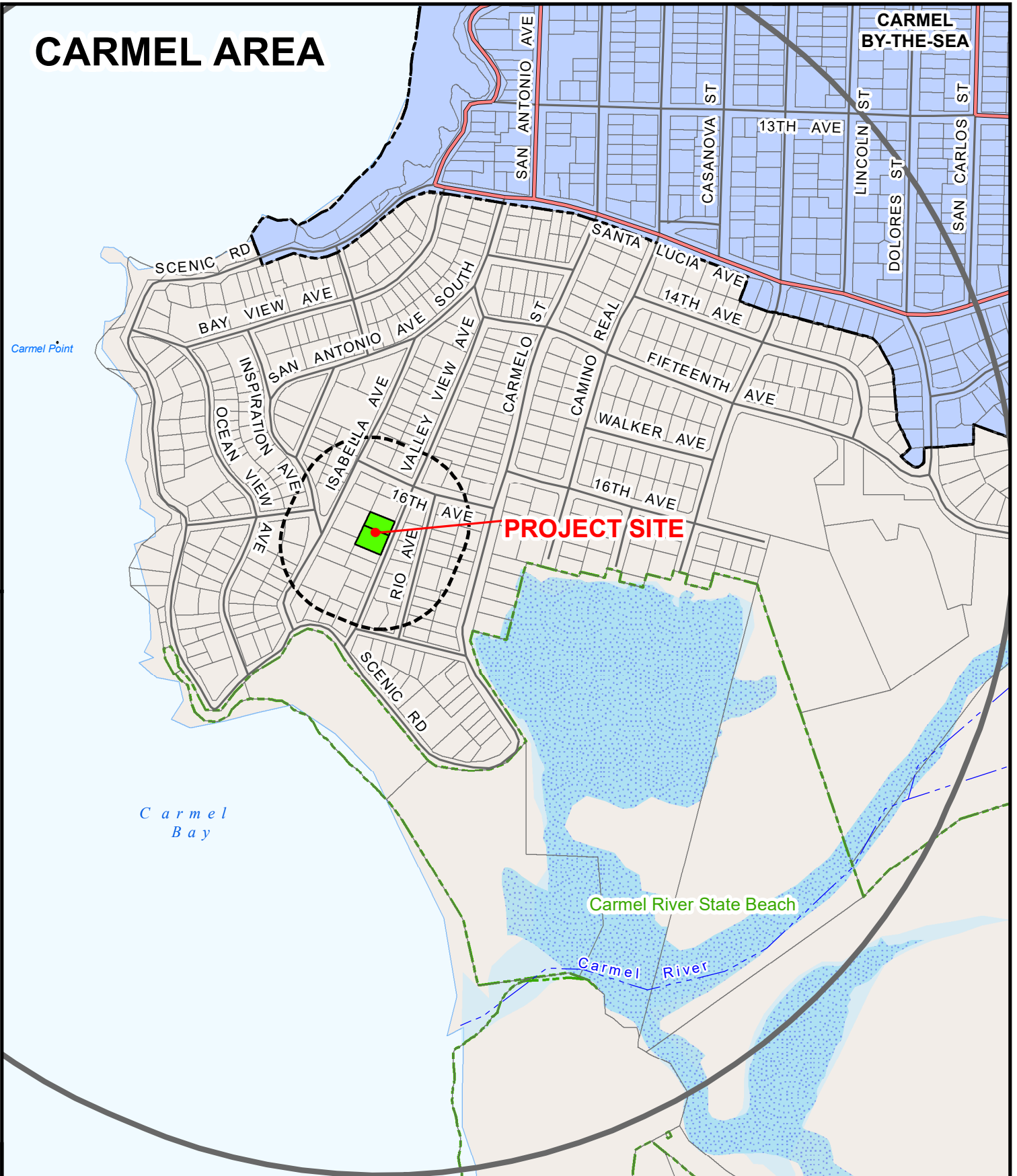
**FILE #** PLN170612

 Project Site  2500' Limit  300' Limit



PLANNER: BLANCO

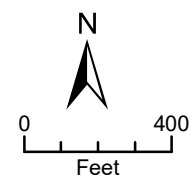
# CARMEL AREA



**APPLICANT:** PIETRO FAMILY INVESTMENTS LP

**APN:** 009-463-017-000 & 009-463-003-000 **FILE #** PLN170612, PLN170613

 Project Site  2500' Limit  300' Limit



PLANNER: BLANCO