

# Exhibit A

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## 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:

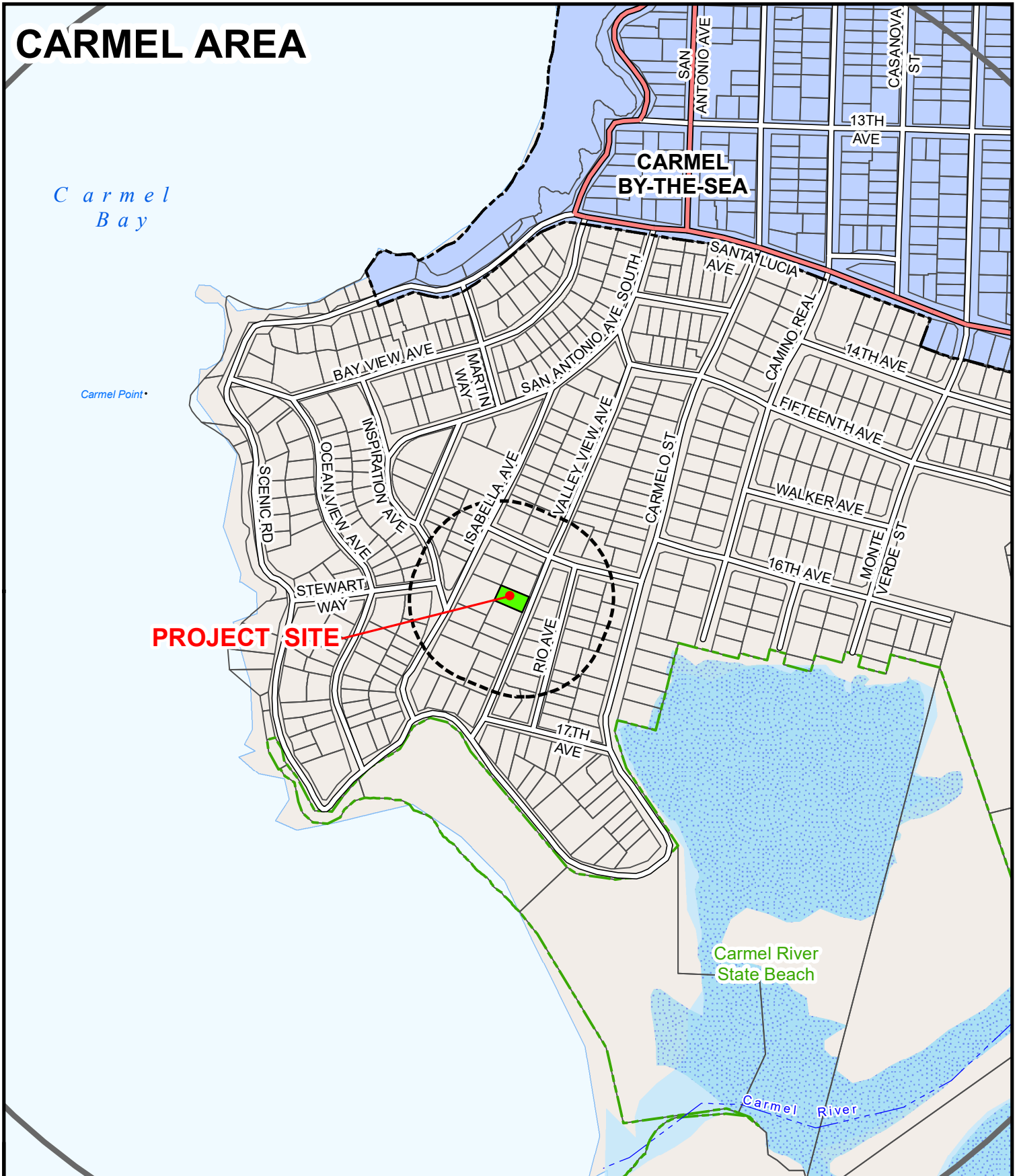
<b>Seismic Hazard Zone:</b> UNDETERMINED	<b>Soils Report #:</b> LIB180049
<b>Erosion Hazard Zone:</b> Moderate	<b>Biological Report #:</b> LIB180289
<b>Fire Hazard Zone:</b> None	<b>Forest Management Rpt. #:</b>
<b>Flood Hazard Zone:</b> X (unshaded)	<b>Geologic Report #:</b> LIB180256
<b>Archaeological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

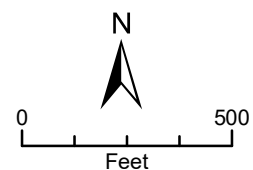


**APPLICANT:** PIETRO FAMILY INVESTMENTS LP

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

**FILE #** PLN170612

 Project Site  2500' Limit  300' Limit



PLANNER: BLANCO

## EXHIBIT A

### Project Information for PLN170613

<b>Application Name:</b>	Pietro Family Investments Lp		
<b>Location:</b>	26346 Valley View Ave, Carmel		
<b>Applicable Plan:</b>	Carmel LUP	<b>Primary APN:</b>	009-463-003-000
<b>Advisory Committee:</b>	Carmel/Carmel Highlands Advisory Committee	<b>Coastal Zone:</b>	Yes
<b>Permit Type:</b>	Combined Development Permit	<b>Final Action Deadline (884):</b>	8/7/2018
<b>Environmental Status:</b>	Mitigated Negative Declaration		
<b>Zoning:</b>	MDR/2-D(18)(CZ)	<b>Land Use Designation:</b>	Residential - Medium Density

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#### Project Site Data:

<b>Lot Size:</b>	8839	<b>Coverage Allowed:</b>	3094
<b>Existing Structures (sf):</b>	0	<b>Coverage Proposed:</b>	3094
<b>Proposed Structures (sf):</b>	5880	<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>	3978
		<b>FAR Proposed:</b>	3468

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#### Resource Zones and Reports:

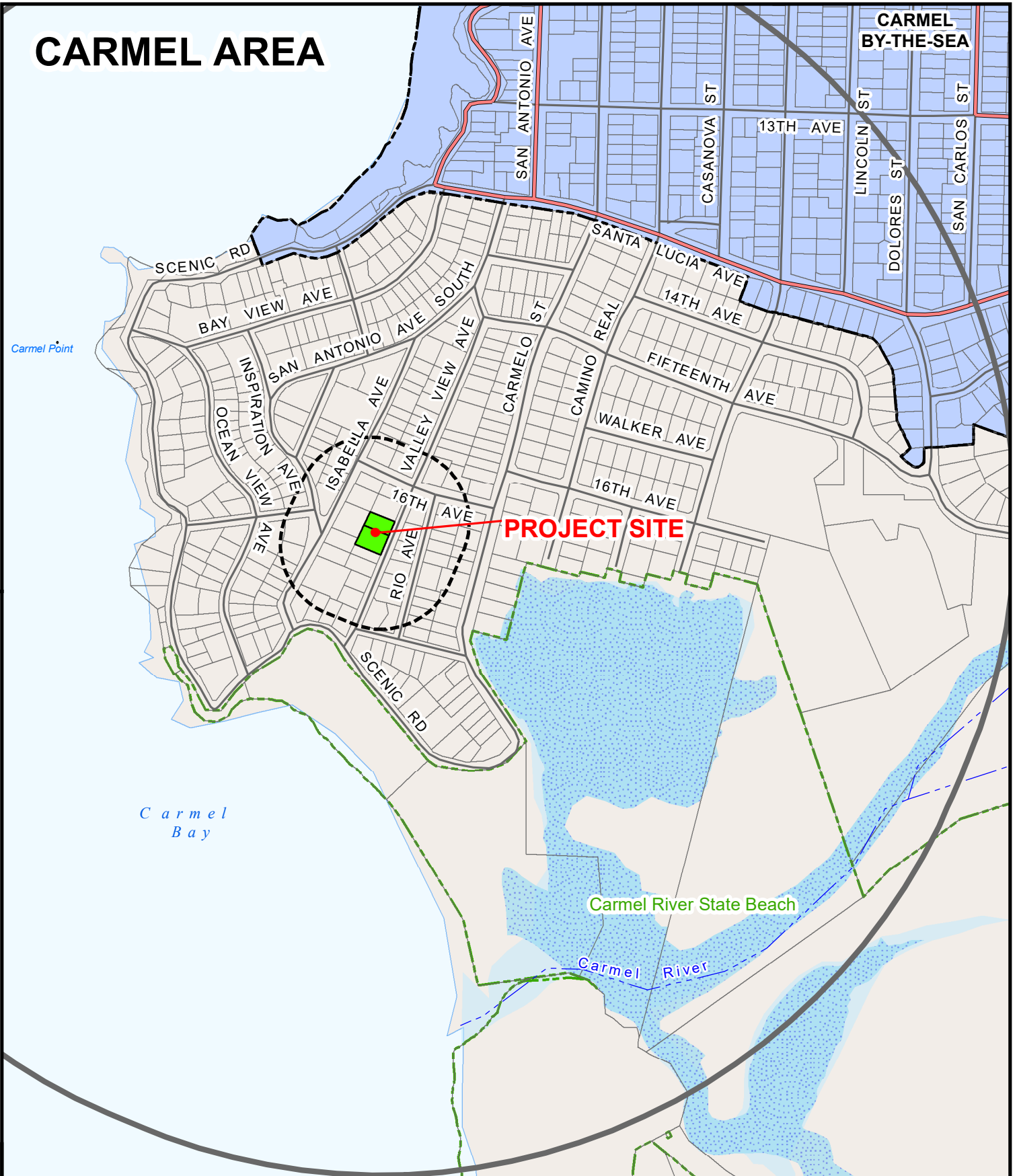
<b>Seismic Hazard Zone:</b>	UNDETERMINED	<b>Soils Report #:</b>	LIB180048
<b>Erosion Hazard Zone:</b>	Moderate	<b>Biological Report #:</b>	LIB180288
<b>Fire Hazard Zone:</b>	None	<b>Forest Management Rpt. #:</b>	
<b>Flood Hazard Zone:</b>	X (unshaded)	<b>Geologic Report #:</b>	LIB180257
<b>Archaeological 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>	1250
<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		

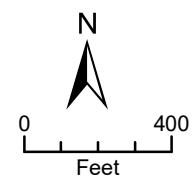
# CARMEL AREA



**APPLICANT:** PIETRO FAMILY INVESTMENTS LP

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

 Project Site  2500' Limit  300' Limit



PLANNER: BLANCO

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