Exhibit A

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Draft Resolution

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
CAPPO REAL ESTATE HOLDINGS LLC (PLN240072)

RESOLUTION NO. 25--

Resolution by the County of Monterey Zoning Administrator:

1) Finding the project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA guidelines, and that there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2) Approving a Coastal Development Permit and Design Approval to allow construction of a 173 square foot deck, reconstruction of a retaining wall, construction of a landscaping path, and site improvements within 750 feet of known archaeological resources.

[PLN240072, CAPPO REAL ESTATE HOLDINGS LLC , 26357 Scenic Rd, Carmel, Carmel Area Land Use Plan, (APN: 009-442-018-000)]

The CAPPO REAL ESTATE HOLDINGS LLC application (PLN240072) came on for public hearing before the County of Monterey Zoning Administrator on May 8, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 County of Monterey General Plan;
   - Carmel Area Land Use Plan ;
   - County of Monterey Coastal Implementation Plan Part 4;
   - County of Monterey Zoning Ordinance (Title 20).

   No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The subject property is located at 26357 Scenic Rd, Carmel (Assessor's Parcel Number 009-442-018-000), Carmel Area Land Use Plan, and is within the Coastal Zone. The subject property is zoned Medium Density Residential with a maximum gross density of

two units per acre, a Design Control overlay, and an 18 foot height limit in the Coastal Zone or "MDR/2-D(18)(CZ)". The Design Control overlay requires the granting of a Design Approval for all development. As proposed, the project involves the construction of a 173 square foot deck, reconstruction of a retaining wall, and installation of site improvements, including landscaping and a walkway. The project also involves development within 750 feet of known archaeological resources and thus requires the granting of a Coastal Development Permit. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration and under separate ownership as Lot 18 of Block 442 in Volume 1, Book 9, Page 44 of the 1964 and 1972 Assessor's Parcel Maps. Therefore, the County recognizes the subject property as a legal lot of record.

d) Review of Development Standards. The project meets all required development standards for Medium Density Residential or "MDR" zoning, which are identified in Title 20, Section 20.14.060. Pursuant to Title 20, Section 20.06.250, paths, patios, and decks less than 24 inches above grade do not count towards structural coverage. The proposed 173 square foot deck has a height of 23 inches above natural grade, and therefore will not be counted towards structural coverage. The proposed landscaping path will be partially located outside of the property line; an encroachment permit will be granted by HCD-Building Services to allow the encroachment. No other structural development is proposed at this time.

e) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The existing exterior colors and materials are compatible with the surrounding environment and are consistent with the surrounding residential neighborhood character which will not be changed. The proposed development will not be visible from a scenic corridor or major common public viewing area due to location, topography, and intervening development and vegetation. Therefore, as proposed and conditioned, the project is compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and assures protection of the public viewshed and visual integrity.

f) Cultural Resources. According to county GIS records, the subject property is within 750 feet of a known archaeological resource. Pursuant to the Carmel Area Land Use Plan section 20.146.090.B.1, a Phase I and Phase II archaeological report (LIB240267) was prepared. The results of both the pedestrian survey and the subsurface evaluation were positive for pre-contact site indicators and intact midden associated with CA-MNT-17. The project scope was adjusted to minimize and avoid impacts to sensitive areas in conformance with Carmel Area Land Use Plan Policy 2.8.3.4. Measures to reduce impacts to less than significant, as recommended by the project archaeologist, have been incorporated

into the project's design and conditions of approval. To create the path, three inches of compacted aggregate and a layer of decomposed granite will be installed on top of the landscaping fabric. This design ensures there is no ground disturbance within the known cultural resource area. Carmel Area Land Use Plan Policy 2.3.5.4 encourages the removal of non-native and invasive plant species. Prior to the hand removal of invasive plants within the sensitive resource area, a foliar herbicide shall be applied to the plants for 4 weeks. Excavation and/or digging into the existing soil is not permitted. Native dune species restoration within the resource boundary shall be limited to hand seeding and plugs no larger than 1.5-inches in diameter and 5.5-inches deep. The proposed deck utilizes two surface pier footings, which will be located outside of the mapped resource boundary. An archaeological monitor and a Tribal cultural monitor shall be retained to monitor all project-related ground disturbance, and a cultural resource sensitivity training shall be conducted prior to any ground-disturbing activities. All of these recommendations have been incorporated as conditions of approval pursuant to Carmel Area Coastal Implementation Plan section 20.146.090.D.2.a. Additionally, these recommendations are consistent with Public Resources Code section 21083.2(b), which require avoiding archaeological resources and capping resources.

g) Land Use Advisory Committee (LUAC) Review. The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review on December 2, 2024. The LUAC members voted 7-0 to support the project as proposed.

h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240072.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Cultural Resources. The following report has been prepared:

- "Archaeological Review" (County of Monterey Library No. LIB240267) prepared by Susan Morley, Marina, CA, May 2023.

The above-mentioned technical report by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240072.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) All necessary public facilities will continue to be provided to the main residence. Potable water is provided by California American Water, and sewer service is provided by Carmel Area Wastewater District.

c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240072.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD Planning and Building Services Department records and is not aware of any violations existing on subject property and there are no known violations on the subject parcel.

b) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240072.

5. **FINDING:** **CEQA (Exempt): -** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts minor alterations of existing public or private structures involving negligible or no expansion of existing or former use.

b) As proposed, the project involves the construction of a deck, reconstruction of a retaining wall, construction of a ramped landscaping path, and associated site improvements, which are accessory to and will not change the residential use of the property and existing dwelling.

Therefore, the project meets the Class 1 Categorical Exemption requirements.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known biological or historical (structural) resources are present. While there are known historical/cultural resources (archaeological) on-site, no structural development is proposed within these areas. The on-site cultural/archaeological resource has been identified as CA-MNT-17, a significant resource under CEQA eligibility requirements. However, the project has been designed to ensure there will be no impacts to this significant cultural resource by avoiding ground disturbance within its known boundary and capping the resource, as required by Public Resources Code section 21083.2(b). Further, as required by the Carmel Area Land Use Plan, this project's standard County Conditions of Approval incorporate the Project Archaeologist's recommendations and will ensure that no inadvertent impacts occur during construction. See Finding No. 1, evidence "e". Therefore, there is no evidence that the project would result in a potentially significant adverse change to a significant archaeological resource, nor would the project have a significant effect on the environment. Finally, there are no unusual circumstances associated with undertaking the project that would create a reasonable possibility that the project would have a significant effect on the environment.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240072.

6. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20, Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and first through public road paralleling the sea (i.e., State Route/Highway 1 and Scenic Road) and because it involves development that is permitted in the underlying zone as a conditional use (development within 750 feet of known archaeological resources).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the Finding the project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA guidelines, and that there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Coastal Development Permit and Design Approval to allow construction of a 173 square foot deck, reconstruction of a retaining wall, construction of a landscaping path, and site improvements within 750 feet of known archaeological resources.

PASSED AND ADOPTED this 8th day of May, 2025:

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the County of Monterey Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240072

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development permit and Design Approval (PLN240072) allows the construction of a 173 square foot deck, reconstruction of a retaining wall, construction of a ramped landscaping path, and site improvements within 750 feet of a positive archaeological site. The property is located at 26357 Scenic Road, Carmel (Assessor's Parcel Number 009-442-018-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit and Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-442-018-000 on May 8th, 2025. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to the archaeological resource protection policies of the Carmel Area Land Use Plan, Owner/Applicant shall submit the contract with a Registered Professional Archaeologist to provide on-site archaeological monitoring services for the duration of ground disturbing activities including grading, trenching, augering, and hand excavations. The contract shall specify that excavations into hardpan and bedrock material, and the backfilling and processing of previously excavated materials or imported soils shall not require monitoring. The contract and monitor shall require compliance with the design and landscaping recommendations in Library No. LIB240267. Submit the contract to the Director of the HCD – Planning for review and approval.

If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist to provide on-site archaeological monitoring services for the duration of ground disturbing activities including grading, trenching, augering, and hand
excavations. The contract shall specify that excavations into hardpan and bedrock material, and the backfilling and processing of previously excavated materials or imported soils shall not require monitoring. The contract and monitor shall require compliance with the design and landscaping recommendations in Library No. LIB240267. Submit the contract to the Director of the HCD – Planning for review and approval.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist demonstrating compliance with this condition, and summarizing their methods, findings, and whether resources were found.

4. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The Plan shall incorporate recommendations of Library No. LIB240267. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. The Plan shall incorporate recommendations of Library No. LIB240267. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

5. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where (INSERT RESOURCES TO BE PROTECTED) exist(s). The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or prior to the commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD - Planning.

6. CULTURAL RESOURCES SENSITIVITY TRAINING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts on cultural resources that may be discovered during ground disturbing and construction activities, a qualified archaeological (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be retained to prepare and conduct a pre-construction cultural resources training program with all construction crew and serve as an on-call monitor for the duration of all project-related ground-disturbing activities. The purpose of the pre-construction cultural resources training program shall be to train the construction crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations. If at any time, potentially significant archaeological resources or intact features are discovered, Condition of Approval PD003(B) shall be adhered to. The Archaeological Monitor shall review and evaluate any inadvertent discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources. If the Archaeological Monitor determines that any cultural resources exposed during construction constitute a historical resource and /or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less than significant impact in accordance with California Public Resources Code Section 15064.5. The contract shall require that the Archaeological Monitor keep a log of inadvertent discoveries and submit a final report summarizing compliance actions with HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to the issuance of permits from Building Services, the Applicant/Owner shall submit to HCD-Planning a copy of the contract between the Applicant/Owner and a qualified archaeologist. The contract shall include the requirements of this condition and specify that the archaeologist will prepare and conduct a pre -construction cultural resources training for all construction crew. The contract shall also specify that the archaeologist will be retained on an “on-call” basis for all ground disturbing construction to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction.

Prior to initial ground disturbance, the Applicant/Owner shall submit evidence to HCD-Planning demonstrating that the pre-construction cultural resources training meeting occurred as required by this condition. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of attendees

7. ON-SITE TRIBAL MONITOR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure that Tribal Cultural Resources incur a less than significant impact if encountered, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representatives, shall be on-site and observe all project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the Applicant/Owner/contractor shall refer to and comply with Condition PD003(B) as applicable. This mitigation is not intended to alleviate the responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Compliance or Monitoring Action to be Performed: 3a: Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall include a note on the construction plans encompassing the language contained in this condition, including all compliance actions. The Applicant/Owner shall submit said plans to HCD-Planning for review and approval.

3b: Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading.

3c: Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the Property Owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the fieldwork. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University prior to final of construction permits. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and the penalty for violation pursuant to PRC section 5097.994.

3d: Prior to final inspection from HCD-Building Services, the Tribal Monitor or other appropriately NAHC-recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

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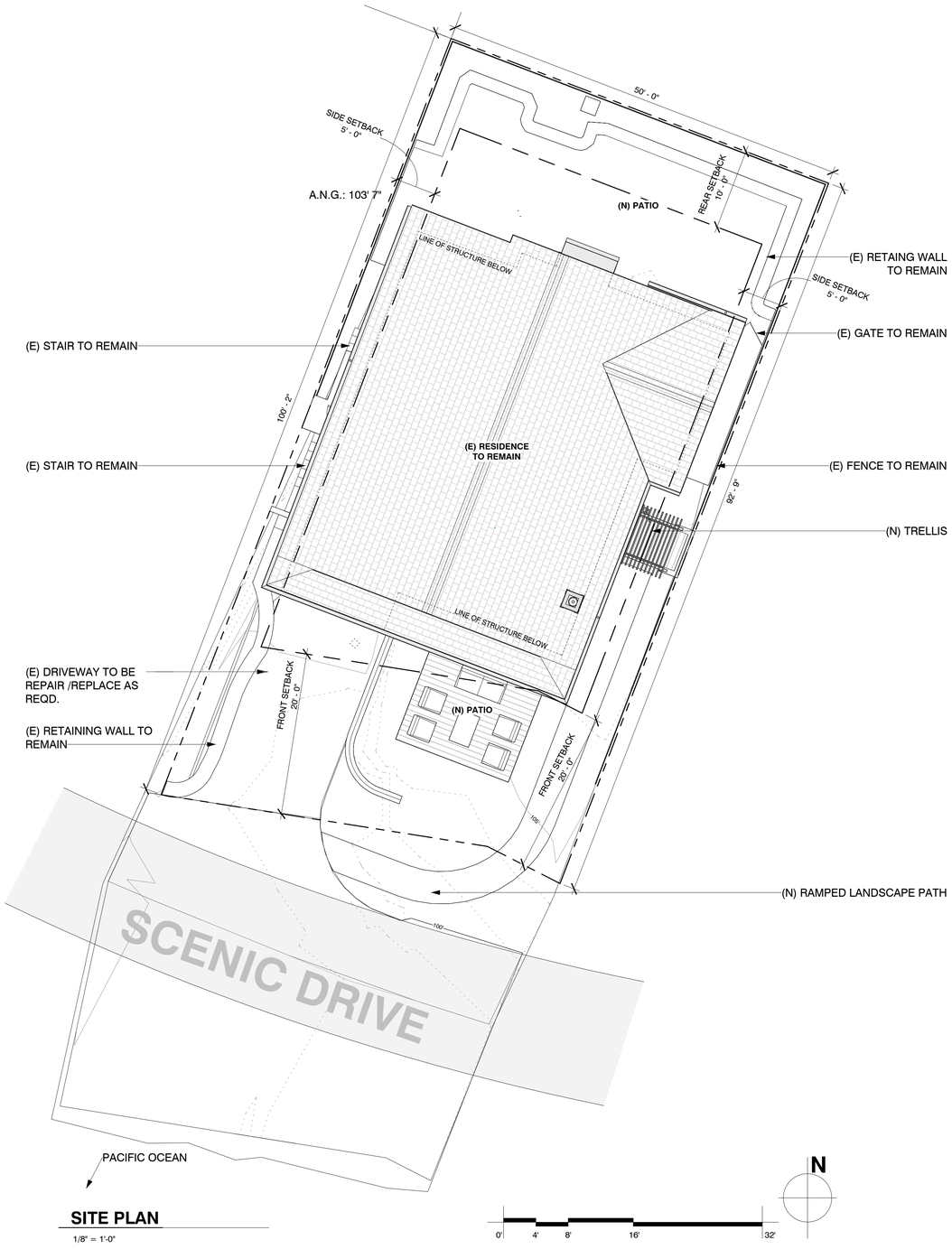
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of Studio Schicketanz and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Studio Schicketanz. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



SITE PLAN

1/8" = 1'-0"

PROJECT DATA

CLIENT NAME	JEFFREY CAPPO c/o Studio Schicketanz
ARCHITECT	Studio Schicketanz P.O. Box 2704 Carmel, CA 93921 Phone: 831.622.9000 Fax: 831.309.9932 Contact: Kumaresh Sekaran E-Mail: buildingpermit@studioschicketanz.com
LAND SURVEYOR: **CIVIL ENGINEER:**	LANDSET ENGINEERING 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 93907 PH: 831-443-6970 CONTACT: GUY GIRAUDO
ARCHAEOLOGIST:	ACHASTA ARCHAEOLOGICAL SERVICES 3059 BOSTICK AVENUE MARINA, CA 93933 PH: 831-262-2300 CONTACT: SUSAN MORLEY
LANDSCAPE	BLAKE JOPLING LANDSCAPE ARCHITECTURE 37301 TASSAJARA RD. CARMEL VALLEY , CA 93924 PH: 831-238-1091 CONTACT: BLAKE JOPLING

PROPERTY ADDRESS	26357 SCENIC ROAD
APN/ LOT SIZE:	009-442-018-000 / 0.1 ACRES (44,345.8 SF)
ZONING:	MDR/2-D(18)(CZ)
OCCUPANCY GROUP:	R3 FOR HOUSE - U - FOR GARAGE
WATER SOURCE:	California American Water
SEWER PROVIDER:	Carmel Area Wastewater District
ELECTRICITY PROVIDER:	PG&E

SCOPE OF WORK

LANDSCAPE IMPROVEMENTS TO (E) HOUSE -
ALTER (E) LANDSCAPE WALLS; ADD (N) DECK @ 23"HT.

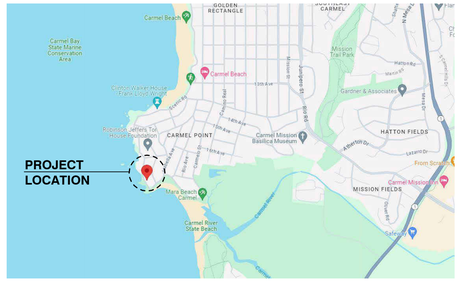
DEMO (E) WALL & ADD (N) WALL OF LENGTH 24' 4" ; HT. RANGING FROM 6' 0" HT. TO 3' 0" HT.

PLANTING PER LANDSCAPE PLANS

ADD (N) PATHWAY PER APPROVED ENCROACHMENT PERMIT 24EP0180

SITE COVERAGE, BLDG HT REMAIN THE SAME.

SITE IMAGES



VICINITY MAP

SHEET INDEX

1A	COVER PAGE & SITE PLAN.
1B	SURVEY.
3E	BUILDING SECTIONS-EXTERIOR PATIO.
4A	LANDSCAPE SITE PLAN.
4B	PLANTING PLAN

TITLE COVER PAGE & SITE PLAN.

CAPPO SCENIC 2

JEFFREY CAPPO **26357 SCENIC ROAD** **APN 009-442-018-000**

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

DATE 11/04/2025
SCALE As indicated
DRAWN BY CS
JOB NUMBER 2209

SHEET 1A

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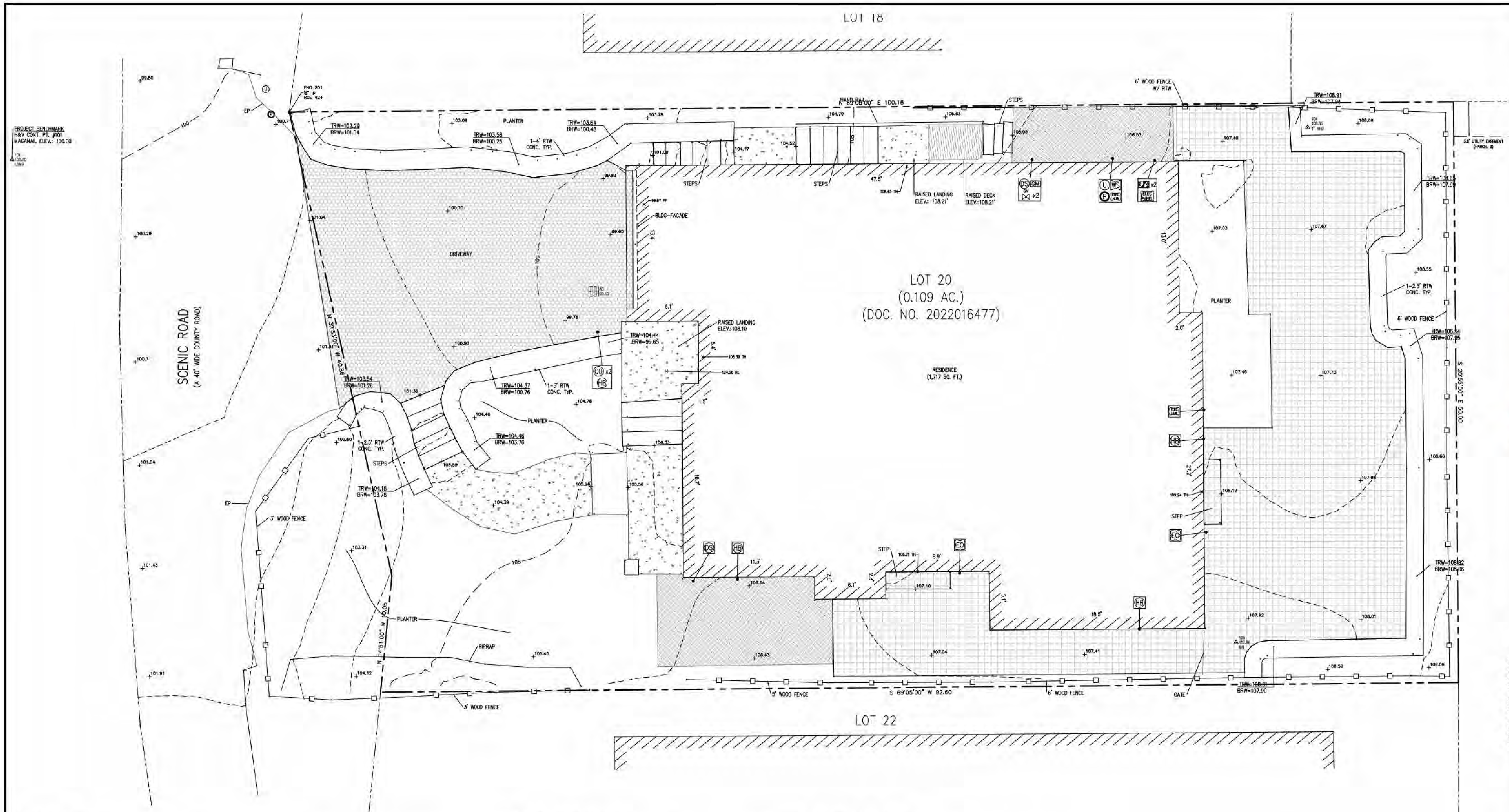

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 100 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- GRAVEL
- WOOD
- TILE
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC MANHOLE
- FUSEBOX
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION BOX
- LANDSCAPE LIGHT
- STREETLIGHT
- PG&E BOX
- PG&E GAS MANHOLE
- PIPE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- UNKNOWN UTILITY
- UTILITY HUB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00 SPOT ELEVATION
- ×100.00 RL RIDGELINE
- ×100.00 FF FINISHED FLOOR
- ×100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTI-PRONGED TREE (MP)

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR	TH	=	THRESHOLD
AD	=	AREA DRAIN	FL	=	FLOWLINE	TR	=	TREE
BLDG	=	BUILDING	FNC	=	FENCE	TYP	=	TYPICAL
BRK	=	BRICK	FND	=	FOUND	UTIL	=	UTILITY
BRKR	=	BREAKER	FTN	=	FOUNTAIN	VGUT	=	V-GUTTER
BSW	=	BACK OF SIDEWALK	GEN	=	GENERATOR	W	=	WILLOW
CB	=	CATCH BASIN	GR	=	GRATE	WD	=	WOOD
CE	=	CEDAR	GRND	=	GROUND			
CHK VLV	=	CHECK VALVE	GT	=	GATE			
CHNLNK	=	CHAINLINK	H	=	HOLLY			
CL	=	CENTERLINE	MON	=	MONUMENT			
CMU	=	CONCRETE MASONRY UNIT	MTL	=	METAL			
CONC	=	CONCRETE	O	=	OAK			
CTL	=	CONTROL	PA	=	PALM			
CW	=	COTTON WOOD	PE	=	PEPPER			
CYP	=	CYPRESS	P	=	PINE			
DG	=	DECOMPOSED GRANITE	PLST	=	PLASTIC			
DK	=	TOP OF DECK	R	=	REDWOOD			
E	=	EUCALYPTUS	RL	=	RIDGE LINE			
ELEC	=	ELECTRIC	RW	=	RETAINING WALL			
EP	=	EDGE OF PAVEMENT	SAT	=	SATELLITE			
ESMT	=	EASEMENT	STN	=	STONE			
FDC	=	FIRE DEPARTMENT CONNECTION	STP	=	STEP			
			SYS	=	SYSTEMS			

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #101, A MAGNETIC NAIL LOCATED APPROXIMATELY 12' SOUTHERLY AND 21 WESTERLY FROM THE NORTHWESTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (12/07/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
MR. JEFFREY CAPPO

ARCHITECT:
LUYEN VU
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940

SITE LOCATION:
26357 SCENIC ROAD
CARMEL, CA 93923

No.	DATE	BY	REVISION
	12/16/22	AL	RELEASED TO CLIENT

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL AS DESCRIBED IN DOC. NO. 2022016477
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

MR. JEFFREY CAPO

A.P.N.: 009-442-018

LANDSET ENGINEERS, INC.

APPROVED BY:
GUY R. GIRADDO R.L.S. No. 8703

SCALE: 1" = 4'
DATE: DEC 2022
JOB NO. 2585-01
SHEET 1 OF 1 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2585 - Cappo\2585-01 Site Topo\DWG\2585-TOPO.dwg

TITLE
SURVEY.

CAPPO SCENIC 2

JEFFREY CAPPO 26357 SCENIC ROAD APN 009-442-018-000

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

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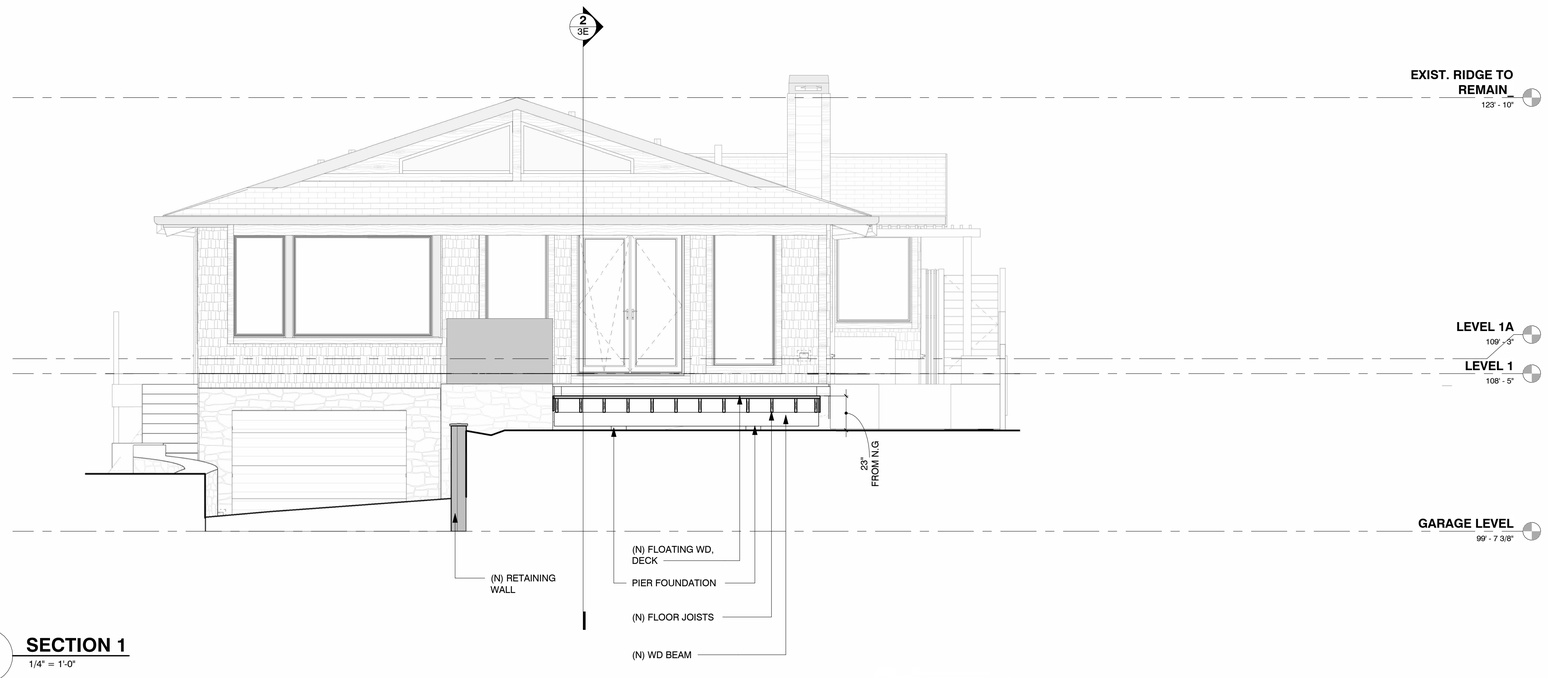
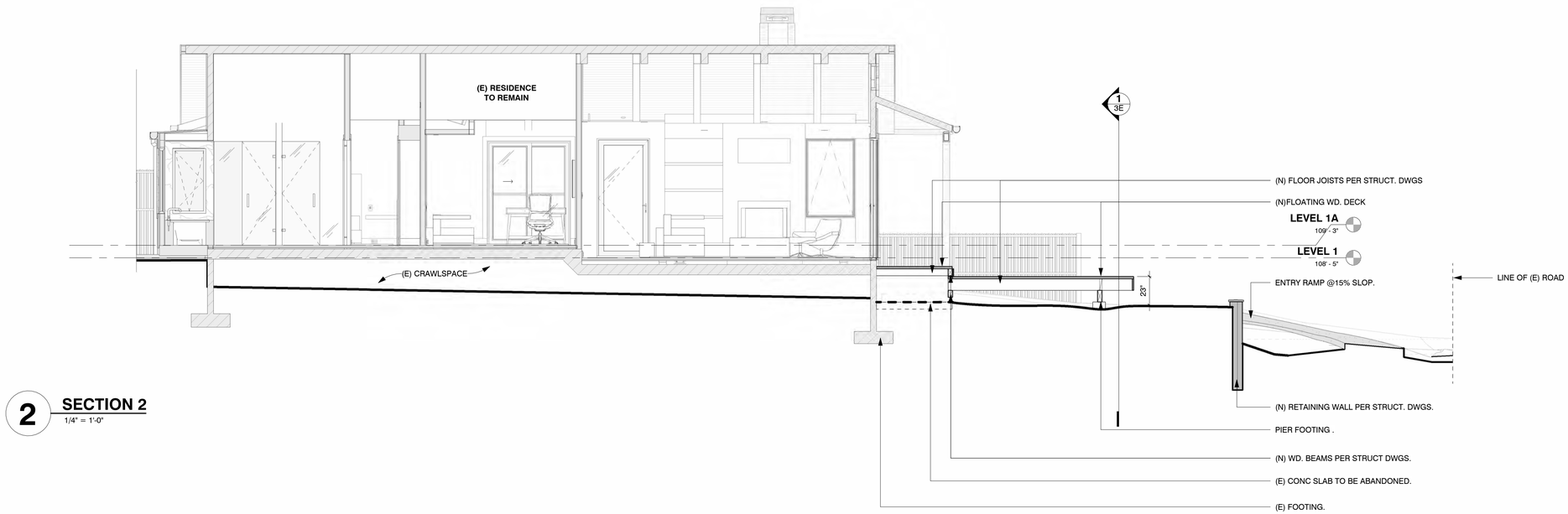


1 **SECTION 1**
1/4" = 1'-0"



2 **SECTION 2**
1/4" = 1'-0"

TITLE BUILDING SECTIONS-EXTERIOR PATIO.

CAPPO SCENIC 2

JEFFREY CAPPO 26357 SCENIC ROAD APN 009-442-018-000

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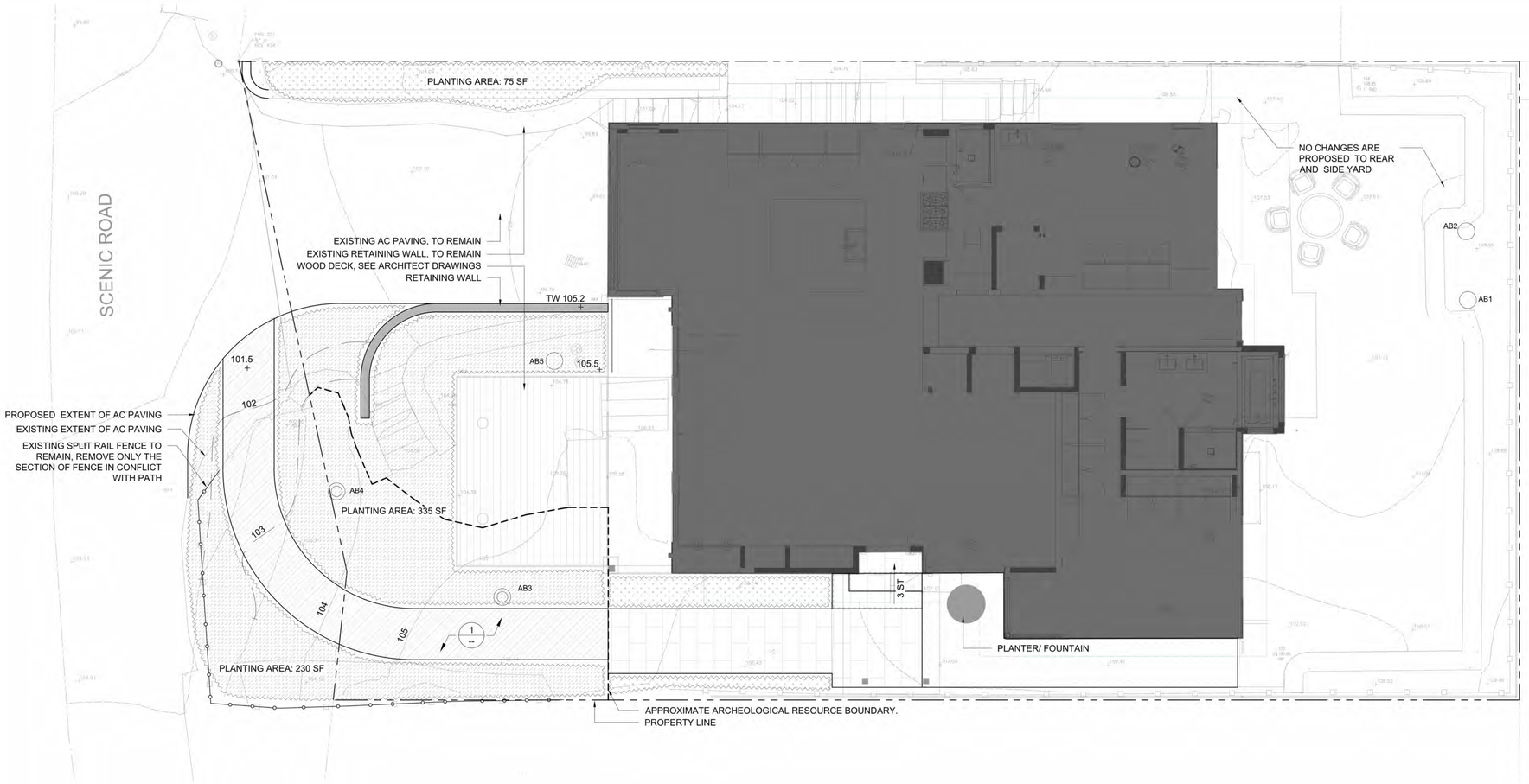


LANDSCAPE LEGEND

LANDSCAPE PATH: DECOMPOSED GRANITE 'CALIFORNIA GOLD'. PER ARCHEOLOGIST, CONTRACTOR SHALL OBSERVE THE FOLLOWING CONDITIONS:

- ARCHEOLOGICAL MONITORING IS REQUIRED FOR THE DURATION OF PATH CONSTRUCTION
- NO CUT INTO EXISTING SOIL IS ALLOWED
- PRIOR TO PATH CONSTRUCTION, PLACE LANDSCAPE FABRIC OVER ENTIRE PATH AREA, AFFIX FABRIC WITH 6" SOIL STAPLES @ 18" SPACING.

DECORATIVE GRAVEL: 3/8" PAMI PEBBLES OVER COMPACTED AGGREGATE BASE

STONE PAVING: NATURAL STONE PAVERS MORTAR SET ON CONCRETE SLAB

RETAINING WALLS - DEMOLISH EXISTING STONE CLAD CONCRETE RETAINING WALLS AND REBUILD IN THE CONFIGURATION SHOWN ON PLANS, SHOP DRAWINGS REQUIRED. NATURAL STONE FACIA TO MATCH HOUSE.

APPROXIMATE LOCATION OF ARCHEOLOGICAL INVESTIGATION BORE HOLE LOCATIONS, REFER TO ARCHEOLOGICAL REPORT.

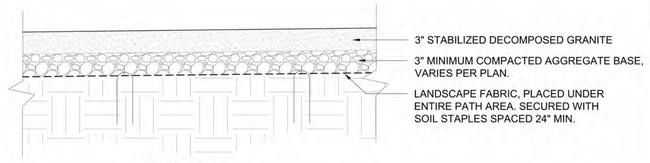
PLANTING WITHIN ARCHEOLOGICAL RESOURCE AREA — PLANTING AREA: 565 SF

- ALL LANDSCAPE WORK IN THIS AREA WILL BE PERFORMED UNDER THE OBSERVATION OF PROJECT ARCHEOLOGIST
- NO PERMANENT IRRIGATION IS ALLOWED. HAND WATERING AND/OR SURFACE DRIP IRRIGATION ONLY. NO TRENCHING IS ALLOWED.
- PLANTING IN THIS AREA SHALL BE RESTRICTED TO HAND SEEDING AND CONTAINER PLANTS NO LARGER THAN 'STUBBIES' @ 1.5 " DIA x 5.5" DEEP
- SEE PLANTING PLAN FOR CLEARING AND GRUBBING REQUIREMENTS

TYPICAL PLANTING AREA — PLANTING AREA: 140 SF

- NEW PLANTING SHALL REPLACE EXISTING PLANTING
- PRESERVE EXISTING IRRIGATION CONNECTIONS TO PLANTERS, REPLACE EXISTING IRRIGATION WITH SUB-SURFACE DRIP IRRIGATION.

TOTAL PLANTING AREA: 705 SF



CROSS SECTION

1 DECOMPOSED GRANITE LANDSCAPE PATH
SCALE: 1 1/2" = 1'

BJ LA
BLAKE JOPLING LANDSCAPE ARCHITECTURE
37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

PROJECT
CAPPO RESIDENCE
26357 SCENIC ROAD
CARMEL, CA 93923
APN: 009-442-018-000

SEAL AND SIGNATURE

CONSULTANTS

NORTH
0' 2' 4' 8'
SCALE: 1/4" = 1'-0"

REV:	ISSUE:	DATE:
	DRAFT	24.02.07
	ISSUED FOR PERMIT	24.03.05

PROJECT NO: 2309.0
DRAWN: BJ
CHECK: BJ
DATE: 24.03.05

LANDSCAPE SITE PLAN

L100

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TITLE: LANDSCAPE SITE PLAN

CAPPO SCENIC 2

JEFFREY CAPPO 26357 SCENIC ROAD APN 009-442-018-000

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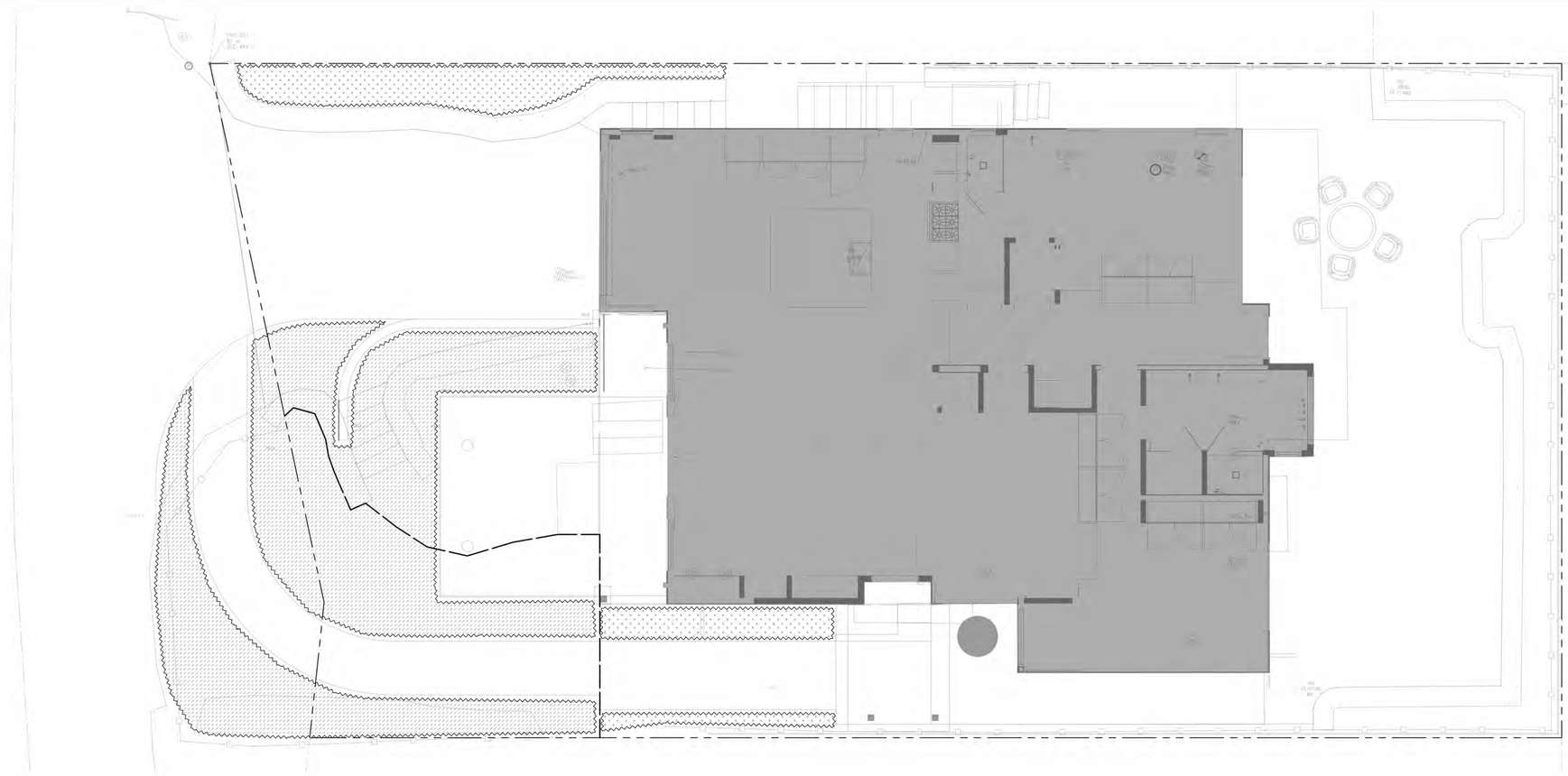

PLANTING LEGEND

PLANTING WITHIN THE ARCHEOLOGICAL RESOURCE AREA

Scientific Name	Common Name	Container Size	Spacing (OC)	Water Requirements (WUCOLS)	Percent of Mix
Armeria maritima	Sea Thrift	Stubby	12"	Moderate	5%
Carex praegracilis	Dune sedge	Stubby	12"	Low	50%
Calamagrostis foliosa	Cape Mendocino reedgrass	Stubby	24"	Moderate	5%
Frageria chiloensis	Beach Strawberry	Stubby	18"	Low	10%
Lessingia filaginifolia 'Silver Carpet'	Silver Carpet California Aster	Stubby	24"	Low	10%
Tanacetum camphoratum	Dune Tansy	Stubby	18"	Very Low	20%

TYPICAL PLANTING AREAS

Scientific Name	Common Name	Container Size	Spacing (OC)	Water Requirements (WUCOLS)	Percent of Mix
Chondrapetalum elephantium	Large Cape Rush	15 gal	48"	Moderate	10%
Carex praegracilis	Dune sedge	Stubby	12"	Low	50%
Calamagrostis foliosa	Cape Mendocino reedgrass	1 gal	24"	Low	10%
Artemisia pycnocephala 'David's choice'	Dune sagewort	1 gal	36"	Very Low	20%
Dudlea brittonii	Giant Chalk Dudlea	1 gal	24"	Very Low	10%

SITE PREPARATION NOTES

CONTRACTOR SHALL FOLLOW THE FOLLOWING PROJECT REQUIREMENTS WHEN WORKING WITHIN AREAS INDICATED AS ARCHEOLOGICAL RESOURCE AREAS. A RESOURCE MONITOR IS REQUIRED TO BE ON SITE DURING ANY WORK IN THE AREA. THE OBJECTIVE OF THESE REQUIREMENTS ARE TO PROVIDE **MINIMAL DISTURBANCE** TO THE GROUND DURING THE LANDSCAPE CONSTRUCTION.

SITE PREPARATION

- EXISTING PLANTING SHALL BE REMOVED ONLY AFTER THEY HAVE BEEN TREATED WITH AN FOLIAR HERBICIDE SUCH AS ROUND-UP AND HAVE BEEN LEFT IN PLACE TO DESICCATE (~4 WEEKS)
- NO DIGGING INTO EXISTING SOIL IS ALLOWED.
- EXISTING BOULDERS SHALL BE LEFT IN PLACE, IF BOULDERS INHIBIT WORK, CONSULT THE MONITOR.
- SOIL AMENDMENTS SUCH AS COMPOST AND PLANTING SOIL SHALL BE MINIMALLY INCORPORATED INTO THE EXISTING TOP SOIL, SCARIFY NO DEEPER THAN 3." NO ROTOTILLING IS ALLOWED.

PLANTING AND IRRIGATION - REFER TO LEGEND ON SHEET L100.

BJ LA

BLAKE JOPLING LANDSCAPE ARCHITECTURE

37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

PROJECT

CAPPO RESIDENCE

26357 SCENIC ROAD
CARMEL, CA 93923
APN: 009-442-018-000

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
BLAKE D. JOPLING AND SONS
07/28/2024
Renewal Date
03/30/24
2016
STATE OF CALIFORNIA

CONSULTANTS

NORTH

0' 2' 4' 8'

SCALE: 1/4" = 1'-0"

REV:	ISSUE:	DATE:
	DRAFT	24.02.07
	ISSUED FOR PERMIT	24.03.05

PROJECT NO: 2309.0
DRAWN: BJ
CHECK: BJ
DATE: 24.03.05

PLANTING PLAN

L200

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TITLE PLANTING PLAN

CAPPO SCENIC 2

JEFFREY CAPPO 26357 SCENIC ROAD APN 009-442-018-000

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