

# Attachment B

This page intentionally left blank.

When recorded return to:  
COUNTY OF MONTEREY HOUSING  
AND COMMUNITY DEVELOPMENT  
DEPARTMENT - PLANNING  
Attn: **SUMMER OBLEDO**  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-5025

Space above for Recorder's Use

**Owner Name:** Cappo Real Estate  
Holdings, LLC a  
Tennessee limited liability  
company  
**Permit No.:** PLN240072  
**Resolution No.:** 25-018  
**APN:** 009-442-018-000  
**Project Planner:** Summer Obledo

The Undersigned Grantor(s) Declare(s):  
DOCUMENTARY TRANSFER TAX OF \$ 0  
 computed on the consideration or full value of  
property conveyed, OR  
 computed on the consideration or full value less  
value of liens and/or encumbrances remaining at  
time of sale,  
 unincorporated area; and  
 Exempt from transfer tax,  
Reason: Transfer to a governmental entity

\_\_\_\_\_  
Signature of Declarant or Agent

## ***ARCHAEOLOGICAL EASEMENT DEED (COASTAL)***

**THIS DEED** made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between  
**Cappo Real Estate Holdings, LLC a Tennessee limited liability company** as Grantor,  
and the *COUNTY OF MONTEREY*, a political subdivision of the State of California, as  
Grantee,

### ***WITNESSETH:***

**WHEREAS**, said Grantor is the owner in fee of the real property more particularly  
described in Exhibit "A" attached hereto and made a part hereof, situated in Monterey  
County, California (the Property); and

**WHEREAS**, the Property has certain environmental resources; and

**WHEREAS**, the Grantor and the Grantee desire to preserve and conserve for the public benefit the resources present on the property; and

**WHEREAS**, the California Coastal Act of 1976, (the Act) requires that any coastal development permit approved by the County be consistent with the provisions of the certified Local Coastal Program (LCP); and

**WHEREAS**, pursuant to the Act, and the LCP, Grantor applied to the County for a permit to undertake development as defined in the LCP; and

**WHEREAS**, a **Coastal Development Permit and Design Approval** (File Number **PLN240072**) (the Permit" was granted on **May 8, 2025** by the Monterey County **Zoning Administrator** pursuant to the Findings, Evidence and Conditions contained in Resolution No. **25-018**. That Resolution is attached hereto as Exhibit "B" (without plans) and hereby incorporated by reference, the Resolution) subject to the following condition(s):

**Condition No. 5:**

*"A conservation and scenic easement shall be conveyed to the County over those portions of the property where Archaeological resources 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."*

**WHEREAS**, the County, acting on behalf of the People of the State of California and pursuant to the Act, and in accordance with the findings contained in the Resolution granted the Permit to the Grantor subject to Condition No. 5 described above (the Condition) requiring that the Grantor record a conservation and scenic easement (the easement) over the Property as shown in Exhibit "C" attached hereto and hereby incorporated by reference, and agree to restrict development on and use of the Property to preserve the Property's archaeological resources and prevent the adverse direct and cumulative effects on those resources that could occur if the Property were not restricted in accordance with this easement; and

**WHEREAS**, the County has placed the Condition on the permit because a finding must be made under the law that the proposed development conforms with the provisions

of the certified Local Coastal Program and that in the absence of the protection provided by the Condition said finding could not be made; and

**WHEREAS**, Grantor has elected to comply with the Condition and execute this easement so as to enable Grantor to undertake the development authorized by the Permit; and

**WHEREAS**, it is intended that this easement is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8, of the California Constitution and that said easement shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1; and

**WHEREAS**, the said Grantor is willing to grant to the County of Monterey an easement, thereby protecting the existing conditions and archaeological resources by the restricted use and enjoyment of the Property by the Grantor through the imposition of the conditions hereinafter expressed;

**NOW, THEREFORE**, the Grantor does hereby grant and convey unto the County of Monterey an estate, interest, and an easement in said real property of Grantor of the nature and character and to the extent hereinafter expressed, which estate, interest, and easement will result from the restrictions hereby imposed upon the use of said Property by said Grantor, and to that end and for the purposes of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors, and assigns, with the said Grantee, its successors and assigns, to do and refrain from doing severally and collectively upon the Grantor's Property the various acts hereinafter mentioned.

A. PROPERTY SUBJECT TO EASEMENT. The Property is situated in the County of Monterey, State of California. The portion of the Property to which this instrument applies is particularly described and depicted in Exhibit "C", attached hereto, and made a part hereof (the Easement Area).

B. RESTRICTIONS. The restrictions hereby imposed upon the use of the Easement Area by the Grantor and the acts which said Grantor shall refrain from doing upon the Easement Area in connection herewith are, and shall be, as follows:

1. That no structures will be placed or erected upon said Easement Area.
2. That no advertising of any kind or nature shall be located on or within the Easement Area.

3. That the Grantor shall not plant or permit to be planted any vegetation upon the Easement Area, except as approved through Resolution Number 25-018 and future Coastal Development Permits as applicable.

4. That, except for the maintenance of the existing path as shown on Resolution No. 25-018, subject to the granting of the applicable Coastal Development Permits and obtaining recommendations by a qualified archaeologist, the general topography of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made.

5. That no use of the Easement Area which will or does materially alter the landscape or surface and subsurface features of said Property other than those specified above shall be done or suffered.

C. EXCEPTIONS AND RESERVATIONS. The following are excepted and reserved to the Grantor to be implemented consistent with the objectives, purposes and conditions of this easement:

1. The right to maintain all existing vegetation and private pathways upon the Easement Area.

2. The use and occupancy of the Easement Area not inconsistent with the conditions and restrictions herein imposed.

3. Management of vegetation within the Easement Area in accordance with the Fuel Management Plan approved with the Permit on file with the Monterey County Planning Department.

D. SUBJECT TO APPLICABLE LAWS. Land uses permitted or reserved to the Grantor by this instrument shall be subject to all applicable laws regulating the use of land.

E. BENEFIT AND BURDEN. This grant of the easement shall run with and burden the Property, and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the Property from the date of recordation of this document and shall bind the Grantor and all of its successors and assigns. This grant shall benefit the County of Monterey and its successors and assigns forever.

F. RIGHT OF ENTRY. The Grantee or its agent may enter onto the Property to ascertain whether the use restrictions set forth above are being observed at times reasonably acceptable to the Grantor.

G. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the Property contrary to the terms of this grant of easement will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this grant of easement, including, but not limited to, injunction to terminate a breaching activity and to force the restoration of all damage done by such activity, or an action to enforce the terms and provisions hereof by specific performance. It is understood and agreed that the Grantee may pursue any appropriate legal and equitable remedies. The Grantee shall have sole discretion to determine under what circumstances an action to enforce the terms and conditions of this grant of easement shall be brought in law or in equity. Any forbearance on the part of the Grantee to enforce the terms and provisions hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent breach.

H. MAINTENANCE. The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the Property or any interest or easement created by this grant of easement. All costs and expenses for such maintenance, improvement use, or possession shall be borne by the Grantor, except for costs incurred by Grantee for monitoring compliance with the terms of this easement.

I. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, departments, officers, agents, and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee, while in upon, or in any way connected with the Property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents, and employees from all liability, loss, cost, and obligations on account of or arising out of such injuries or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the Property which would

subject the Grantee to any liability occurring upon the Property by virtue of the fact that the right of the Grantee to enter the Property or Easement Area is strictly limited to preventing uses inconsistent with the interest granted, the Property is not “property of a public entity” or “public property,” and Grantee’s rights herein do not include the right to enter the Property or Easement Area for the purposes of correcting any “dangerous condition” as those terms are defined by California Government Code Section 830.

J. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations, and reservations contained in this conveyance shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

K. SEVERABILITY. If any provision of this easement is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Executed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, at \_\_\_\_\_, California.

Cappo Real Estate Holdings, LLC a Tennessee limited liability company

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print or Type Name and Title)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print or Type Name and Title)

**NOTE TO NOTARY PUBLIC:** If you are notarizing the signatures of persons, signing on behalf of a corporation, partnership, trust, etc., please use the correct notary jurat (acknowledgment) as explained in your Notary Public Law Book.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)  
COUNTY OF MONTEREY)

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)  
COUNTY OF MONTEREY)

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)



**EXHIBITS TO BE ATTACHED TO:  
ARCHAEOLOGICAL EASEMENT DEED**

1. **EXHIBIT "A"**: Full legal description of the entire property for which a Development Permit was granted. The legal description may be obtained from a grant deed or title report for the property. A parcel number will not be accepted as a legal description.
2. **EXHIBIT "B"**: A copy of Monterey County Resolution granting the Development Permit.
3. **EXHIBIT "C"**: An official surveyor's map, parcel map or plot plan, accompanied by a metes and bounds description, prepared by a licensed surveyor, showing the exact location of the easement on the property. Exhibits shall be marked as C-1, C-2, etc.

"ANY EXHIBIT(S) MUST BE NO LARGER THAN 8 1/2" X 14"

## EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Monterey, State of California, and is described as follows:

### PARCEL I:

Beginning at the most Northwesterly corner of Lot 20 in Block B-14, of Addition No. 7 to Carmel-By-The-Sea, as said Lot and Block are shown and delineated on that certain Map entitled, "Map of Addition No. 7 to Carmel-By-The-Sea, Monterey County, California", filed on May 4, 1910 in Volume 2 of Maps of Cities and Towns, at Page 24, Records of Monterey County, California and running thence

- (1) N. 69° 05' E., 100.18 feet along the Northwesterly line of Lot 20 and Lot 19; thence
- (2) S. 20° 55' E., 50.00 feet; thence
- (3) S. 69° 05' W., 92.60 feet to a point on the Northeasterly line of Scenic Road; thence
- (4) N. 14° 51' W., 10.05 feet; thence
- (5) N. 32° 53' W., 40.86 feet to the point of beginning.

### PARCEL II:

A non-exclusive perpetual easement for underground utilities along the most Northerly 3 feet of Lot 19, in said Block B-14, such easement to serve the property hereby conveyed from Oceanview Avenue.

APN: 009-442-018-000

**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. 25-018**

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 parcel 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 design the project to avoid potential impacts, 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 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:

DocuSigned by:

*Mike Novo*

9D45DC219AC247C...

Mike Novo, AICP  
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUNE 18, 2025.

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 JUNE 30, 2025.

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.

# County of Monterey HCD Planning

## 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 25-018) 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 Archaeological resources 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. 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 condition 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.

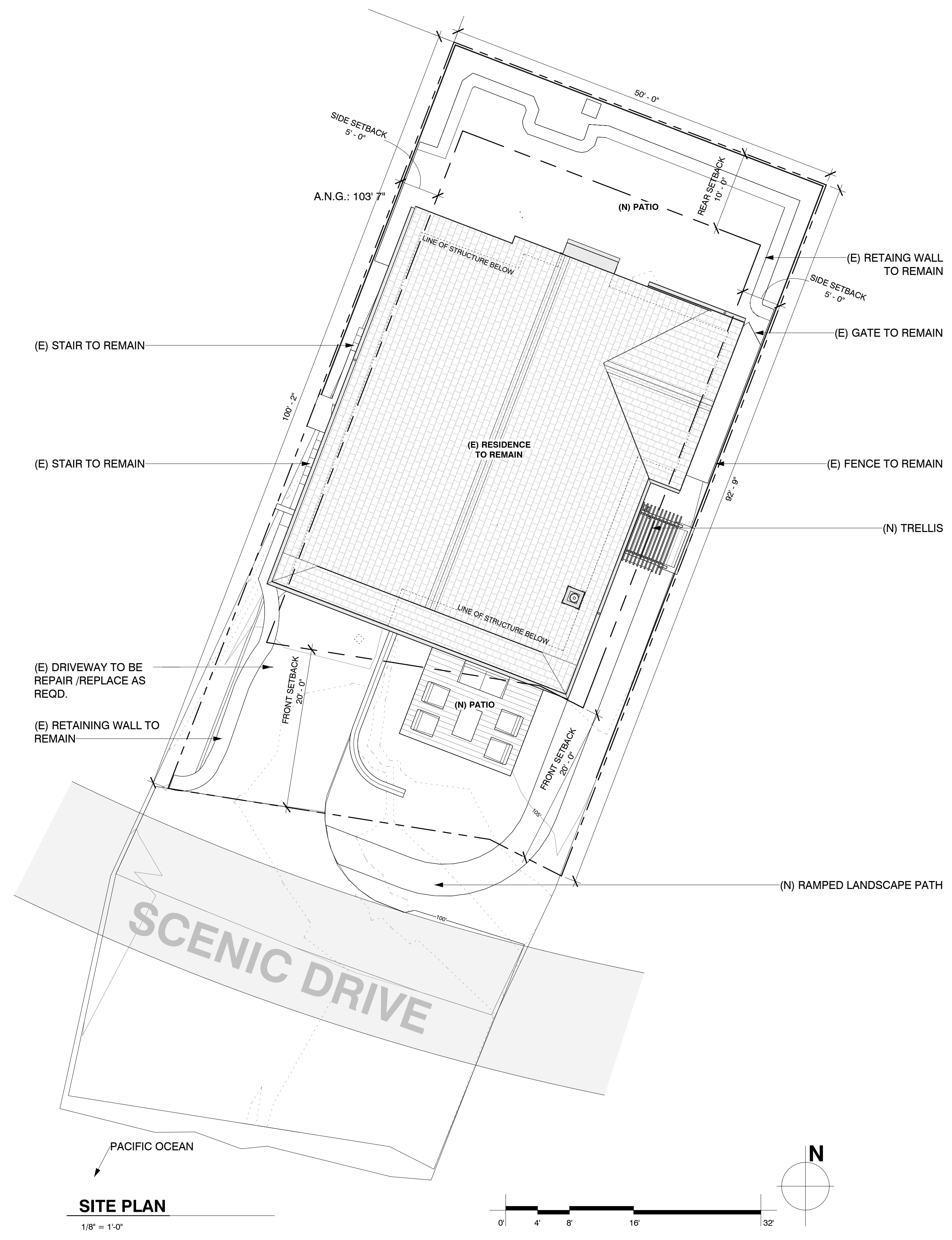
**Compliance or Monitoring Action to be Performed:** 3a: Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall include a note on the construction plans encompassing the language contained in this condition, including all compliance actions. The Applicant/Owner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

4/13/2025 9:47:40 PM  
 Visual content with these photos and illustrations shall constitute part of the project. Visual content with these photos and illustrations shall constitute part of the project. Visual content with these photos and illustrations shall constitute part of the project.



**SITE PLAN**  
 1/8" = 1'-0"



### PROJECT DATA

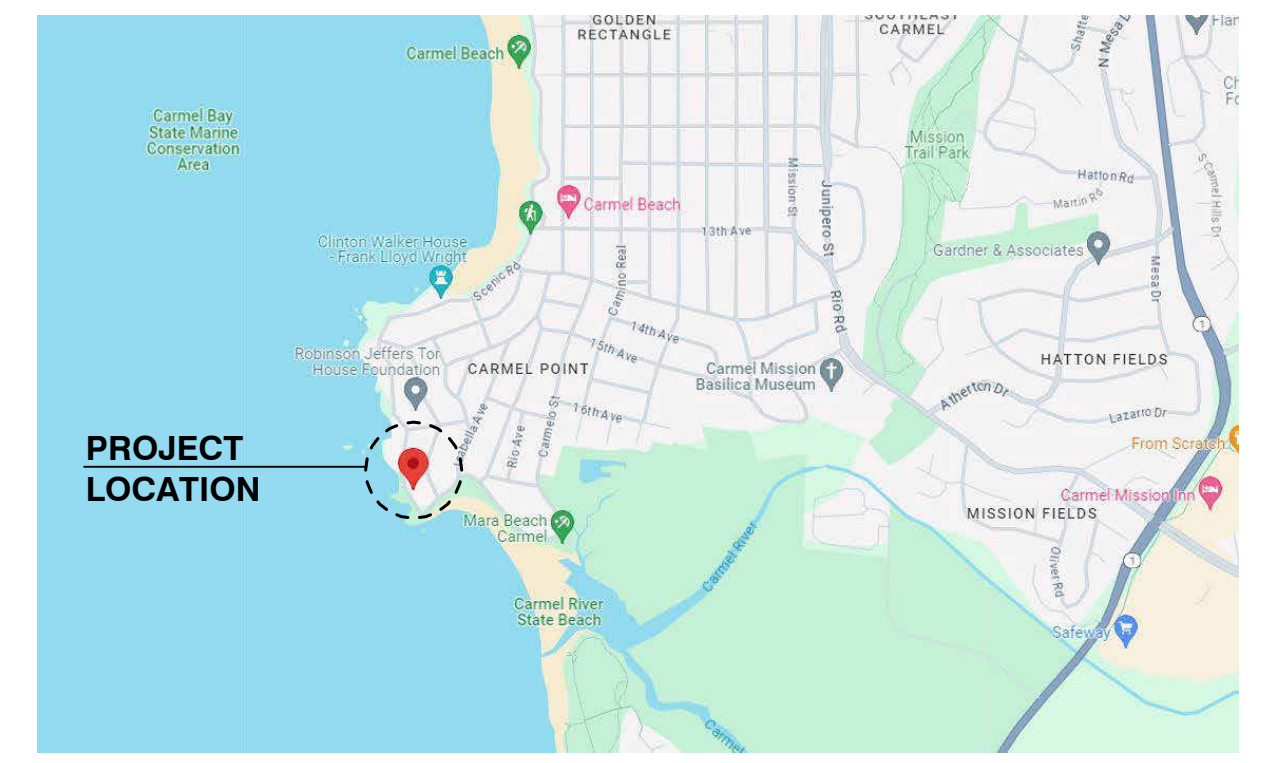
<b>CLIENT NAME</b>	JEFFREY CAPPO c/o Studio Schicketanz
<b>ARCHITECT</b>	Studio Schicketanz P.O. Box 2704 Carmel, CA 93921 Phone: 831.622.9000 Fax: 831.309.9932 Contact: Kumaresh Sekaran E-Mail: buildingpermit@studioschicketanz.com
<b>LAND SURVEYOR: CIVIL ENGINEER:</b>	LANDSET ENGINEERING 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 93907 PH: 831-443-6970 CONTACT: GUY GIRAUDO
<b>ARCHAEOLOGIST:</b>	ACHASTA ARCHAEOLOGICAL SERVICES 3059 BOSTICK AVENUE MARINA, CA 93933 PH: 831-262-2300 CONTACT: SUSAN MORLEY
<b>LANDSCAPE</b>	BLAKE JOPLING LANDSCAPE ARCHITECTURE 37301 TASSAJARA RD. CARMEL VALLEY, CA 93924 PH: 831-238-1091 CONTACT: BLAKE JOPLING
<b>PROPERTY ADDRESS</b>	26357 SCENIC ROAD
<b>APN/ LOT SIZE:</b>	009-442-018-000 / 0.1 ACRES (44,345.8 SF)
<b>ZONING:</b>	MDR/2-D(18)(CZ)
<b>OCCUPANCY GROUP:</b>	R3 FOR HOUSE - U - FOR GARAGE
<b>WATER SOURCE:</b>	California American Water
<b>SEWER PROVIDER:</b>	Carmel Area Wastewater District
<b>ELECTRICITY PROVIDER:</b>	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

4/10/2025 11:01:59 PM

TITLE SURVEY.

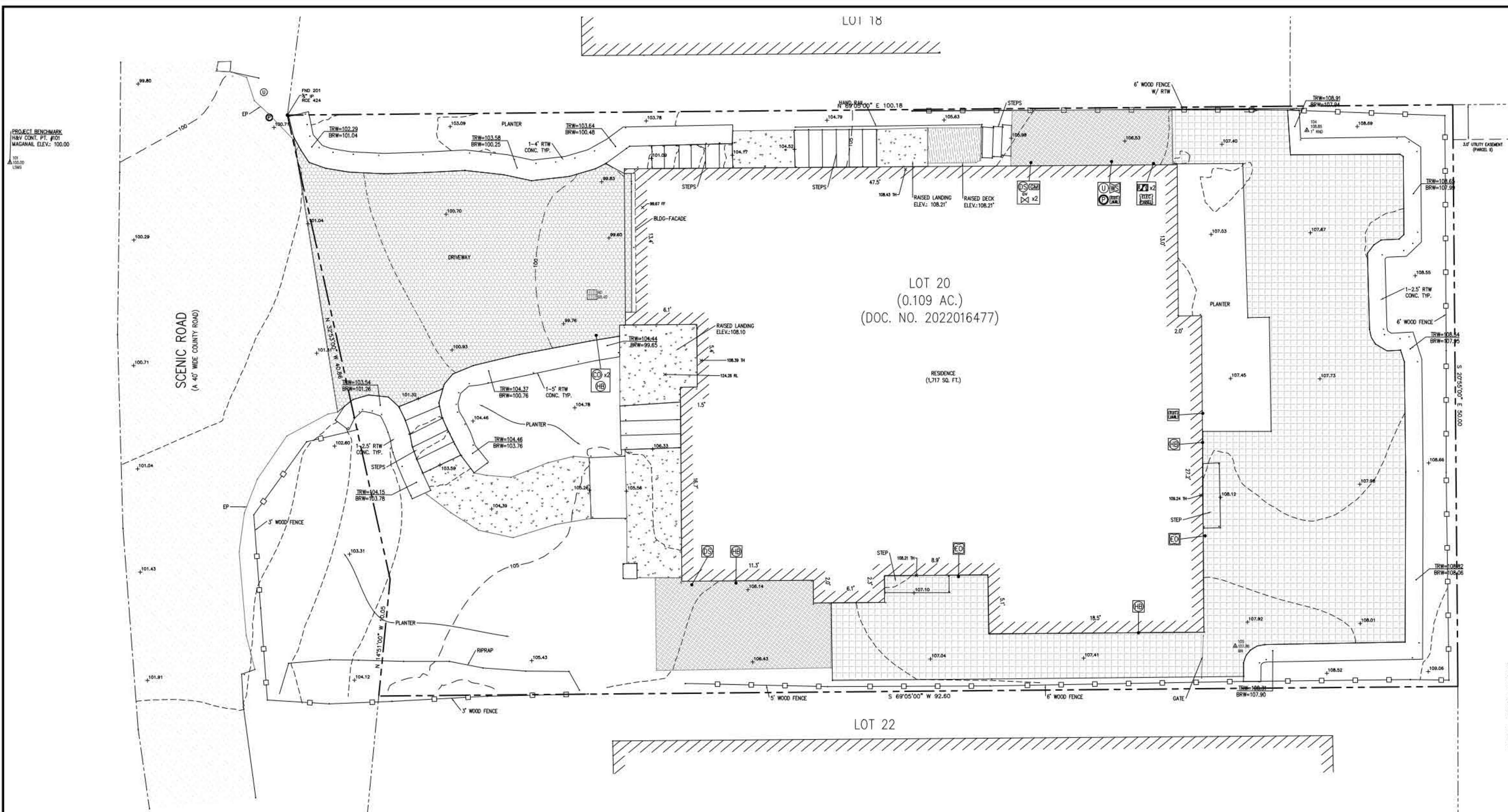
# CAPPO SCENIC 2

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

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

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

# 1B



### LEGEND:

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

### 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	UTL = 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	
CHUNK = CHAINLINK	H = HOLLY	
CL = CENTERLINE	MON = MONUMENT	
CMU = CONCRETE MASONRY UNIT	MTL = METAL	
CONC = CONCRETE	O = OAK	
CTL = CONTROL	PA = PALM	
CM = COTTON WOOD	PE = PEPPER	
CP = CYPRESS	P = PINE	
DC = 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:

- 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.
- 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 DETERMINED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 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 8" ARE NOT SHOWN.
- 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.
- 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.
- 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.
- 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

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

**TOPOGRAPHIC MAP**

OF

THAT CERTAIN PARCEL AS DESCRIBED IN DOC. NO. 2022016477

OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL-BY-THE-SEA, CALIFORNIA

MR. JEFFREY CAPPO



APPROVED BY:

**JEFFREY CAPPO**

CITY OF CARMEL  
P.L.S. No. 87703



SCALE: 1" = 4'

DATE: DEC 2022

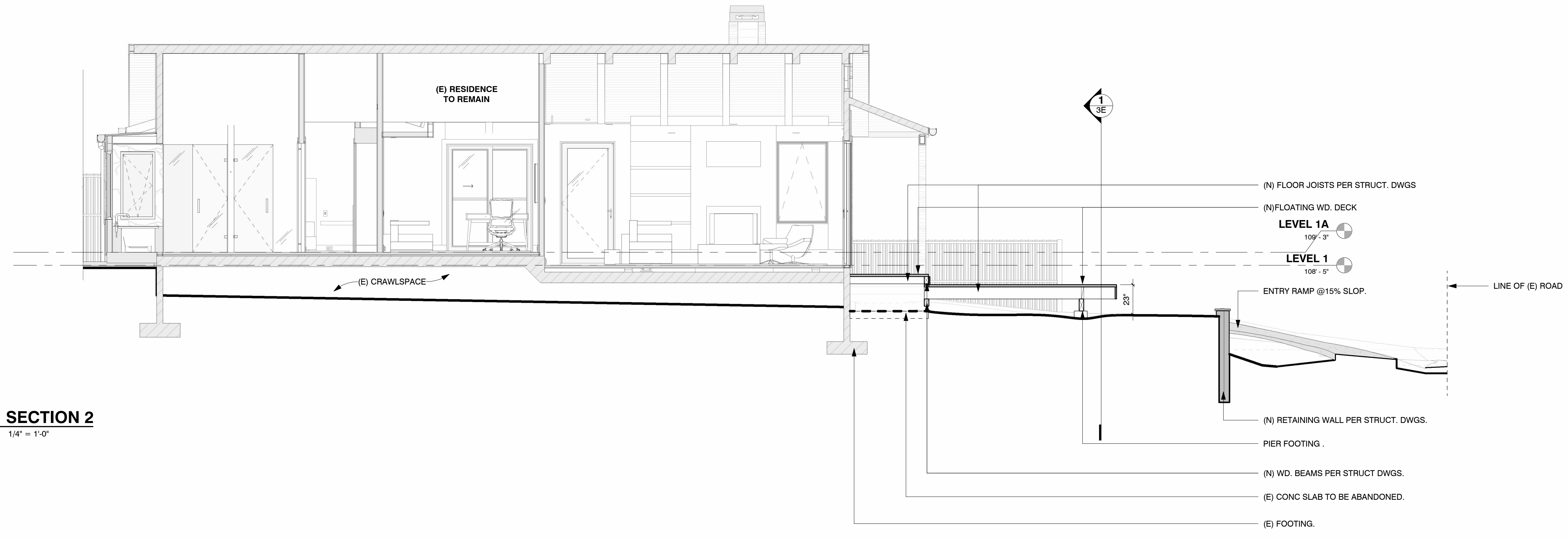
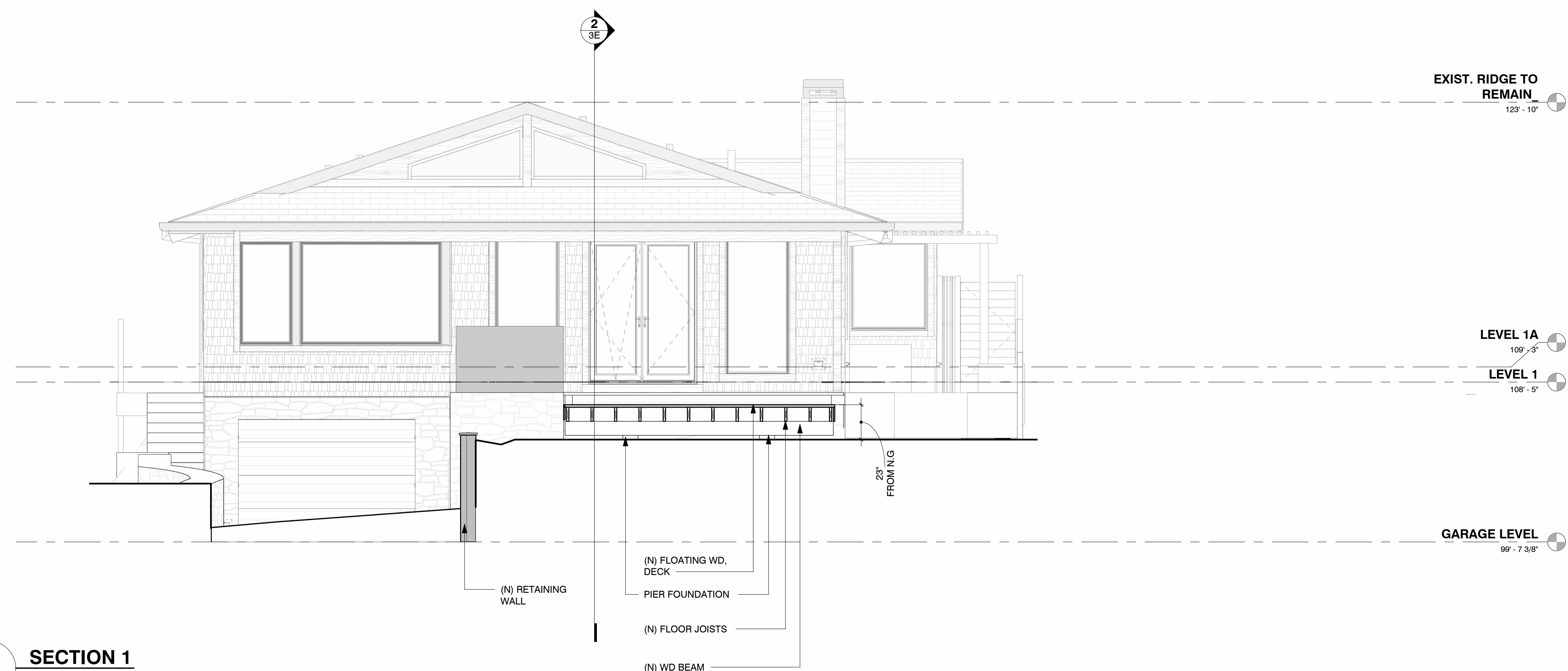
JOB NO. 2585-01

SHEET 1

OF 1 SHEETS

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

4/13/2025 9:47:56 PM  
 CAPPO SCENIC 2 - BUILDING SECTIONS-EXTERIOR PATIO  
 This drawing is the property of Studio Schicketanz and is not to be reproduced, copied, or disseminated in any form without the written consent of Studio Schicketanz. All rights reserved. Visual content with these plans and specifications remains with the architect and is not to be used for any other project without the written consent of the architect. This drawing is not to be used for any other project without the written consent of the architect.



TITLE BUILDING SECTIONS-EXTERIOR PATIO.

**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	1/4" = 1'-0"
DRAWN BY	CS
JOB NUMBER	2209

SHEET

**3E**







**EXHIBIT "C"**  
**LEGAL DESCRIPTION**

**AMENDED CONSERVATION EASEMENT**

Certain real property situate in the unincorporated area of the County of Monterey, State of California, particularly described as follows:

Being a portion of that certain Parcel I as described in Document No. 2022052713, Official Records of the County of Monterey and being more particularly described as follows:

**BEGINNING** at the southwesterly corner of said Parcel I, from which the Northwesterly Corner of Lot 20, in Block B-14, as said lot and block are shown and so designated on that certain map entitled, "Map of Addition No. 7 to Carmel-by-the-Sea, Monterey County, California", filed on May 4, 1910 in Volume 2 of Cities and Towns, at Page 24, Records of Monterey County bears N 14° 51' 00" W, 10.08 feet, thence N 32° 53' 00" W, 40.86 feet distant; thence running from said **POINT OF BEGINNING** and along the westerly boundary of said Parcel I:

- (1) N 14° 51' 00" W, 10.08 feet; thence
- (2) N 32° 53' 00" W, 14.16 feet; thence leaving said westerly boundary and running
- (3) N 25° 53' 31" E, 0.89 feet; thence
- (4) N 84° 34' 56" E, 1.65 feet; thence
- (5) S 43° 40' 41" E, 2.07 feet; thence
- (6) S 30° 47' 00" E, 1.25 feet; thence
- (7) S 43° 12' 38" E, 4.32 feet; thence
- (8) N 45° 03' 24" E, 1.21 feet; thence
- (9) S 73° 15' 03" E, 2.88 feet; thence
- (10) S 77° 55' 40" E, 2.72 feet; thence
- (11) N 81° 43' 17" E, 0.72 feet; thence
- (12) N 20° 55' 00" W, 11.36 feet; thence

(13) N 69° 05' 00" E, 11.93 feet; thence

(14) S 20° 55' 08" E, 25.36 feet to a point on the southerly boundary of said Parcel I;  
thence running along said southerly boundary

(15) S 69° 05' 00" W, 21.32 feet to the **POINT OF BEGINNING.**

Containing 467 square feet, more or less.

All is shown on **EXHIBIT "D"**, attached hereto and by this reference being a part hereof.

**END OF DESCRIPTION**

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*Guy R. Giraud*  
3/19/26



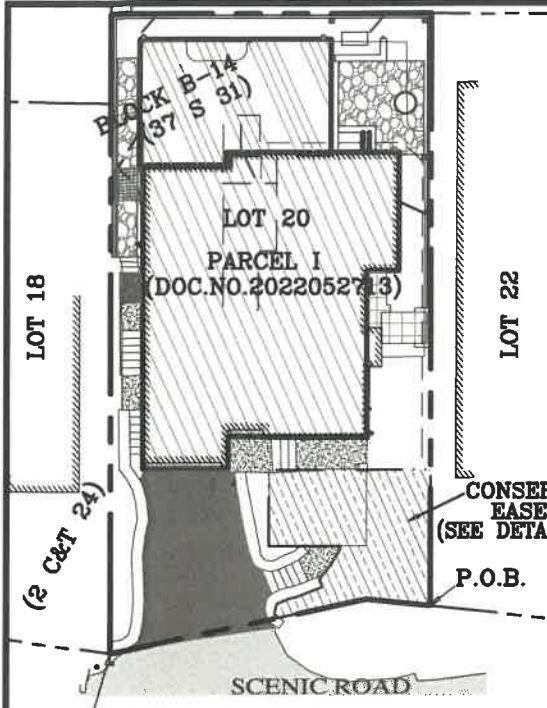
NO.	BEARING	DISTANCE
①	N 14°51'00" W	10.08'
②	N 32°53'00" W	14.16'
③	N 25°53'31" E	0.89'
④	N 84°34'56" E	1.65'
⑤	S 43°40'41" E	2.07'
⑥	S 30°47'00" E	1.25'
⑦	S 43°12'38" E	4.32'
⑧	N 45°03'24" E	1.21'

NO.	BEARING	DISTANCE
⑨	S 73°15'03" E	2.88'
⑩	S 77°55'40" E	2.72'
⑪	N 81°43'17" E	0.72'
⑫	N 20°55'00" W	11.36'
⑬	N 69°05'00" E	11.93'
⑭	S 20°55'08" E	25.36'
⑮	S 69°05'00" W	21.32'

**COURSE TABLE**

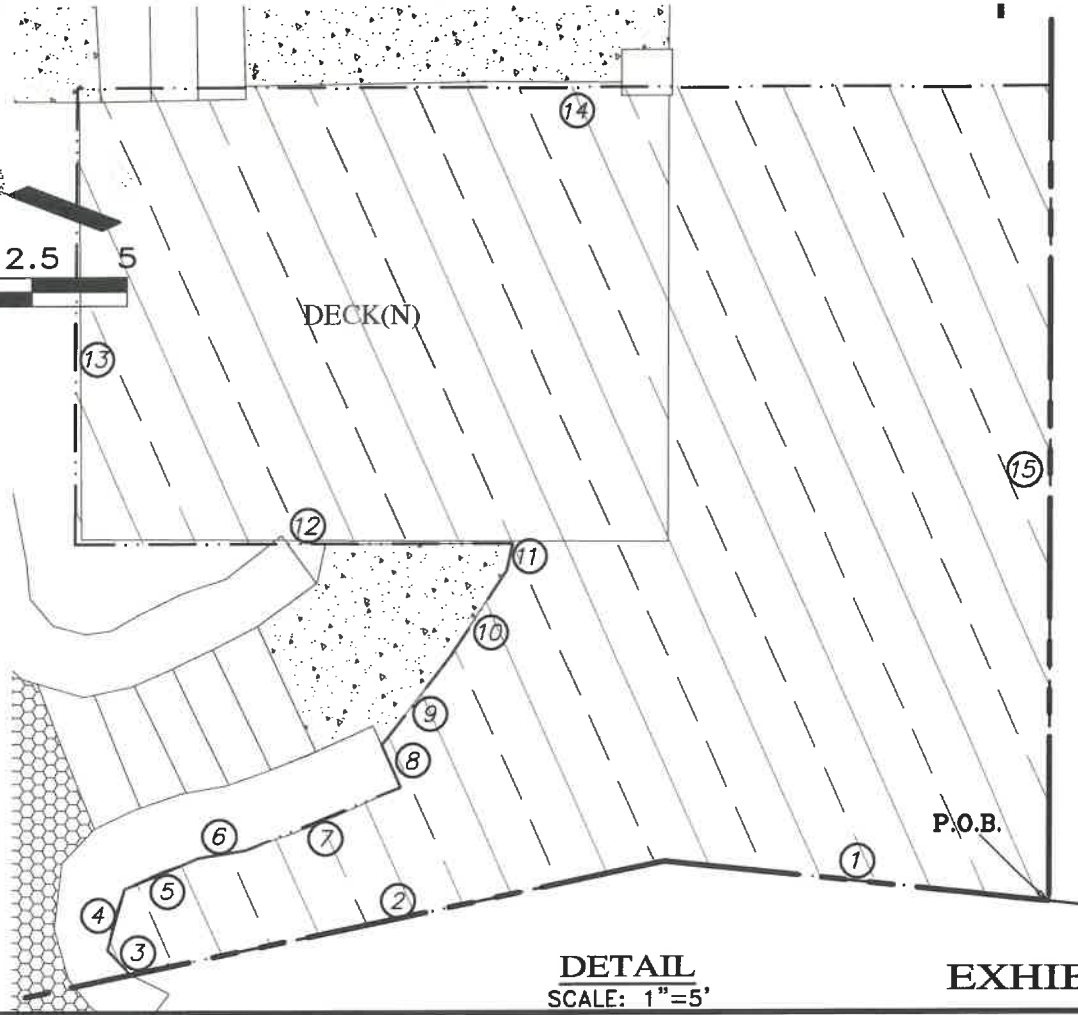
**LEGEND**

-  PROPERTY LINES
-  EASEMENT LINE
-  DESIGNATED EASEMENT AREA
-  P.O.B. POINT OF BEGINNING



**LOT OVERVIEW**  
SCALE: 1"=30'

NORTHWESTERLY CORNER LOT 20



**DETAIL**  
SCALE: 1"=5'

**EXHIBIT "D"**



**LANDSET**  
ENGINEERS, INC.  
520-B Crazy Horse Canyon Road  
Salinas, California 93907  
Office (831) 443-6970 Fax (831) 443-3801  
www.landseteng.com

**AMENDED CONSERVATION EASEMENT PLAT**  
OF  
**CAPPO RESIDENCE**  
APN: 009-442-018  
CARMEL, MONTEREY COUNTY, CALIFORNIA  
JOB NO. 2585-02 MARCH 2026 SCALE: AS SHOWN

This page intentionally left blank