Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2026-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT DENIAL OF THE APPEAL AND UPHOLDING APPROVAL OF THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), STATE CEQA GUIDELINES AND LOCAL ENVIRONMENTAL REGULATIONS, PURSUANT TO CEQA GUIDELINES SECTION 15301 (CLASS 1) – EXISTING FACILITIES AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE; AND DENYING THE APPEAL BY JOHN AND PATRICIA DILKS (APP 26134, DIAMOND) THEREBY UPHOLDING THE PLANNING COMMISSION'S DECISION TO: DENY A DESIGN STUDY REFERRAL FOR THE CONSTRUCTION OF A NEW ROOF DECK ABOVE A PROPOSED 800-SQUARE-FOOT ACCESSORY DWELLING UNIT (UNDER A SEPARATE MINISTERIAL PERMIT); APPROVE A COASTAL DEVELOPMENT PERMIT TO ALLOW NON-EXCLUDED DEVELOPMENT (GROUND DISTURBANCE FOR AN 800 SQUARE ACCESSORY DWELLING UNIT ATTACHED TO AN EXISTING REAR TERRACE, LANDSCAPING, DRAINAGE IMPROVEMENTS AND ASSOCIATED SITE WORK) LOCATED WEST OF CARMELO STREET. THE PROPERTY IS LOCATED AT SCENIC ROAD 5 NORTHWEST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY DISTRICT, PARK (P) OVERLAY DISTRICT, AND BEACH AND RIPARIAN (BR) OVERLAY. APN: 010-312-012-000; AND APPROVE A DESIGN STUDY REFERRAL FOR THE INSTALLATION LANDSCAPING CONSISTENT WITH THE PROPOSED LANDSCAPING PLAN AS AUTHORIZED BY THE COASTAL DEVELOPMENT PERMIT AS FOUND IN RESOLUTION 2025-04-PC, ADOPTED BY THE PLANNING COMMISSION ON APRIL 8, 2026.

WHEREAS, on October, 7 2025, International Design Group, Architect ("Applicant") submitted an application on behalf of DIAMOND STEPHEN P TR ("Owner") requesting approval of Design Study and Coastal Development Permit application DS 25206 (Diamond) as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Application has been submitted for a 16,000-square-foot site located at Scenic Road 5 NW of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, applicant is requesting approval of a Design Study and Coastal Development Permit for the addition of an 800 square foot accessory dwelling unit (ADU). The project includes a proposed deck which would be accessed via an existing rear patio and located on the roof of the ADU -labeled in plans as, "roof view terrace." Site improvements include landscaping, drainage improvements, and site work associated with the associated improvements ("Project"); and

WHEREAS, Carmel-by-the-Sea Municipal Code provides that certain projects can be excluded from a Coastal Development Permit requirement. However, it also finds that development in specific locations does not qualify for exclusion due to potential impacts to coastal

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resources. The subject property is located west of Carmelo Street and improvements on properties within this area do not qualify for exclusion; and

WHEREAS, Although state law mandates that ADUs be approved ministerially, the "Coastal Savings Clause" (Government Code Section 66329) and the California Coastal Act requires discretionary review of development which has the potential to impact coastal resources. As such, the decision before the Planning Commission did not include the establishment of the ADU. It did, however, include the proposed development (e.g. land disturbance) within a sensitive coastal resource area; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with Carmel-by-the-Sea Municipal Code (CMC) Sections 17.52.090.A and 17.52.100.D.2; and

WHEREAS, on April 8, 2026, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the Planning Commission denied the proposed roof deck over the proposed ADU and approved the remaining project components: non-excluded development associated with the proposed project (ground disturbance for an 800 square accessory dwelling unit attached to an existing rear terrace, landscaping, drainage improvements and associated site work) subject to Conditions of Approval, as provided in Resolution 2025-04-PC; and

WHEREAS, April 22, 2026, John and Patricia Dilks ("appellant"/"appellants", collectively), submitted a timely appeal of the Planning Commission's decision to approve the project ("Appeal"); and

WHEREAS, the appeal hearing was scheduled for the City Council's June 1, 2026 meeting; and

WHEREAS, on May 22, 2026, a notice of the public hearing scheduled for June 1, 2026, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 22, 2026, city staff posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 29, 2026, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on June 1, 2026, the City Council held a duly noticed public hearing to receive public testimony regarding the Appeal, including, without limitation, the information provided to the City Council by City staff and through public testimony on the project; and

WHEREAS, on June 1, 2026, the City Council moved to continue the hearing to a date uncertain; and

WHEREAS, on June 26, 2026, a public notice of the continued appeal hearing for consideration on July 6, 2026 was published in the Carmel Pine Cone in compliance with CMC

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section 17.54.090.B; and

WHEREAS, on or before July 3, 2026, the City Council agenda for the June 1, 2026 meeting was posted in three locations in compliance with State law indicating the date and time of the meeting; and

WHEREAS, on July 6, 2026, the City Council reopened the public hearing to receive public testimony regarding the Appeal, including, without limitation, the information provided to the City Council by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Council at the hearing, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the City Council did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Carmel-By-The-Sea does hereby make the following findings and determinations:

1. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

2. The consideration of the Project before the City Council has been processed in accordance with CMC chapter 17.54, Appeals.

3. The City Council of the City of Carmel-by-the-Sea does hereby incorporate Planning Commission Resolution, Resolution 2024-33-PC, including all findings and conditions, and associated Staff Report and attachments thereto, dated April 8, 2026, herein by reference.

4. The City Council has considered the application, including the project plans (Exhibit A) at a public hearing. Based on the facts of this particular application, the City Council determines that the required findings for approval, as described in finding #3, above, can be made in this case.

BE IT FURTHER RESOLVED that the City Council of the City Council does hereby **FIND** the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case, as found in Planning Commission Resolution 2024-33-PC.

BE IT FURTHER RESOLVED that the City Council of the City Council does hereby **DENY** the appeal by John and Patricia Dilks (APP 26134, Diamond) thereby upholding the Planning Commission's decision.

BE IT FURTHER RESOLVED that the City Council of the City of Carmel-by-the-Sea does hereby **DENY** a Design Study Referral for the construction of a new roof deck above a proposed 800-square-foot accessory dwelling unit (under separate ministerial permit), and **APPROVE** a Coastal Development Permit to allow non-excluded development consisting of ground disturbance for an 800 square accessory dwelling unit attached to an existing rear terrace,

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

landscaping, drainage improvements and associated site work on a property west of Carmelo Street. The property is located at Scenic Road 5 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay, APN: 010-312-012-000, as found in Planning Commission Resolution, Resolution 2024-33-PC.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 6th day of July 2026, by the following vote:

AYES: Councilmembers Buder, Delves, Dramov, and Mayor Byrne

NOES: Councilmember Baron

ABSENT: None

ABSTAIN: None

APPROVED:

Signed by:
7BF0067B4D2C4CB...
Dale Byrne
Mayor

ATTEST:

DocuSigned by:
Nova Romero
4B0C5656B52C4E2...
Nova Romero, MMC
City Clerk

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

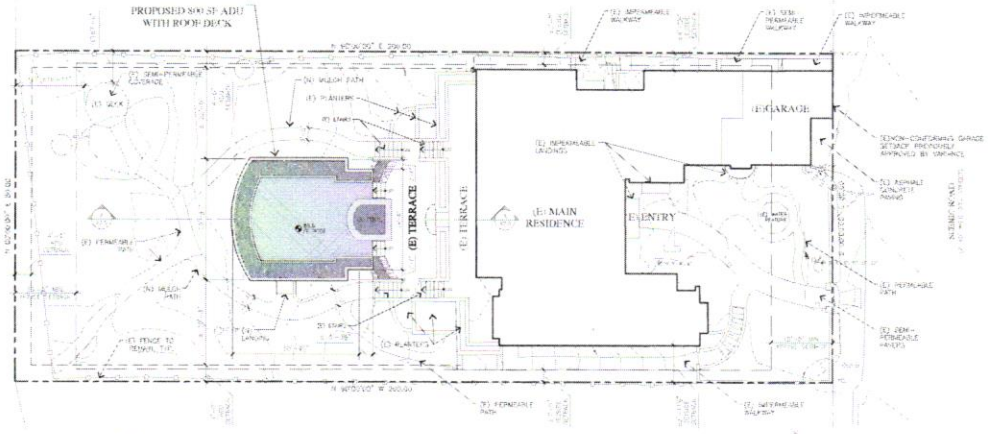
RESOLUTION 2026-033

EXHIBITS

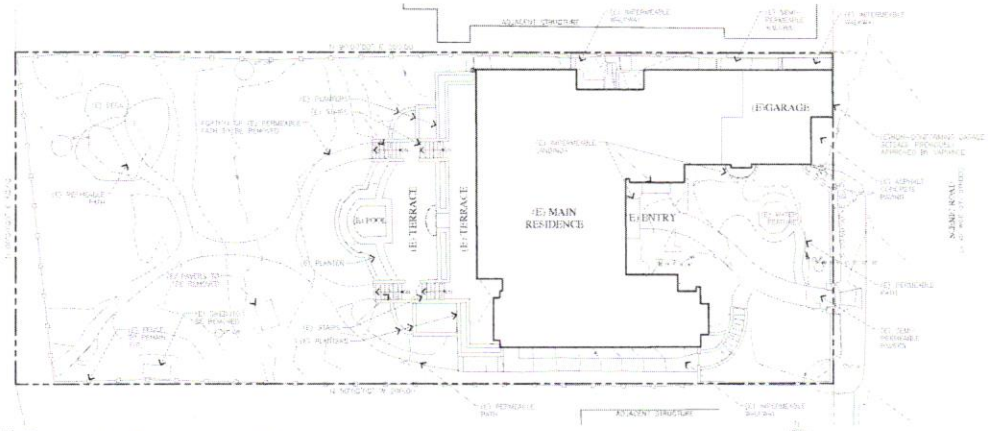
Exhibit A – Project Plans; also refer to Attachment 8 of City Council Staff Report dated June 1, 2026 for “APP 26134 (Diamond)”.

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A



SITE PLAN - PROPOSED



SITE PLAN - EXISTING

PLANNING INFO.

- PROPERTY OWNER:
  STEPHEN K. DIAMOND, TRUST
  P.O. BOX 7390
  CARMEL-BY-THE-SEA, CA 93921
- PROJECT ADDRESS:
  SCENIC ROAD, 5 NW OF 8TH AVE
  CARMEL-BY-THE-SEA, CA 93923
- PROJECT SCOPE:
  - CONSTRUCTION OF AN 800 SF ACCESSORY DWELLING UNIT (ADU) ON EXISTING LOT WITH AN EXISTING ONE-STORY SINGLE FAMILY DWELLING AND 2-CAR GARAGE
- SITE AREA: 6,000 SF
- ZONING: R-1
- LEGAL DESC.: LOT 8 BLOCK 22
- APN: 010-232-012
- STORIES: 1
- MAX BLDG HT: 15 FT
- GRADING: 142 CY
- TREE REMOVAL: 0
- TOPOGRAPHY: SLOPING
- LOT AREA: 6,000 SF (0.137 AC)
- F.A.R.: 800 SF (ADU)
- PROJECT CODE COMPLIANCE:
  2023 CRC, CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & ENERGY CODE
- SITE COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED TOTAL
IMPERMEABLE *	1,135	55	1,080
SEMI-PERMEABLE	497	77	420
FULLY PERMEABLE	1,744	214	1,530
TOTAL	3,376	346	3,030

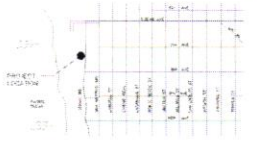
NOTES:
* ADU ALLOWED EXAMPTION OF 12 SF IS NOT INCLUDED

- SITE COVERAGE EXISTING: 3,376 SF (56%)
- SITE COVERAGE PROPOSED: 3,030 SF (50%)
- FLOOR AREA SUMMARY:

EXISTING BUILDING	EXISTING	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN FLOOR	2,950	0	2,950
LOWER FLOOR	1,033	0	1,033
GARAGE	457	0	457
ADU	0	800	800
TOTAL	4,440	800	5,240

- MIN. ADU PARKING REQUIRED: N/A WITHIN 0.5 MILES OF PUBLIC TRANSIT
- EXISTING PARKING: 2 SPACES

VICINITY MAP



JUN A. SILLANO, AIA
IDG

PROJECT:
DIAMOND ADU

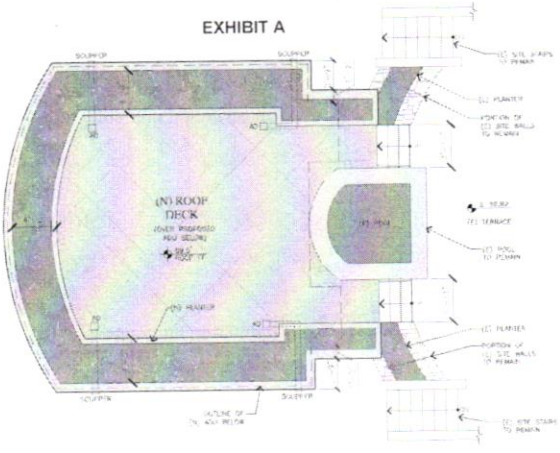
PROJECT ADDRESS:
SCENIC ROAD,
5 NW OF 8TH AVE
CARMEL, CA 93923

SITE PLAN

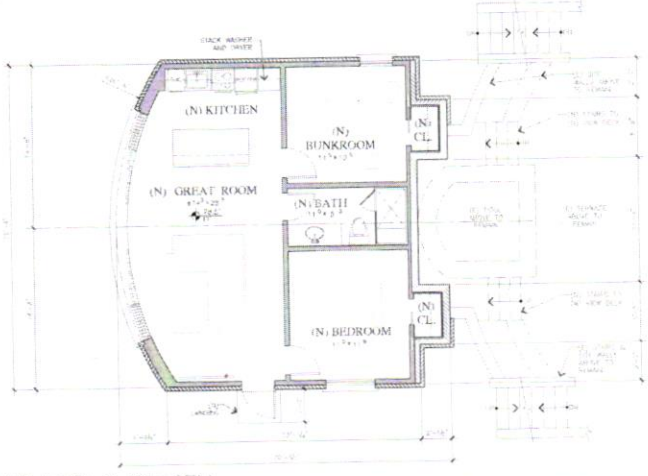
SHEET NO.
A1.0

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A



ROOF PLAN - ADU



MAIN LEVEL PLAN - ADU

WALL LEGEND

JUN A. SILLANO, AIA
IDG

DIAMOND ADU

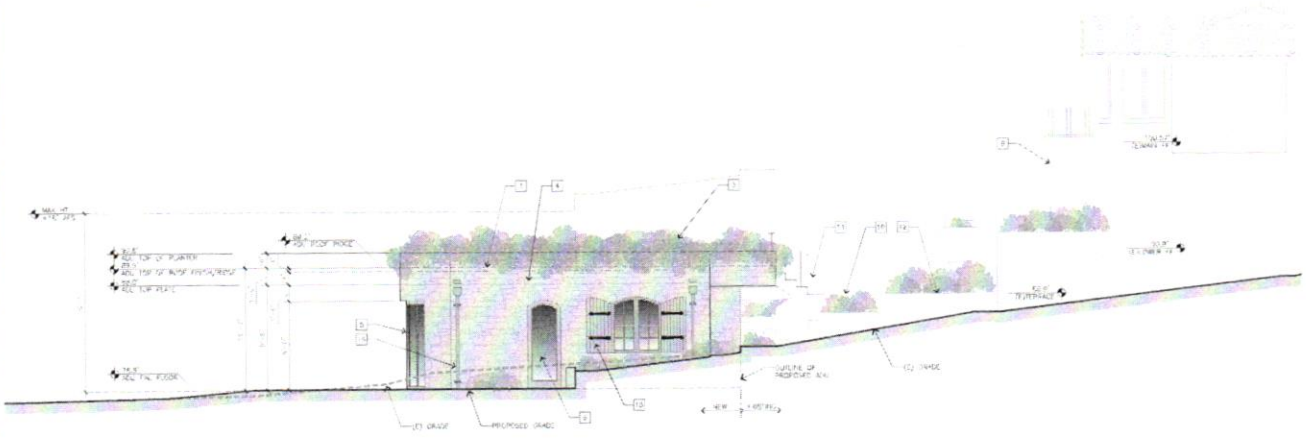
SCENIC ROAD, S NW OF 8TH AVE CARMEL, CA 93923

MAIN LEVEL PLAN

A2.0

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

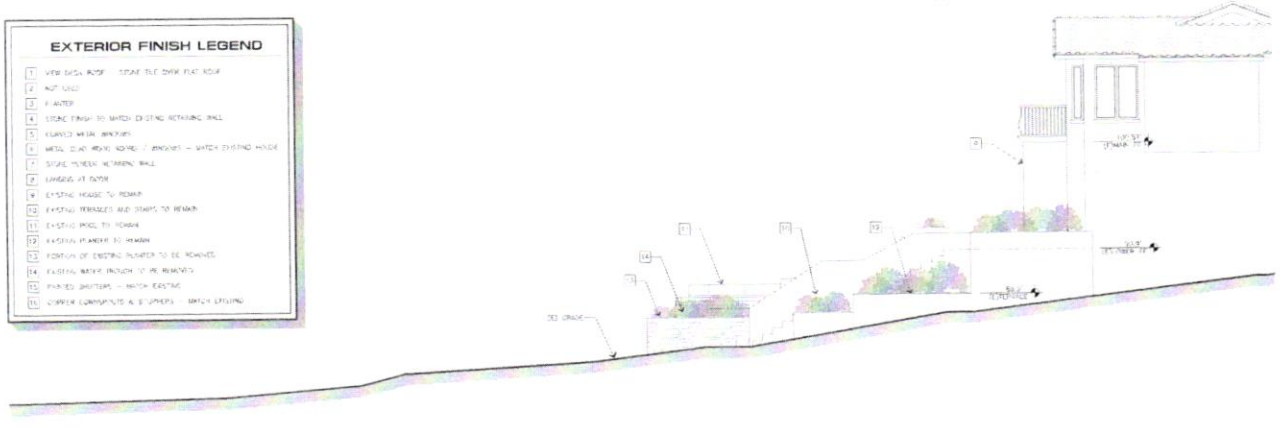
EXHIBIT A



SOUTH ELEVATION - PROPOSED

EXTERIOR FINISH LEGEND

1. VIEW DECK ROOF – STONE TILE OVER FLAT ROOF
2. NOT USED
3. PLANTER
4. STONE FINISH TO MATCH EXISTING RETAINING WALL
5. CLAD WOOD WINDOWS
6. METAL CLAD WOOD ROOFS / WINDOWS – MATCH EXISTING HOUSE
7. STONE TO MATCH RETAINING WALL
8. LANDING AT DOOR
9. EXISTING HOUSE TO REMAIN
10. EXISTING TERRACES AND STAIRS TO REMAIN
11. EXISTING POOL TO REMAIN
12. EXISTING PLANTER TO REMAIN
13. PORTION OF EXISTING PLANTER TO BE REMOVED
14. EXISTING WATER FOUNTAIN TO BE REMOVED
15. PAINTED SHUTTERS – MATCH EXISTING
16. COPPER GOOSENECKS & DOWNSPOUTS – MATCH EXISTING



SOUTH ELEVATION - EXISTING

JON A. SILLANO, AIA
IDG

DIAMOND ADU

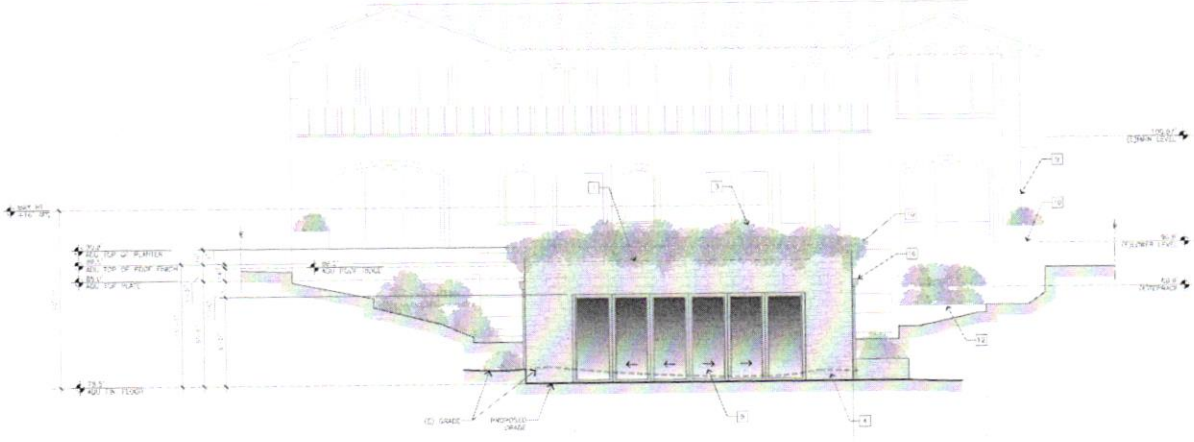
SCENIC ROAD, 5 NW OF 8TH AVE
CARMEL, CA 93923

ELEVATIONS SOUTH

A6.0

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A



WEST ELEVATION - PROPOSED

WEST ELEVATION - EXISTING

EXTERIOR FINISH LEGEND

1. NEW DECK ROOF - STONE TILE OVER FLAT ROOF
2. NOT USED
3. PLANTER
4. STONE FINISH TO MATCH EXISTING PERIMETER WALL
5. CLEARVIO METAL WINDOWS
6. METAL CLAD WOOD DOORS - REVEALS - MATCH EXISTING HOUSE
7. STONE VENEER RETAINING WALL
8. LANDING AT GRADE
9. EXISTING HOUSE TO REMAIN
10. EXISTING TERRACES AND STAIRS TO REMAIN
11. EXISTING ROOF TO REMAIN
12. EXISTING PLANTER TO REMAIN
13. PORTION OF EXISTING PLANTER TO BE REMOVED
14. EXISTING WATER FEATURE TO BE REMAINS
15. PAINTED SHUTTERS - MATCH EXISTING
16. COPPER DOWNSPOUTS & SCUPPERS - MATCH EXISTING

JUN A. SILLANO, AIA
IDG

DIAMOND ADU

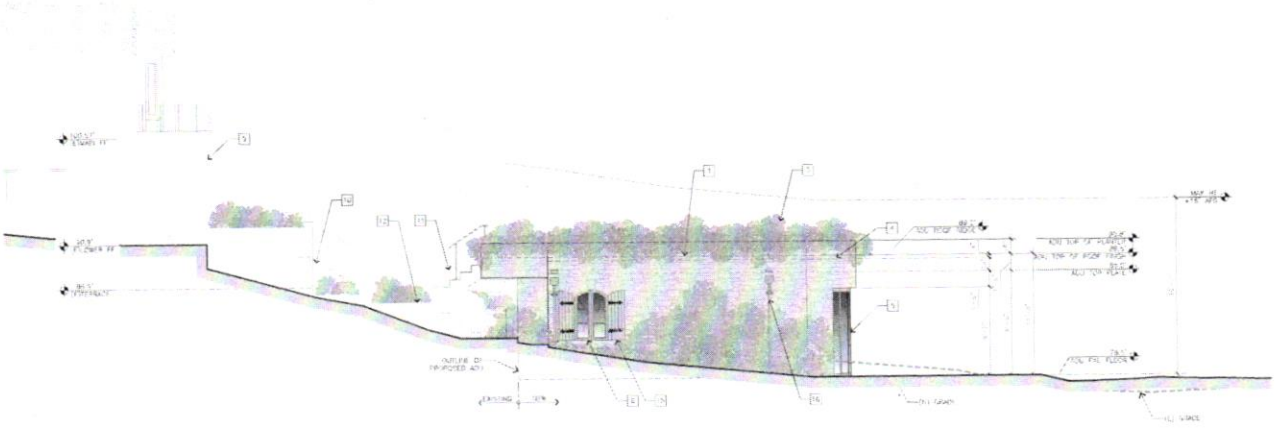
SCENIC ROAD, S NW OF 8TH AVE
CARMEL, CA 93923

ELEVATIONS WEST

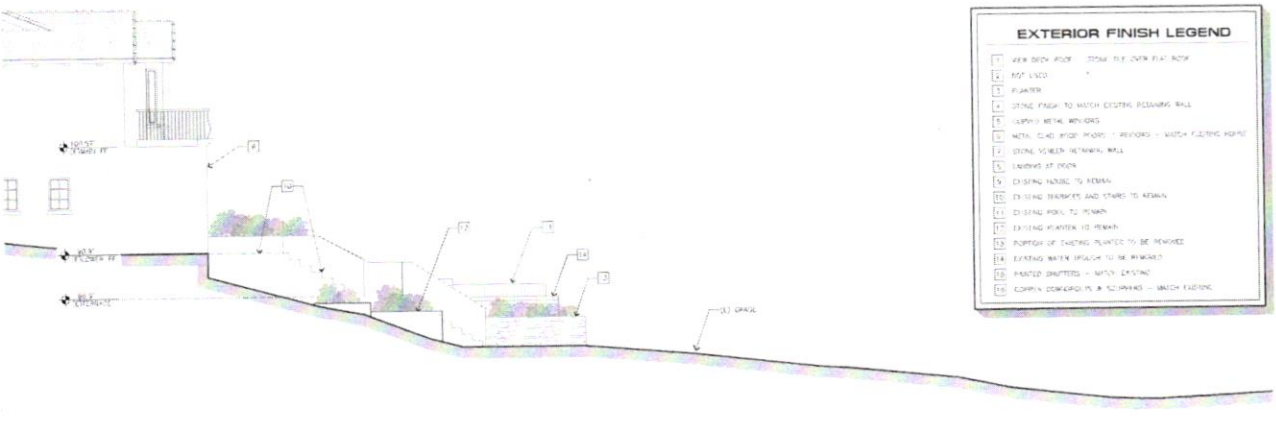
A6.1

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A



NORTH ELEVATION - PROPOSED



NORTH ELEVATION - EXISTING

EXTERIOR FINISH LEGEND

1. VERT DECK ROOF - STONE TILE OVER FLAT ROOF
2. NOT USED
3. PLANTER
4. STONE FINISH TO MATCH EXISTING RETAINING WALL
5. CURVED METAL AWNINGS
6. METAL CLAD WOOD FRAME 1" WINDOWS - MATCH EXISTING HOME
7. STONE VENEER RETAINING WALL
8. AWNING AT DOOR
9. EXISTING HOUSE TO REMAIN
10. EXISTING WALKWAYS AND STAIRS TO REMAIN
11. EXISTING POOL TO REMAIN
12. EXISTING PLANTER TO REMAIN
13. PORTION OF EXISTING PLANTER TO BE REMOVED
14. EXISTING WATER FEATURE TO BE REMOVED
15. PAINTED SHUTTERS - MATCH EXISTING
16. COMPOSITE CONCRETE PLANK SIDING - MATCH EXISTING

JUN A. SILLANO, AIA
IDG

DIAMOND ADU

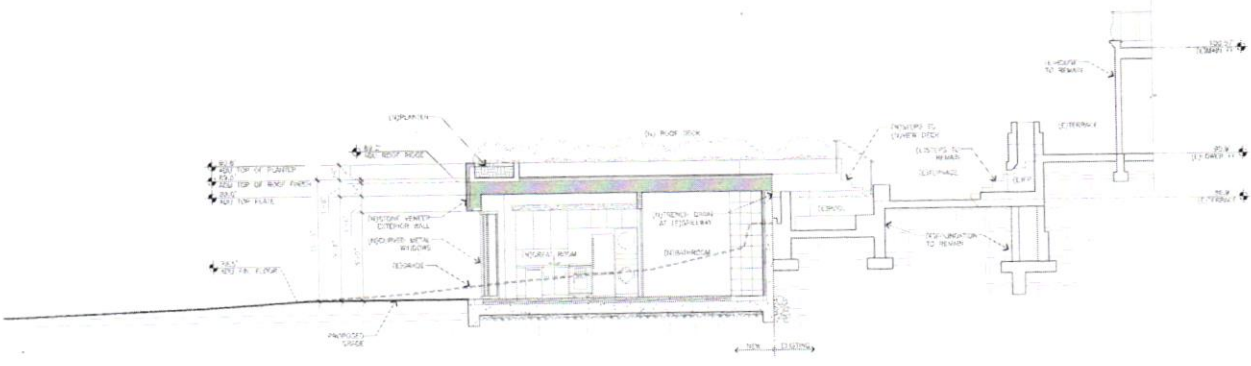
SCENIC ROAD, S NW OF 8TH AVE CARMEL, CA 93923

ELEVATIONS NORTH

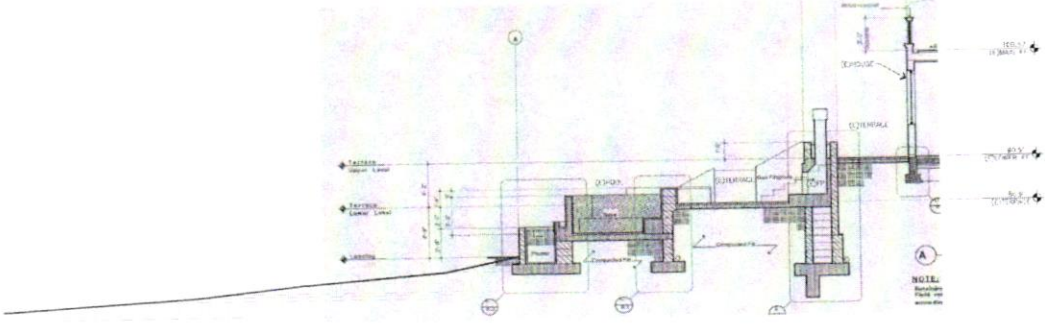
A6.2

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A



SECTION A-A - PROPOSED



SECTION A-A - EXISTING (PER CITY'S RECORDS)

JUN A. SILLANO, AIA
IDG

DIAMOND
ADU

SCENIC ROAD,
5 NW OF 9TH AVE
CARMEL, CA 93923

SECTIONS

A7.0

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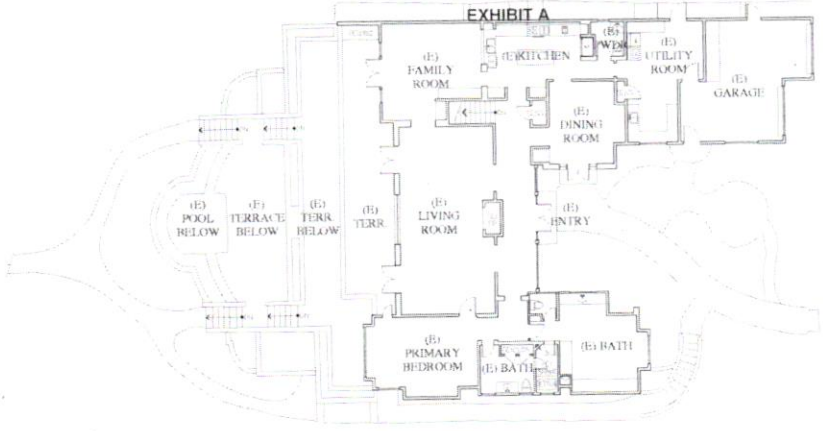
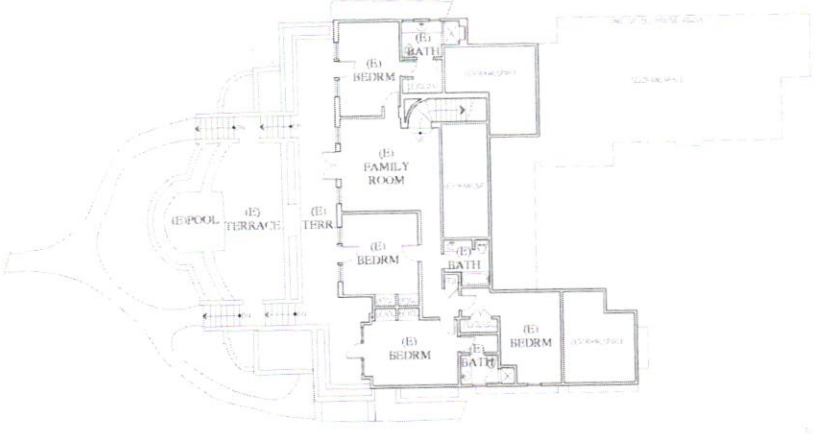
EXHIBIT A



EXISTING HOUSE - MAIN LEVEL FLOOR PLAN



EXISTING HOUSE - LOWER LEVEL FLOOR PLAN

WALL LEGEND

JUN A. SILLANO, AIA
IDG

DIAMOND ADU

SCENIC ROAD, S NW OF 8TH AVE
CARMEL, CA 93923

EXISTING HOUSE FLOOR PLANS

D2.0

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A

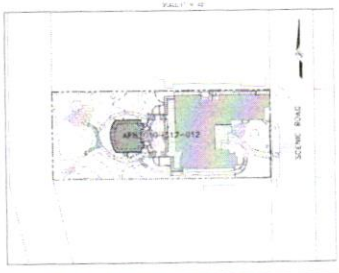
DIAMOND ADU
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
APN: 010-312-012
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

GENERAL NOTES:

GRADING & DRAINAGE NOTES:

ABBREVIATIONS:

LOT OVERVIEW

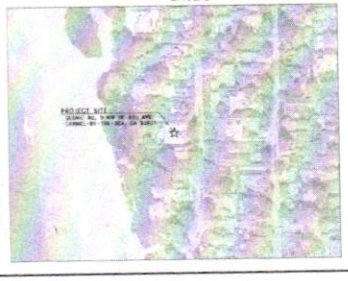


LEGEND:

GEOTECHNICAL INSPECTION SCHEDULE:

STORMWATER CONTROL NOTES:

VICINITY MAP



PROJECT DATA:

INDEX TO SHEETS:

SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN
SHEET C3	GRADING SECTIONS & DETAILS
SHEET C4	UTILITY PLAN
SHEET C5	CONSTRUCTION DETAILS
SHEET C6	EROSION & SEDIMENT CONTROL PLAN
SHEET C7	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

APPROVED BY:

LANDSET ENGINEERS, INC.

COVER SHEET
DIAMOND ADU
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 010-312-012
CARMEL-BY-THE-SEA, CALIFORNIA

SCALE: AS SHOWN
DATE: MAY 2026
JOB NO.: 2026-02

SHEET C1
OF 7 SHEETS

NO.	DATE	BY	REVISION

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A

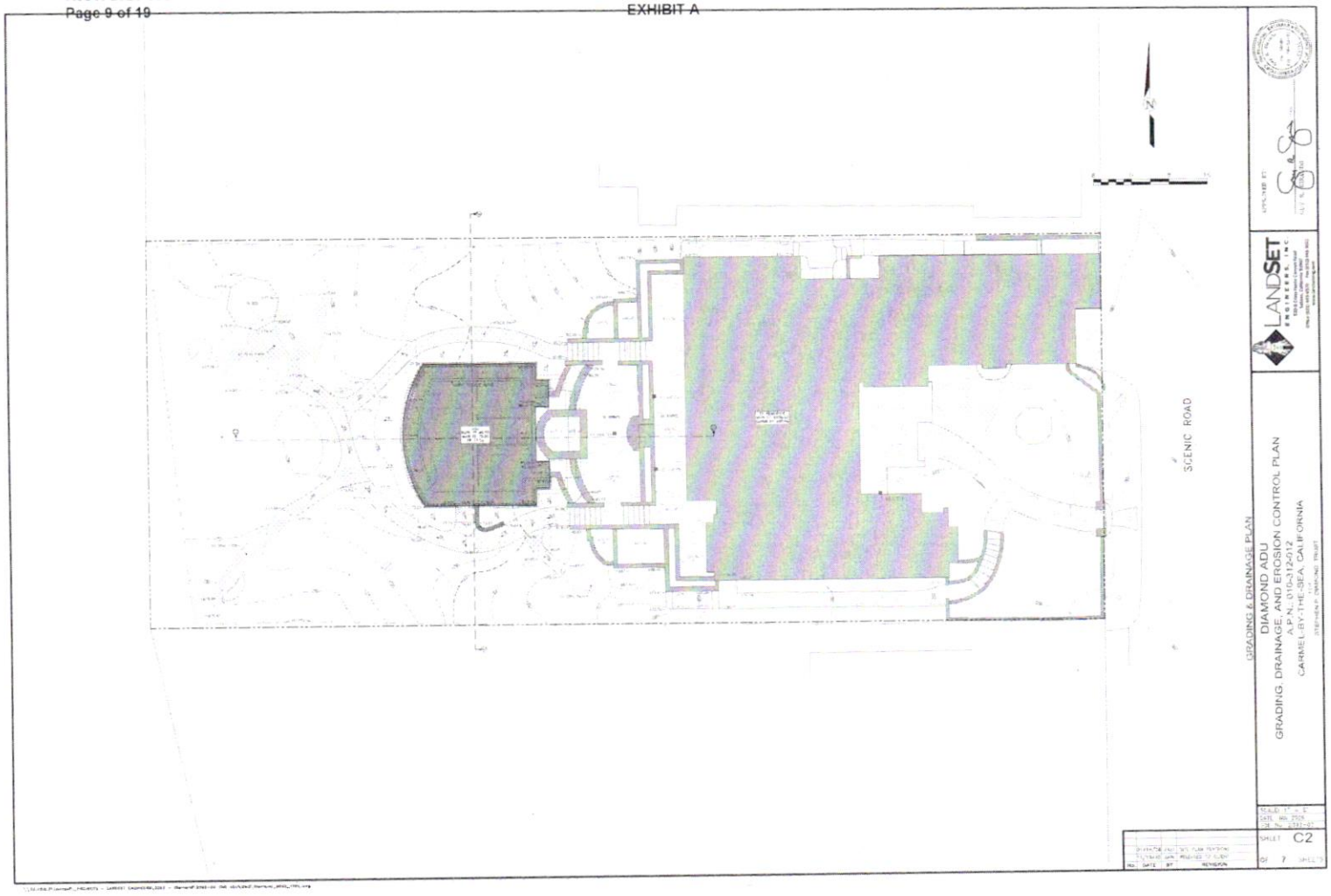


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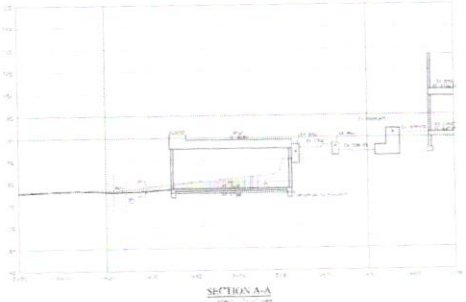
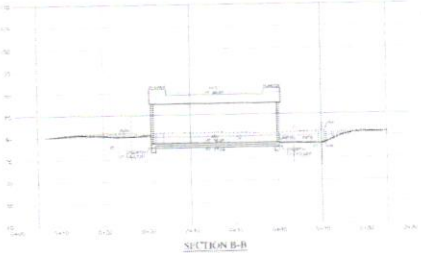
EXHIBIT A



SECTION A-A



SECTION B-B

GRADING SECTIONS & DETAILS

DIAMOND ADU

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 010-312-012

CARMEL-BY-THE-SEA, CALIFORNIA

LANDSET ENGINEERS, INC

SHEET C3

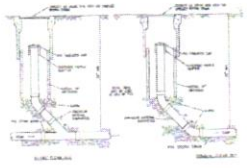
NO.	DATE	BY	REVISION

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A



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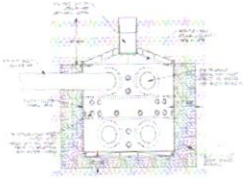
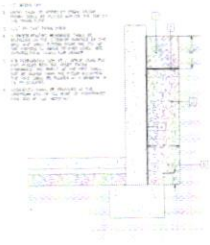
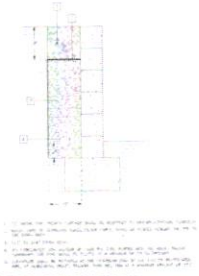


2 DRY WELL SYSTEM



3 PERIMETER SUBDRAIN



4 SUBDRAIN BEHIND RETAINING WALL

5

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14

CONSTRUCTION DETAILS

DIAMOND ADU
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N. 010-312-012
CARMEL-BY-THE-SEA, CALIFORNIA

STEPHEN P. DIAMOND, TRUST

LANDSET ENGINEERS, INC.

SHEET C5
OF 7 SHEETS

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

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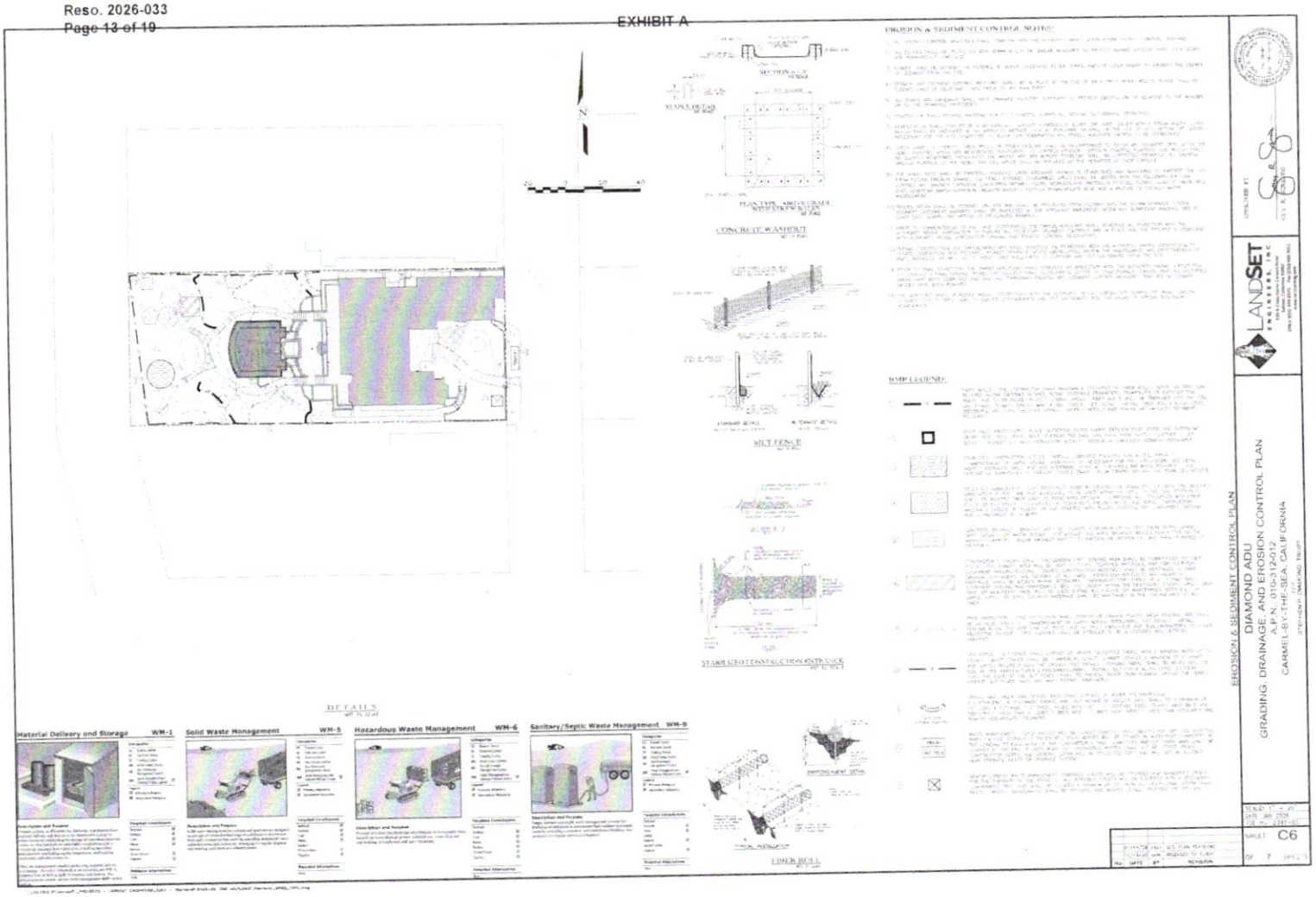

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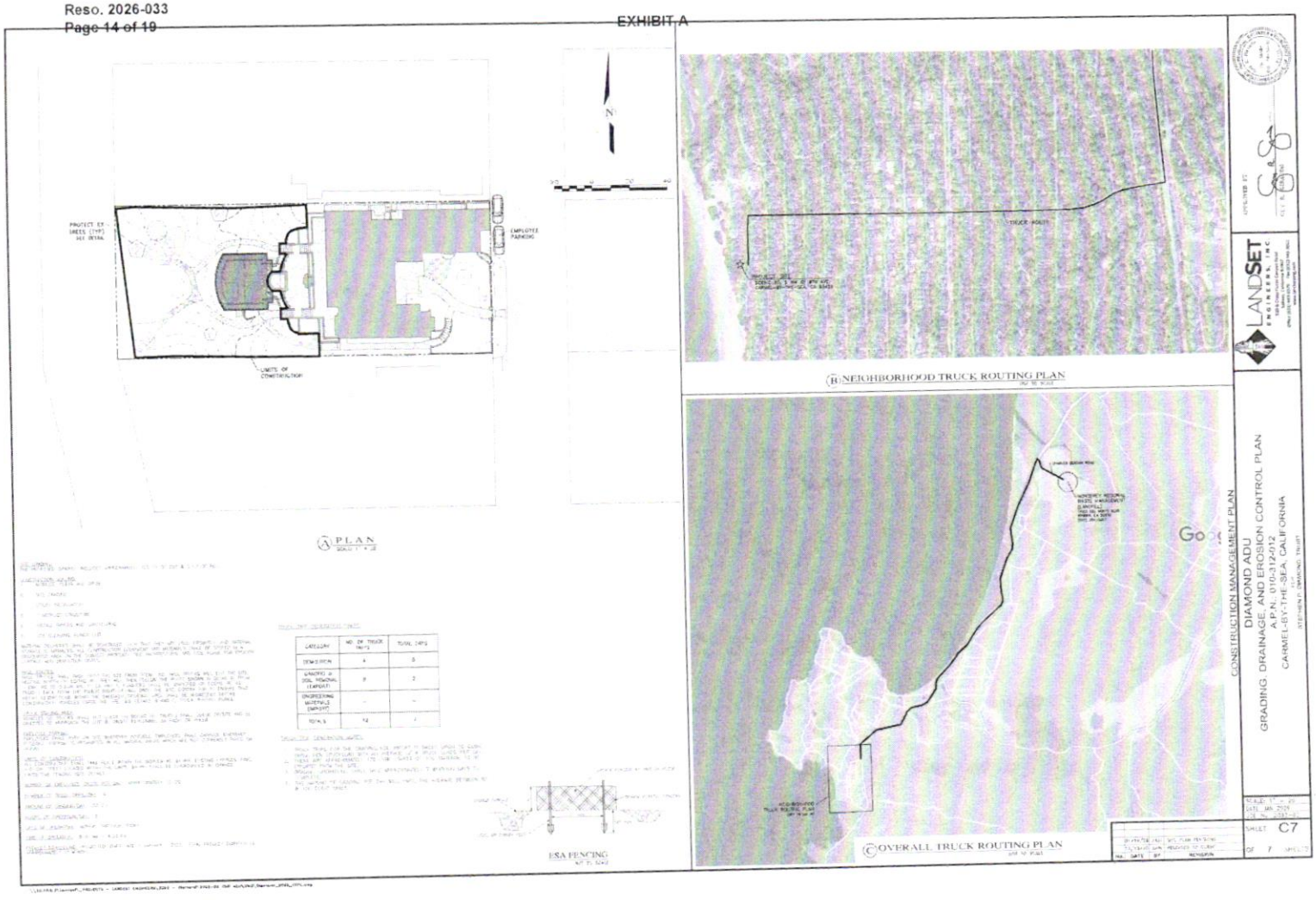

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EXHIBIT A

SHEET INDEX

SHEET NO.	CONTENTS
L-1.0	FUEL MANAGEMENT PLAN
L-2.0	PLANTING NOTES
L-2.1	PLANTING PLAN
L-3.0	IRRIGATION NOTES
L-3.1	IRRIGATION PLAN

LEGEND

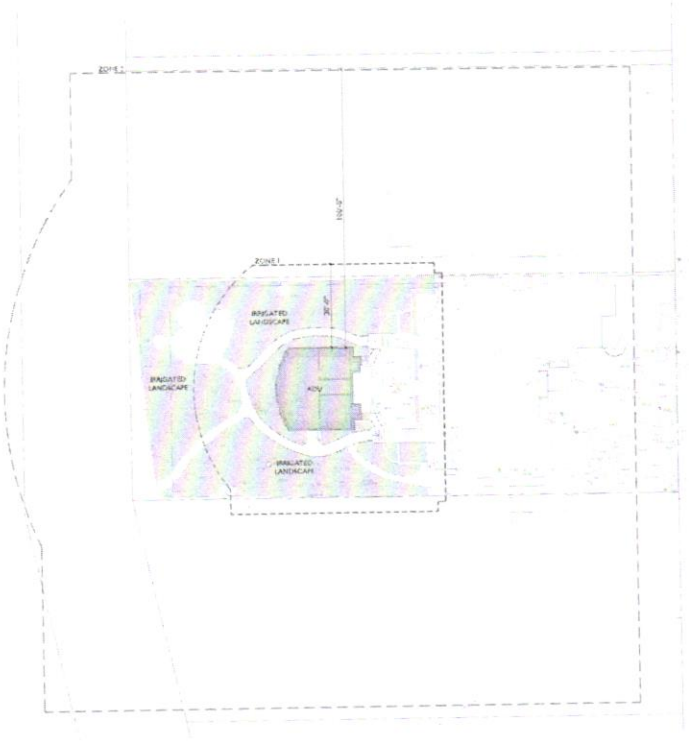
- - - ZONE 1 ZONE 1 EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. WITHIN THE ZONE THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
  - REMOVE ALL DEAD PLANTS, GRASS AND WEEDS (VEGETATION)
  - REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF AND RAIN GUTTERS
  - TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREE
  - REMOVE BRANCHES THAT HANG OVER ROOF AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES
  - WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2
  - REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS
  - REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES AND STAIRS
  - CREATE A SEPARATION BETWEEN TREES, SHRUBS AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, OVERGROWTH, ETC
  - MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD
  - MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS

- - - ZONE 2 ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO VEHICLE SPECIMEN OF TREE OR OTHER VEGETATION THAT ARE WELL-PLANTED AND MAINTAINED AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THE ZONE THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
  - CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES
  - CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES
  - CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES
  - REMOVE ALL DEAD TREES
  - REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES
  - ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE DOWN TO BARE MINERAL SOIL IN ALL DIRECTIONS

ZONE 1 AND 2 - (WITH BUILDINGS) AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 30 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION. ADD AN ADDITIONAL 10 FEET AROUND THEIR EXTENDS

FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCES CODE 4291 AS DEVELOPED BY CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE)

CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, FUEL ORDINATION, INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURE POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN CONSENT BY THE ADJACENT LANDOWNER



SCALE: 1/16" = 1'-0"

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

PROJECT NAME
DIAMOND ADU

PROJECT ADDRESS
SCENIC ROAD & MONTE VISTA AVE
CARMEL, CA 93923
APN: 010-102-001

PLANNING DEPARTMENT SUBMITTAL

REVISIONS
DATE DESCRIPTION
01/16/2026 CITY - RESUBMITTAL

SHEET NAME
FUEL MANAGEMENT PLAN

SHEET NO.
L-1.0

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

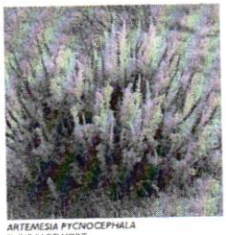
EXHIBIT A

ACHILLEA MILLEFOLIUM
COMMON YARROW

ARCTOSTAPHYLOS D. 'SENTINEL'
SENTINEL VINE HILL MANZANITA

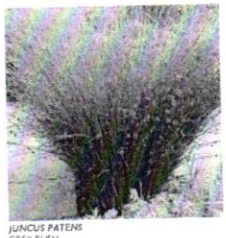
ARCTOSTAPHYLOS 'EMERALD CARPET'
EMERALD CARPET MANZANITA

ACTOSTAPHYLOS 'PACIFIC MIST'
PACIFIC MIST MANZANITA

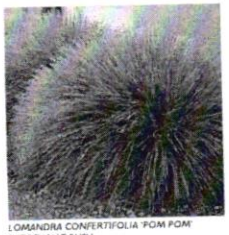


ARTEMESIA PYCNOCEPHALA
DUNE SAGEWORT

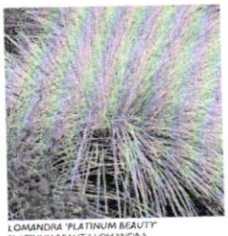
CEANOTHUS GRISEUS
CARMEL CEANOTHUS



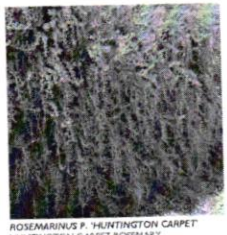
JUNCUS PATENS
GREY RUSH



LOMANDRA CONFERTIFOLIA 'POM POM'
SHORTY MAT RUSH



LOMANDRA 'PLATINUM BEAUTY'
PLATINUM BEAUTY LOMANDRA



ROSEMARINUS P. 'HUNTINGTON CARPET'
HUNTINGTON CARPET ROSEMARY

GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO FINAL PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL FROM 0-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREA ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1 QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZER AND SOIL AMENDMENTS TO BE USED IN PLANTING. WANT POINT ANALYTICAL ASK-1 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT (GROUNDCOVER, SHRUB, NOTHING GIANT AND TREE.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST SAMPLE ID NUMBER AND TESTING DATE AS A REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR SEEDING PURPOSES ADJUST SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER 16-4-8 (14-14-1 UNIFORM PELLET. EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS (TABLETS, TWIG-BAR CONTROLLED RELEASE 20-10-5 (N-P-K) NOT TABLETS SIMILAR PROFESSIONAL PRODUCTS. ACHIEVED BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE DEMINERALIZED AND NITRIFIED BARK OR MANURE. WITH WETTING AGENT AND PROPERLY MULCHED. CONTAINING A MINIMUM OF 25% BY CUBIC YARD OF ORGANIC MATTER. (SUPPLY SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – NURSERY CONSIDERATIONS
   1 NITROGEN (OR) AMBIENT BASIS: 0.4 TO 0.9%
   2 IRON (MINIMUM): 0.5%
   3 ORGANIC CONTENT: ABOVE 15%
   4 CARBON/NITROGEN RATIO: BELOW 25
   5 PH: BELOW 8.0
   6 MUNRIT (RCE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE MUNRIT OF THE AMENDED SOIL SHALL NOT EXCEED 6.0 DSM (MMHOS/CM).
9. GYPSUM (IF REQUIRED BY EXISTING SOIL TEST): AGRICULTURAL GRADE (CHINA LISTED)
   1 CALCIUM SULFATE(2 GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2 ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 APPROVED EQUAL
10. SULFUR (IF REQUIRED BY EXISTING SOIL TEST): GRANULAR FOOT ADABLE SULFUR PRODUCT TIGER 90CA ORGANIC 0-0-0-90 SULFUR BY TROPICAL COM OR APPROVED EQUAL
11. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 18". SOIL AMENDMENTS AND COMMERCIAL FERTILIZER TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
12. CROSS-RIP OR CULTIVATE TO 6-GRADE TO THE 18" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. LOOSE THE SOIL WITH WATER AS NEEDED AND FEASIBLE. HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
13. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL LAYER ONE IN DEPTH IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER TOBIS REPORT FROM THE TESTING LAB. MANUALLY MIXTER THE AMENDED SOIL USING IMPACT SPRINKLER OR HOSE AND WHEELBOX. TO APPLY SOIL/H OR WATER OVER ALL PLANTING AREAS. EXISTING SOIL WITH HIGH ALKALINITY AS DETERMINED BY THE SOIL REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY MIXTURED TO LEACH THE SALTS DERIVED INTO THE SOIL. AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
14. PRE-EMERGENT, INTO SOIL BEFORE EACH FILLING PLANT PITS – DO NOT PRE RINSE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
15. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
16. INSTALL GOPHER BASKETS ON ALL CONTAINER PLANTS. BASKET SHALL PROVIDE A MINIMUM OF 6 INCHES CLEARANCE ALL AROUND THE ROOT BALL. TOP OF BASKET SHALL BE FLUSH TO THE ROOT BALL TOP.
17. INSTALL GOPHER WIRE UNDER ALL AREAS OF NATURAL TURF AND RED SPRUCE GOPHER WIRE TO BE OVERLAPPED AT ALL SEAMS A MINIMUM OF 5" AND STAPLE SEAMS AND EDGES A MINIMUM OF 12" O.C. OR TIGHTER IF NEEDED TO REMOVE BUBBLES. BASKET OR WIRE STAPLES TO BE DEEP ENOUGH TO PRINT ANCHOR THE WIRE WITHOUT DISTORTING ITS SHAPE. INSTALL EXTRA STAPLES IN AREAS WHERE THE WIRE IS BUBBLED OR NOT MAKING FULL CONTACT WITH THE GROUND BELOW.
18. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. ON PERMEABLE AREA TILLED TO A DEPTH OF 6".
19. ALL PLANTING SOIL USED ON STRUCTURES TO BE A LIGHT WEIGHT SOIL MIX INTENDED FOR USE ON STRUCTURES. CONTRACTOR TO PROVIDE SATURATED SOIL WEIGHT PRIOR TO INSTALLING SOIL FOR CONFIRMATION THAT IT IS BELOW THE STRUCTURAL MAXIMUM.

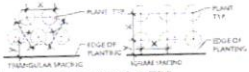
PLANT LEGEND

VINE/GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
SHRUBS				
L	AM	ACHILLEA MILLEFOLIUM	COMMON YARROW	4" POT
L	AM	ARCTOSTAPHYLOS D. 'SENTINEL'	SENTINEL VINE HILL MANZANITA	15 GAL
L	AE	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL
L	AP	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL
L	AP	ARTEMISIA PYCNOCEPHALA	DUNE SAGEWORT	1 GAL
L	CG	CEANOTHUS GRISEUS	CARMEL CEANOTHUS	1 GAL
L	JP	JUNCUS PATENS	GREY RUSH	1 GAL
L	LC	LOMANDRA C. 'POM POM'	SHORTY MAT RUSH	1 GAL
L	LP	LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	1 GAL
L	RP	ROSEMARINUS P. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL
MISCELLANEOUS				
		MULCH		
		METAL EDGING (WELD ALL JOINTS AND PAINT AND PAINT ONCE WELDED)		

* WATER USE CATEGORY (WUC) KEY

(WUCOLS) REGION APPLICABLE TO THE PROJECT: REGION 1
H = HIGH, M = MODERATE, L = LOW, VL = VERY LOW, NL = SPECIES NOT LISTED
* (WUCOLS) WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS) UNIVERSITY OF CALIFORNIA EDITION, JOHN LAMBY HASE, LA CONTRIBUTOR # 3 (2014)

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING, SEE PLANTING PLAN LEGEND
2. 24 (12" + 12" = 24")

REFERENCE NOTES

1. WATERPROOFING OF ROOF TOP PLANTER BY ARCHITECT - INSTALL WITH SUITABLE DRAINAGE SYSTEM AND LIGHT WEIGHT SOIL PER ENGINEERED FOR MAXIMUM ALLOWABLE SATURATED SOIL WEIGHT FOR STRUCTURAL DESIGN - MINIMUM SOIL DEPTH TO BE 12"

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED	SIMON PHILLIPS	REG	10-31-2025
	NAME	CLAS	DATE

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

PROJECT NAME
DIAMOND ADU

PROJECT ADDRESS
SCENIC ROAD & MYOPTA AVE
CARMEL CA 93923
APN: 010-112-011

STATUS
PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 20240
DATE: 10/31/2025

REVISIONS
DATE | DESCRIPTION
12/19/2025 | CITY REVISIONS

SHEET NAME
PLANTING NOTES

SHEET NO.
L-2.0

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

EXHIBIT A

EXISTING LANDSCAPING - TO REMAIN - INCLUDING
- CUPRESSUS MACROCARPA
- WESTRINGIA GREY BOX
- FEIJOA SELLOWIANA
- ECHIUM FASTUOSUM
- TULBAGHIA VIOLACEA
- STRELITZIA REGINAE
- PHORMIUM SPP
- ARMERIA MARITIMA
- FERNS
- ACHILLEA MILLEFOLIUM
- ABOTBUM CANARIENSE
- CEANOTHUS 'MILKEE POINT'
- LEPONIUM PERIZII
- PHILODEDRON GANADU
- DIETES BICOLOR
- DIGITALIS PURPUREA

PLANT LEGEND

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
SHRUBS				
L	Ac ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	
L	Ad ARCTOSTAPHYLOS D. 'SENTINEL'	SENTINEL MANZANITA	15 GAL	
L	Ae ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	
L	Ap ARCTOSTAPHYLOS PACIFIC MIST	PACIFIC MIST MANZANITA	1 GAL	
L	Ar ARTEMISIA PYCNOCEPHALA	DUNE SAGEBRUSH	1 GAL	
L	Cg CEANOTHUS GLORIUS	CARMEL CEANOTHUS	1 GAL	
L	Jb JUNCUS BATINUS	ONE RUSH	1 GAL	
L	Lc LOMANDRA C. 'POW POW'	SHORT TWIST RUSH	1 GAL	
L	Lp LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	1 GAL	
L	Rm ROSMARINUS F. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	
MISCELLANEOUS				
		MULCH		
		METAL EDGING (WELD ALL JOINTS AND PRIME AND PAINT SINCE WELDED)		

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH, M = MODERATE, L = LOW, VL = VERY LOW, SL = SPECIES NOT LISTED
HIGH WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS) (SOURCE: UC DAVIS COOPERATIVE EXTENSION, UC DAVIS, 1.1.2014)

PLANT SPACING AND PLANTING SETBACK DIAGRAM

1 FOR SPACING 'X' SEE PLANTING PLAN LEGEND

2 FOR SPACING 'Y' SEE PLANTING PLAN LEGEND

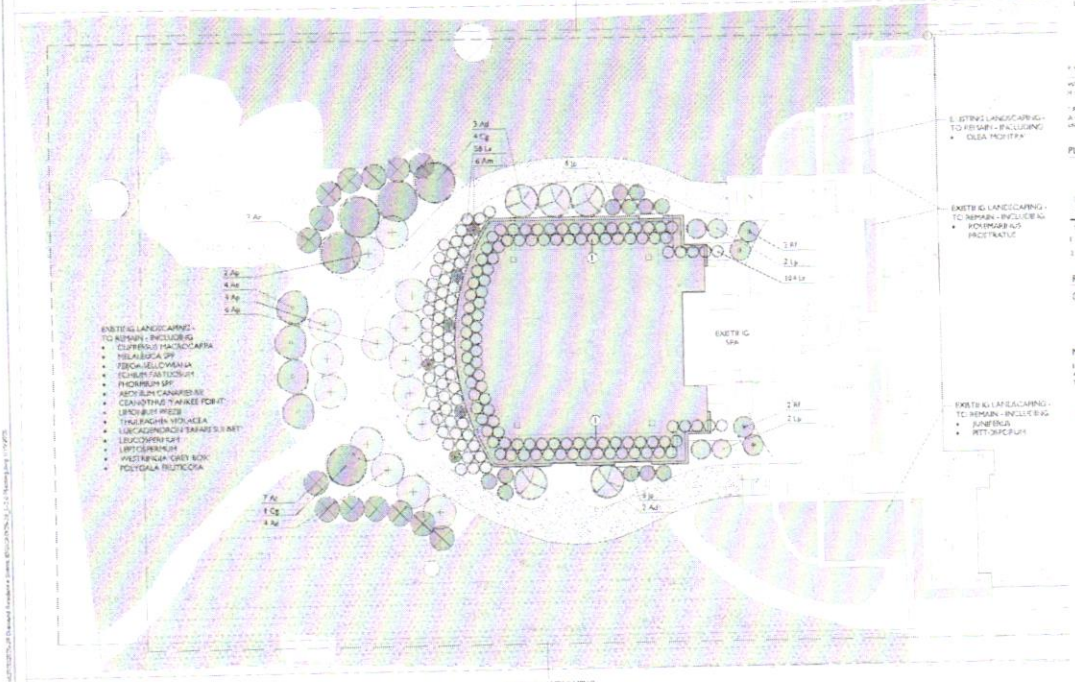
REFERENCE NOTES

1. WATERPROOFING OF ROOF TOP PLANTER BY ARCHITECT - INSTALL WITH SUITABLE DRAINAGE LAYER AND LIGHT WEIGHT SOIL PER ENGINEERED FOR MAXIMUM ALLOWABLE SATURATED SOIL WEIGHT PER STRUCTURAL DESIGN - MINIMUM SOIL DEPTH TO BE 12"

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIMON PHILLIPS, RLA
SIGNED NAME TITLE DATE



EXISTING LANDSCAPING - TO REMAIN - INCLUDING
- CUPRESSUS MACROCARPA
- WESTRINGIA GREY BOX
- FEIJOA SELLOWIANA
- ECHIUM FASTUOSUM
- PHORMIUM SPP
- ALOE
- ARMERIA MARITIMA
- FERNS
- ABOTBUM CANARIENSE
- CEANOTHUS 'MILKEE POINT'
- LEPONIUM PREZII
- LANTANA
- LEUCOSPERMUM
- ACHILLEA
- PITTOSPORUM
- OLEA MONTRA
- POLYGALA FRUTICOSA

SCALE: 3/16" = 1'-0"

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

PROJECT NAME
DIAMOND ADU

PROJECT ADDRESS
SCENIC ROAD & MISSION STREET
CARMEL, CA 93923
APN: 010-112-012

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-18
DATE: 10/17/2025

REVISIONS
DATE DESCRIPTION
2025/10/20 CITY SUBMITTAL

SHEET NAME

SHEET NO

Docusign Envelope ID: E96E0028-B2DF-8236-80B6-48B64274C35B

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name: Diamond Residence
Project Number: 23-48
Reference Evapotranspiration (ETo): [illegible]

Hydrozone # Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1 ADU Roof Terrace	0.3	drip	0.81	0.37	[illegible]	73.88	2430.88
2 ADU Planting	0.3	drip	0.81	0.37	167	61.86	1906.90
3 Back Garden	0.3	drip	0.81	0.37	648	245.00	7396.38
				Totals	(A) 1028	(B) 380.74	11732.16
Special Landscape Areas							
	[redacted]			1.00		0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	11732.16
						Maximum Allowed Water Allowance (MAWA) (Gallons)	17422.24
						ETWU (Acre Feet)	0.04
						MAWA (Acre Feet)	0.05

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	380.74
Total Area	(A)	1028.00
Average ETAF	B ÷ A	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	380.74
Total Area	(A+C)	1028.00
Sitewide ETAF	(B+D) ÷ (A+C)	0.37

GENERAL NOTES

EXHIBIT A

1. WARRANTY
CONTRACTOR TO WARRANT THE IRRIGATION SYSTEM FOR ONE YEAR FOLLOWING INSTALLATION FROM DATE OF ACCEPTANCE. SYSTEM SHALL BE WARRANTIED FOR DEFECTIVE MATERIALS AND INSTALLATION ISSUES.

2. VERIFICATION
FOR NEW SYSTEMS, DESIGN IS BASED ON 40 P.S.I. AND 20 P.M. REQUIRED AT DISCHARGE OUTLET OF POINT OF CONNECTION. VERIFY SAME AND NOTIFY OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING ANY IRRIGATION WORK.

3. UTILITIES
VERIFY LOCATION OF ALL ON-SITE UTILITIES. PRESERVE AND PROTECT ALL SUCH UTILITIES UNLESS OTHERWISE NOTED. RESTORE DAMAGED UTILITIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, AND AT NO ADDITIONAL COST TO THE OWNER.

4. SCHEMATIC
SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS ADJACENT TO WALKWAYS AND INSIDE MEDIANS WHENEVER POSSIBLE.

5. CODES
IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY OWNER'S REPRESENTATIVE BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.

6. MASTER VALVE / FLOW SENSOR
a. CONNECT MASTER VALVE AND FLOW SENSOR IF INCLUDED, TO CONTROLLER WITH COMMUNICATION CABLE. SEE IRRIGATION DETAILS. INSTALL IN DEDICATED 1" DIAMETER PVC CONDUIT.
b. NORMALLY CLOSED MASTER VALVE: IF IRRIGATION CONTROLLER DOES NOT HAVE A MASTER VALVE OVERRIDE FUNCTION, PROGRAM THEN DEDICATE ONE STATION TO QUICK COUPLER USE.

7. CHECK VALVES
INSTALL IN-LINE CHECK VALVES IN DRIP IRRIGATION SUPPLY LINES AS REQUIRED TO MINIMIZE LINE DRAINAGE. ALLOW IN BID PRICE AN AMOUNT SUFFICIENT TO PROVIDE AND INSTALL ADDITIONAL CHECK VALVES TO ACCOMMODATE ANY NECESSARY FIELD CHANGES.

8. BORING
JET BORE OR DIRECTIONAL BORE UNDER EXISTING RIGID PAVING AREAS. DO NOT TRENCH ACROSS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS AND/OR APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.

9. SLEEVING
SCH. 40 PVC PIPE FOR ALL WIRING AND IRRIGATION LINES INSTALLED UNDER PAVING AREAS AND THAT PASS THROUGH DRAINAGE TRENCHES WITH DRAIN ROCK. 4-INCH DIA. OR TWICE THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN THE SLEEVE, WHICHEVER IS GREATER. INSTALL (WITH ENDS CLEARLY MARKED ABOVE GRADE) AT THE NECESSARY DEPTH PRIOR TO THE CONSTRUCTION OF PAVING AREAS OR FIELD BASES. SLEEVING TO EXTEND 12-INCHES FROM EDGE OF PAVING OR DRAINAGE TRENCH INTO ADJACENT SUBGRADE. NO UNSLEEVED PIPING, ANGLE-BENDS, 90-DEGREE BENDS, OR JOINTS SHALL BE ALLOWED UNDER PAVING.

10. DRIP VALVES
GROUP DRIP VALVE RUN TIMES TOGETHER IF REQUIRED TO ENSURE THE MINIMUM FLOW AS REQUIRED BY THE FLOW SENSOR. INSTALL AIR RELIEF VALVES ON ALL DRIP ZONES - AIR RELIEF VALVES TO BE PLACED AT THE HIGH POINT OF THE ZONE. INSTALL FLUSH PORTS AT THE ENDS OF ALL DRIP SUPPLY LINES AND CHECK VALVES IN SYSTEMS ON SLOPES TO PREVENT WET AREAS AT THE BOTTOM OF THE SYSTEM.
INSTALL DRIP LINES PARALLEL TO THE NATURAL SLOPE OF THE PLANTING AREA WHERE POSSIBLE.

11. CONTROLLER
INSTALL CONTROLLER AS SHOWN ON THE DRAWINGS. ALL ABOVE GRADE CONDUIT SHALL BE RIGID STEEL SECURELY FASTENED TO STRUCTURE AND TO CONTROLLER.

12. PROGRAMMING / SCHEDULING
a. SET UP ESTABLISHMENT IRRIGATION SCHEDULES FOR OPTIMUM PLANT GROWTH BASED ON ANTICIPATED WEATHER OVER THE MAINTENANCE PERIOD, WATER USE OF PLANTINGS (SEE PLANTING PLAN LEGEND) AND SUN EXPOSURE. ASSUME THE SOIL TYPE TO BE A SANDY LOAM.
b. CONTROLLERS: PRIOR TO THE END OF THE MAINTENANCE PERIOD, PROGRAM THE CONTROLLER PER MANUFACTURER'S DIRECTIONS.
c. DO NOT CYCLE DRIP IRRIGATION APPLICATION MORE THAN ONCE PER DAY. ADJUST LENGTH OF RUN TIME TO PROVIDE THE REQUIRED VOLUME OF WATER IN ONE CYCLE.

13. VALVE BOXES
CONTRACTOR TO INSTALL ALL VALVE BOXES A MINIMUM OF 18" FROM ADJACENT WALKS, WALLS AND PAVING EDGES. BOXES TO BE INSTALLED PERPENDICULAR TO THE ADJACENT EDGE WITH THE SHORT END OF THE BOX RUNNING PARALLEL TO THE EDGE. WHEN MULTIPLE BOXES ARE INSTALLED TOGETHER SEPARATE BOXES BY A MINIMUM OF 12". VALVE BOXES ARE TO BE INSTALLED WITH RODENT SCREENS CONSISTING OF HOT DIPPED GALVANIZED WELDED WIRE MESH AND FILTER FABRIC.

14. OVERHEAD IRRIGATION HEADS
OVERHEAD IRRIGATION HEADS SHALL BE SETBACK A MINIMUM OF 24" FROM ANY IMPERVIOUS HARDSCAPE UNLESS THE HARDSCAPE IS GRADED TO DRAIN BACK TOWARD THE PLANTING AREA. IF MULTI-STREAM, MULTI-TRAJECTORY ROTATING (MSMTR) HEADS ARE SPECIFIED WHICH MINIMIZE OVERSPRAY AND RUNOFF THIS SETBACK IS REDUCED TO 6". HUNTER MP ROTATORS ARE CONSIDERED MSMTR HEADS. TURF STRIPS OR OTHER AREAS SHALL NOT BE LESS THAN 10' IN ANY DIRECTION IF IRRIGATED WITH OVERHEAD SPRAY.

15. SYSTEM FLUSHING
PRIOR TO INSTALLATION OF VALVES CONTRACTOR SHALL FLUSH MAIN LINE. CONTRACTOR TO INSTALL FLUSH PORTS AT THE END OF ALL DRIP LINES FOR FUTURE MAINTENANCE USE. ENTIRE SYSTEM TO BE FLUSHED AT THE COMPLETION OF INSTALLATION.

16. PRESSURE TEST
CONTRACTOR SHALL PRESSURE TEST THE MAIN LINE PRIOR AT A MINIMUM OF 100 PSI FOR 2 HOURS PRIOR TO BACKFILLING TRENCHES. SECURE PIPE AS NEEDED PRIOR TO PRESSURE TESTING.

17. AS BUILTS
AT COMPLETION OF PROJECT CONTRACTOR SHALL PROVIDE TO OWNER AN AS BUILT DRAWING SHOWING DIMENSIONS OFF SITE FEATURES OR BUILDING WALLS TO MAIN LINE TRENCHES. AS BUILT PLAN TO SHOW VALVE LOCATIONS AND NUMBERS AS SEQUENCED WITH THE IRRIGATION CONTROLLER.

18. HEAD ALLOWANCE
ALLOW IN BID PRICE AN AMOUNT SUFFICIENT TO PROVIDE AND INSTALL AN ADDITIONAL 5 SPRINKLER HEADS OF EACH TYPE SPECIFIED ON PLAN TO ACCOMMODATE FIELD CHANGES. THESE HEADS SHALL BE LOCATED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. DELIVER TO THE OWNER ANY UNUSED ADDITIONAL HEADS AT THE END OF THE MAINTENANCE PERIOD.

19. FIELD VERIFICATION
FIELD VERIFY DIMENSIONS OF ALL PLANTING AREAS TO RECEIVE SPRINKLER IRRIGATION. DETERMINE NOZZLE PATTERN (1/3 HEAD, 1/4 HEAD, ADJUSTABLE ARC, ETC.) BASED ON FIELD CONDITIONS. ADJUST ALL NOZZLES IN FIELD FOR OPTIMAL COVERAGE AND TO PREVENT OVERSPRAY ONTO WALKS, PAVED AREAS, BUILDINGS, ETC.

20. VALVE TUNING
FOR SPRINKLER CIRCUITS ADJUST FLOW CONTROL ON VALVES IF REQUIRED TO OPTIMIZE COVERAGE AND MINIMIZE MISTING.

21. POP-UP HEIGHT
USE 6" POP-UP SPRAYS IN TURF AREAS AND 12" POP-UP SPRAYS IN THE REMAINING PLANTING AREAS, UNLESS OTHERWISE NOTED. SEE LEGEND FOR POP-UP ROTOR HEIGHT.

22. POP-UP LOCATION
DISTANCE OF POP-UP SPRINKLER FROM PAVING OR HEADERBOARD IS EQUAL TO:
a. MINIMUM 24" IF ADJACENT NON-PERMEABLE SURFACE DRAINS AWAY FROM PLANTING
b. 2" / POP-UP HEIGHT IF ADJACENT NON-PERMEABLE SURFACE DRAINS ENTIRELY TO PLANTING
c. 2" / POP-UP HEIGHT IF ADJACENT SURFACE IS PERMEABLE AND NO RUNOFF OCCURS

23. PRESSURE REGULATION
ALL SPRAYS AND STREAM ROTORS SHALL BE INSTALLED WITH PRESSURE REGULATING SCREENS OR HAVE PRESSURE REGULATED BODIES.

LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
- - - - - -		MAIN LINE: 18" MINIMUM COVER. SCH/CLASS FOR PIPE / FITTINGS PER TABLE BELOW. 1" SCH 40 UNLESS OTHERWISE NOTED.
		POTABLE SERVICE TO HOUSE: 1" DIA. SEE CIVIL DRAWINGS
———		LATERAL LINE / DRIP IRRIGATION SUPPLY LINE: 10" MIN. COVER, 24" UNDER AC PAVING SCH 40. SEE CHART FOR SIZE.
E - - ◆◆ - - -		STUB OUT, WITH LINE SIZED BALL VALVE AND CAP AT END OF MAINLINE.
⋈	NEW	FULL PORT, TRUE UNION, PVC BALL VALVE LINE SIZE
	FEBCO	EXISTING BACKFLOW PREVENTER AT IRRIGATION POINT OF CONNECTION
	HUNTER	CONTROLLER WITH HV TERMINAL, WALL MOUNT, 24 STATIONS. MODEL # PRO-C
M	METER	EXISTING WATER METER
HB	HOSE BIBB	MOUNT HOSE BIBB ON 4X4 REDWOOD POST - 24" ABOVE GRADE
POC	POC	POINT OF CONNECTION

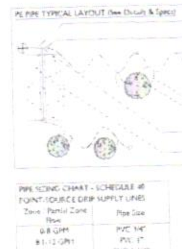
TOTAL IRRIGATED LANDSCAPE AREA=0.02 AC. ANNUAL WATER REQUIREMENT=0.04 ACRE FEET

LEGEND - DRIP IRRIGATION

SYM	MANUFACTURER	DESCRIPTION
ZONE DESIGNATION (ZONE 00)		POINT SOURCE: 3/4" I.D. PE SUPPLY PIPE & 1/4" I.D. PE DISTRIBUTION TUBES. SEE SPECS. SEE IRRIGATION DETAILS. EMITTERS 2.0 GPH PRESSURE COMPENSATING W/ BUGSHUT CAP: RAINBIRD XERI-BUG / TORO NGE / NETAFIM WPC. SEE EMITTER SCHEDULE. MANUAL FLUSH VALVE AT END OF EACH BRANCH OF SUPPLY PIPE. RAINBIRD DRIP OPERATION INDICATOR AT FURTHEST END OF EACH ZONE. SEE SCHEMATIC IRRIGATION DIAGRAM.
		NETAFIM HIGH FLOW CONTROL ZONE KIT W/ DISC FILTER (4.5-17+ GPM); LOW FLOW KIT W/ DISC FILTER (0.25-4.4 GPM)
	NETAFIM / RAINBIRD / TORO PRE-ASSEMBLED KIT	RAINBIRD XCZLF-100 / XCZ-075 CONTROL ZONE KIT. PRBR FILTER: .100 = 3.0 GPH, .075 = 5.0 GPM AS REQUIRED PER ZONE
		TORO DZK-TPH-1-EI - HF DRIP ZONE VALVE KIT HF = 4.5 GPM LF = 4.5 GPM AS REQUIRED PER ZONE

DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM	EMITTER SCHEDULE	
SEE PLANTING PLAN FOR PLANT SIZES AND LOCATIONS. PE SUPPLY PIPE AND PE DISTRIBUTION TUBE ALIGNMENTS PER REQUIREMENTS OF PLANTING. INSTALL EMITTERS PER EMITTER SCHEDULE AND ALLOW FOR ADDITIONAL PORTS TO EACH PLANT FOR FUTURE NEEDS. LOCATE EMITTERS TOWARDS THE UPHILL SIDE OF PLANTS ON SLOPES. SEE IRRIGATION DETAILS.	1 GAL	1
	5 GAL	2
	15 GAL	3
	24" BOX	4

PE PIPE TYPICAL LAYOUT (See Details & Specs)



PIPE SIZING CHART - SCHEDULE 40
POINT-SOURCE DRIP SUPPLY LINES

Zone / Partial Zone Flow	Pipe Size
0-8 GPM	PVC 3/4"
8.1-13 GPM	PVC 1"
13.1-22 GPM	PVC 1-1/4"
22.1-30 GPM	PVC 1-1/2"

3/4" IS MINIMUM PIPE SIZE

HYDROZONE LEGEND

WATER USE	VALVE NUMBER	AREA
LOW WATER USE	1, 2, 3, 4	990 SF

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

[signature]	Tatum Phillips	4531	10-21-2025
Signed	Name	CLA#	Date

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

[illegible] SANTA CRUZ, CA [illegible]

PROJECT NAME
DIAMOND ADU

PROJECT ADDRESS
SCENIC ROAD 3 NW OF 11TH AVE
CARMEL, CA 93923
APN: [illegible]

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO. 23-48
DATE: [illegible]

REVISIONS
DATE DESCRIPTION
[illegible] CITY RESUBMITTAL

SHEET NAME
IRRIGATION NOTES

SHEET NO.
L-3.0

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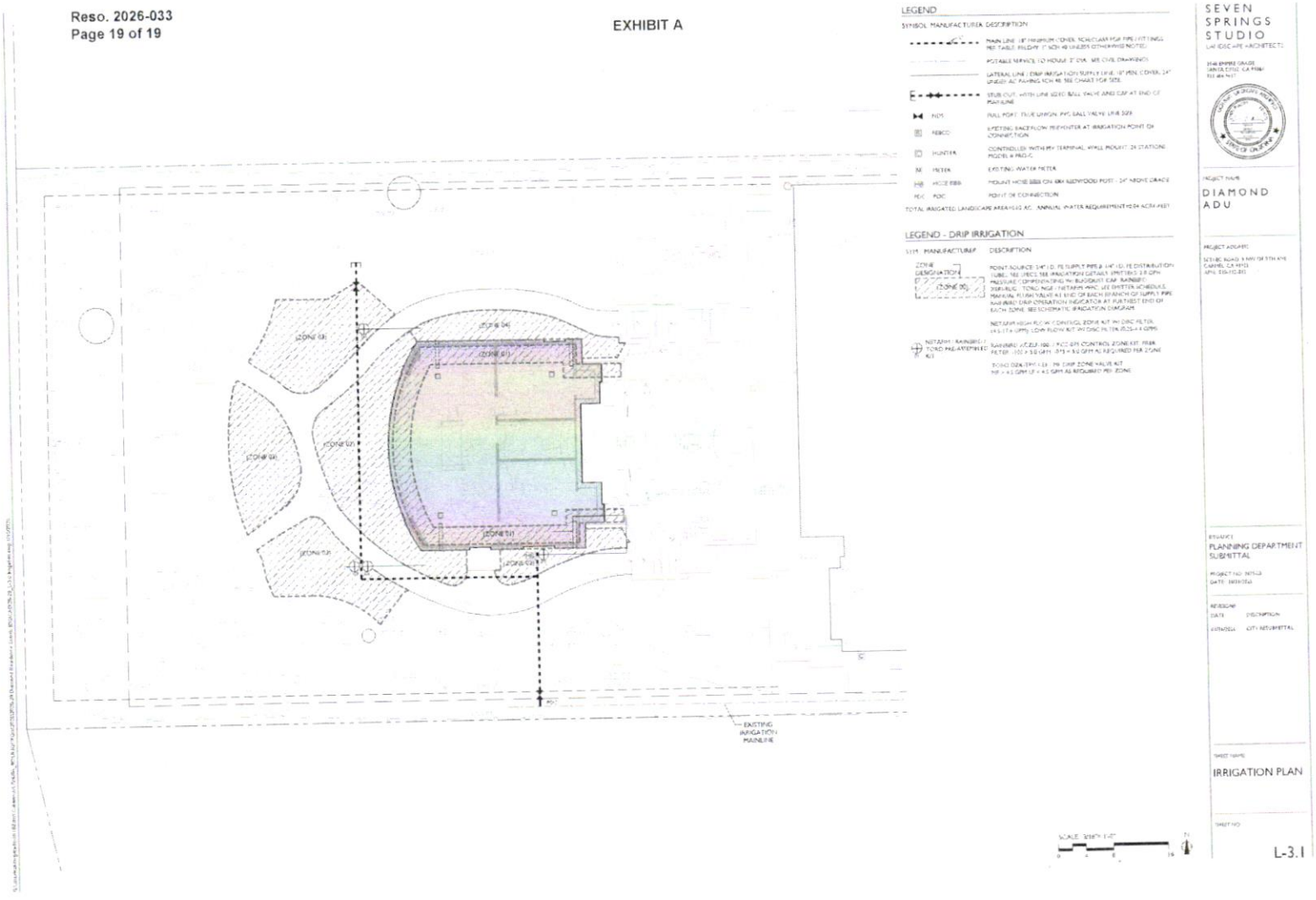

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Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

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Completed	Security Checked	7/10/2026 12:08:04 PM

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Carmel-by-the-Sea:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: yabbas@ci.carmel.ca.us

To advise City of Carmel-by-the-Sea of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at yabbas@ci.carmel.ca.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request paper copies from City of Carmel-by-the-Sea

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to yabbas@ci.carmel.ca.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Carmel-by-the-Sea

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to yabbas@ci.carmel.ca.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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- Until or unless you notify City of Carmel-by-the-Sea as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Carmel-by-the-Sea during the course of your relationship with City of Carmel-by-the-Sea.