

## CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
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TDD (415) 597-5885



# Th8a

**APPLICATION NO. 4-16-0479**

**(WATERMARK LODGING TRUST, INC.)**

**October 22, 2020**

### EXHIBITS

#### Table of Contents

<b>EXHIBIT 1 .....</b>	<b>2</b>
<b>EXHIBIT 2 .....</b>	<b>2</b>
<b>EXHIBIT 3 .....</b>	<b>2</b>
<b>EXHIBIT 4 .....</b>	<b>2</b>
<b>EXHIBIT 5 .....</b>	<b>2</b>
<b>EXHIBIT 6 .....</b>	<b>2</b>

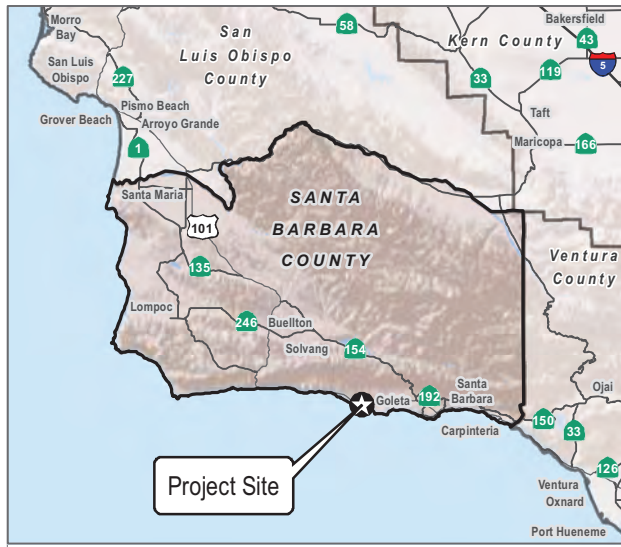


Exhibit 1  
Application No. 4-16-0479  
Vicinity Map

SOURCE: NAIP 2016

**DUDEK**



**FIGURE 1**

**Project Location**

Haskell's Beach House Demolition Restoration Plan





Bacara Resort

Exhibit 2  
Application No. 4-16-0479  
Site Aerial



Exhibit 3  
Application No. 4-16-0479  
Project Plans

WATG

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irvine | CA | 949 574 8500 watg.com

client | consultant

Watermark Capital Partners, LLC

stamp | approval

key plan

no. date issue  
issues | revisions



**THE RITZ-CARLTON**  
BACARA, SANTA BARBARA  
8301 HOLLESTER AVENUE  
SANTA BARBARA, CALIFORNIA 93117  
**BEACH RESTROOM PLAN**

project logo

**ARCHITECTURAL SITE PLAN**

sheet title

project no. 174349

checked by: Checker  
drawn by: Author

component

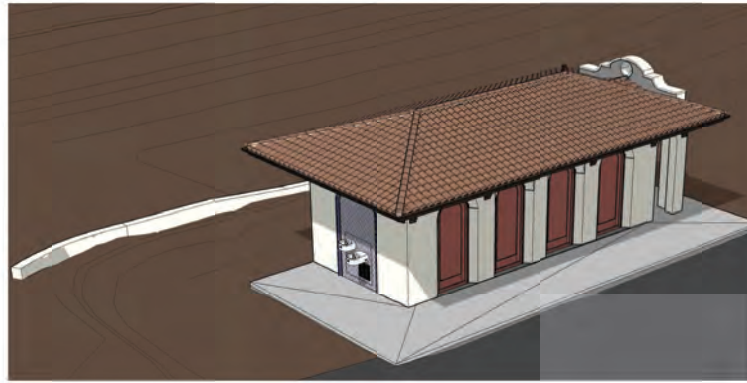
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A1

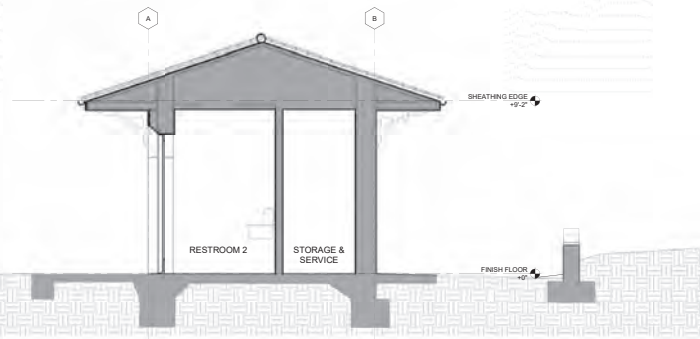




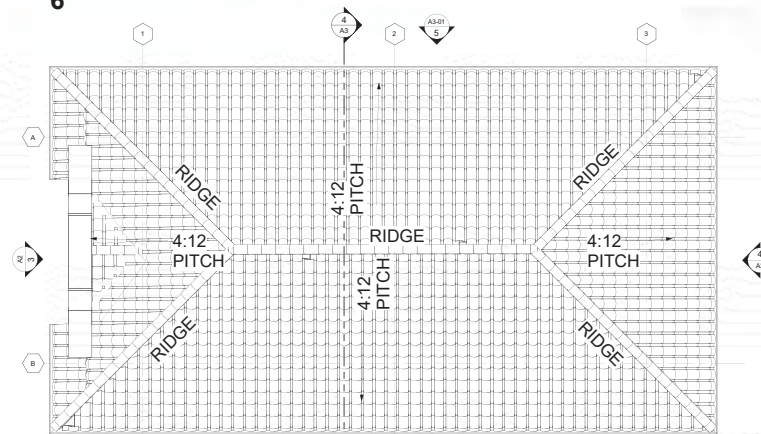
**5 RESTROOMS 3D PERSPECTIVE 1**



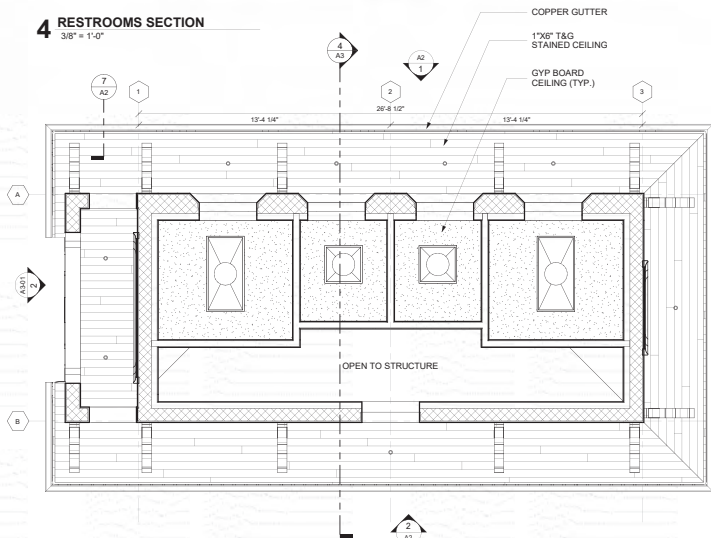
**6 RESTROOMS 3D PERSPECTIVE 2**



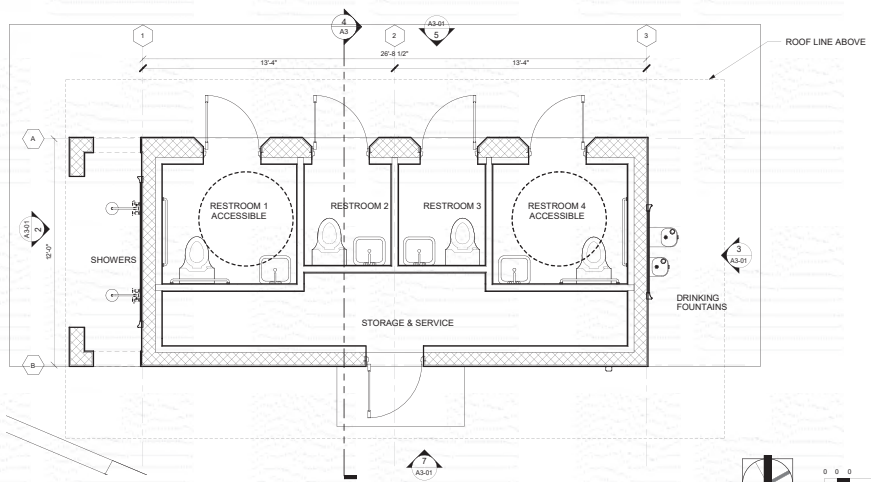
**4 RESTROOMS SECTION**  
3/8" = 1'-0"



**2 RESTROOMS ROOF PLAN**  
3/8" = 1'-0"



**3 REFLECTED CEILING PLAN**  
3/8" = 1'-0"



**1 RESTROOMS FLOOR PLAN**  
3/8" = 1'-0"



KEYNOTES / LEGENDS

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BACARA, SANTA BARBARA  
6301 HOLISTER AVENUE  
SANTA BARBARA, CALIFORNIA 93117  
**BEACH RESTROOM PLAN**

project logo

**FLOOR PLAN, ROOF PLAN,  
RCP, SECTION & 3D VIEW**

sheet title

project no. 174349

checked by: Checker

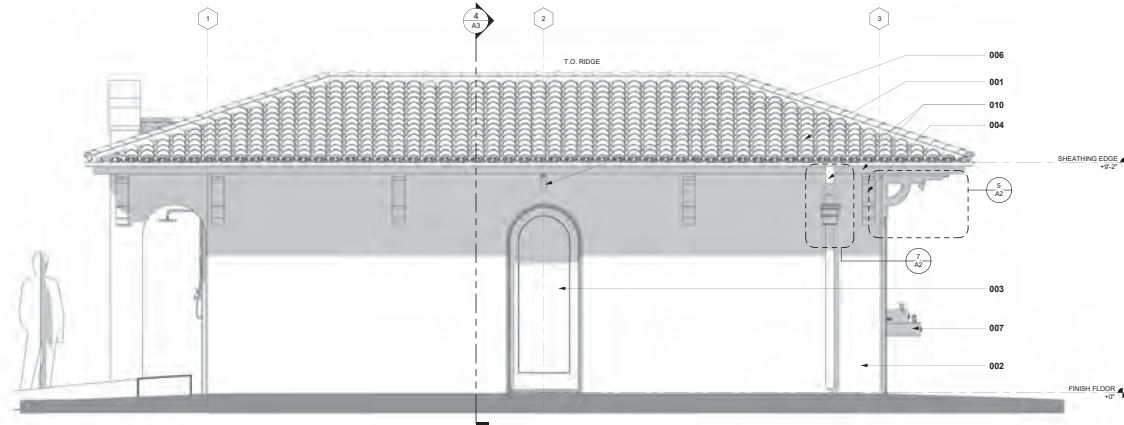
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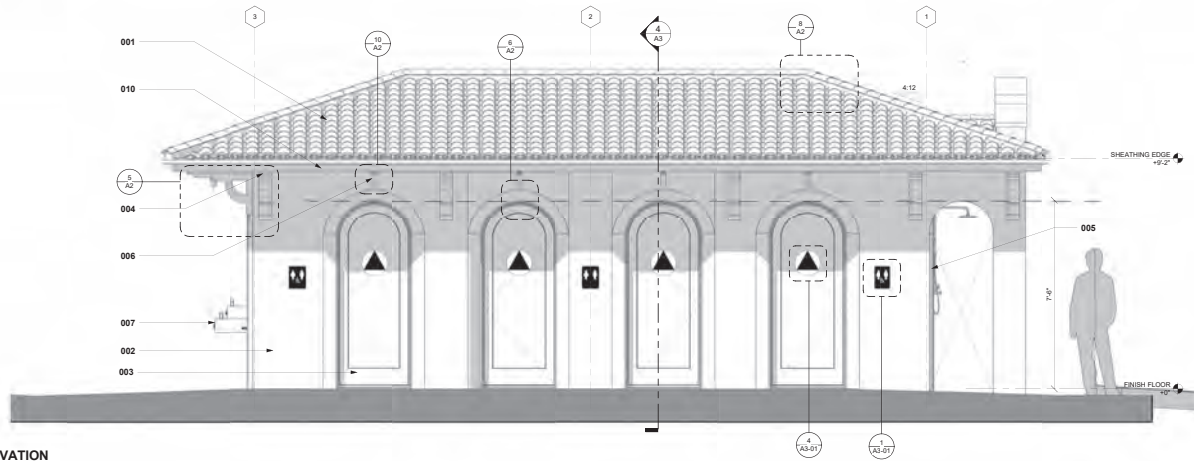
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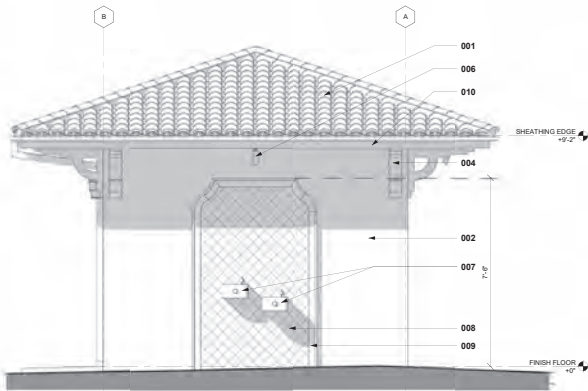




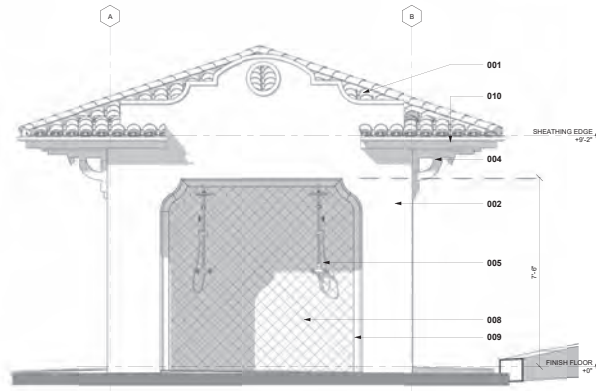
**7 EAST ELEVATION**  
1/2" = 1'-0"



**5 WEST ELEVATION**  
1/2" = 1'-0"



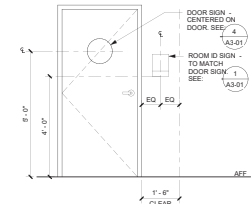
**3 RESTROOMS NORTH ELEVATION**  
1/2" = 1'-0"



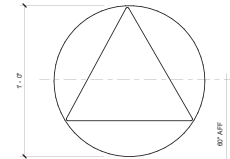
**2 RESTROOMS SOUTH ELEVATION**  
1/2" = 1'-0"

**KEYNOTES / LEGENDS**

KEY VALUE	KEYNOTE TEXT
001	CLAY BARREL TILE ROOF (TO MATCH EXISTING HOTEL)
002	CEMENT PLASTER FINISH (TO MATCH EXISTING HOTEL)
003	HOLLOW METAL DOOR & FRAME
004	DETAILED WOOD EAVE
005	OUTDOOR SHOWER
006	SURFACE MOUNTED LIGHT (HRL16 TELLURIDE)
007	DRINKING FOUNTAIN
008	DECORATIVE CERAMIC TILE
009	DECORATIVE CERAMIC TILE TRIM
010	COPPER DOWNSPOUT & GUTTER

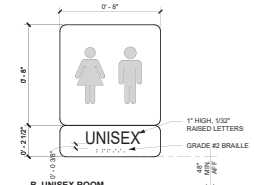


**6 BATHROOM SIGNAGE**  
1/2" = 1'-0"

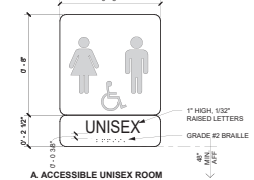


- A. UNISEX ROOM**
- NOTES:**
1. SIGNS TO BE 1/4" THICK.
  2. ALL EDGES & CORNERS TO HAVE MIN. 1/8" RADIUS
  3. BACKGROUND COLOR SHALL CONTRAST WITH DOOR COLOR
  4. FOR SIGN PLACEMENT SEE (A3-01)

**4 RESTROOM DOOR SIGNS**  
3" = 1'-0"



**B. UNISEX ROOM**



**A. ACCESSIBLE UNISEX ROOM**

- NOTES:**
1. PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NON-GLARE FINISH AND PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD
  2. BRAILLE CHARACTERS TO BE MINIMUM 48" AFF.
  3. FOR SIGN PLACEMENT SEE (A3-01)

**1 RESTROOM SIGNAGE**  
3" = 1'-0"

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**BEACH RESTROOM PLAN**

project logo

**DETAILED EXTERIOR ELEVATIONS**

sheet title

project no. 174349  
checked by: Checker  
drawn by: Author

component

sheet no.

**A3-01**

BEACH RESTROOM PLAN | 1



## DEDICATION AND EASEMENT NOTES

PREPARED IN CONJUNCTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS REPORT NO. 008-23045039-C-101 DATED JUNE 20, 2014. SAID REPORT IS PRESUMED TO COMPLETE AND ACCURATE. STANTEC CANNOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID REPORT. ITEM NUMBERS IN SYMBOLS 4-6 (1) CORRESPOND TO EXCEPTION ITEMS IN SAID REPORT.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1932 AS INSTRUMENT NO. 865, BOOK 216, PAGE 578 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA AFFECTS: AS DESCRIBED THEREIN.

PREPARED IN CONJUNCTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS REPORT NO. FSBA-428180059-SA DATED APRIL 18, 2018. SAID REPORT IS PRESUMED TO COMPLETE AND ACCURATE. STANTEC CANNOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID REPORT. ITEM NUMBERS IN SYMBOLS 4-6 (1) CORRESPOND TO EXCEPTION ITEMS IN SAID REPORT.

AN UNRECORDED AGREEMENT AFFECTING PORTIONS OF SAID LAND DATED MARCH 2, 1931 BY AND BETWEEN LOUIS G. GREYUS AND SIGNAL OIL AND GAS COMPANY, A CORPORATION AS DISCLOSED BY THE AMENDMENT OF OIL AND GAS LEASE RECORDED DECEMBER 21, 1953 AS INSTRUMENT NO. 20467 IN BOOK 1203, PAGE 68 OF OFFICIAL RECORDS.

AN IRREVOCABLE OFFER OF DEDICATION FOR COASTAL ACCESS AND INCIDENTAL PURPOSES, RECORDED MAY 07, 1997 AS INSTRUMENT NO. 97-25646 OF OFFICIAL RECORDS. TO: COUNTY OF SANTA BARBARA

AN IRREVOCABLE OFFER OF DEDICATION FOR EQUESTRIAN AND HIKING AND INCIDENTAL PURPOSES, RECORDED MAY 07, 1997 AS INSTRUMENT NO. 97-25649 OF OFFICIAL RECORDS. TO: COUNTY OF SANTA BARBARA. SEE SHEET 4 FOR CONTINUATION OF OFFER OF DEDICATION.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "APPLICANT'S AGREEMENT FOR DRAINAGE IMPROVEMENTS" RECORDED MAY 07, 1997 AS INSTRUMENT NO. 97-25652 OF OFFICIAL RECORDS.

THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO PRESERVE ARCHAEOLOGICAL RESOURCES AND GRANT OF EASEMENT" RECORDED MAY 07, 1997 AS INSTRUMENT NO. 97-25653 OF OFFICIAL RECORDS.

AN EASEMENT FOR CONSERVATION AND INCIDENTAL PURPOSES, RECORDED MAY 07, 1997 AS INSTRUMENT NO. 97-25654 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OFFER TO ALLOW COUNTY TO MANAGE AND MAINTAIN PUBLIC BEACH AREA" RECORDED NOVEMBER 24, 1997 AS INSTRUMENT NO. 97-71160 OF OFFICIAL RECORDS.

THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "SECOND AMENDED IRREVOCABLE OFFER TO DEDICATE 8' WIDE PUBLIC ACCESS EASEMENT AND DECLARATION OF RESTRICTIONS" RECORDED JUNE 10, 2008 AS INSTRUMENT NO. 2008-0334569 OF OFFICIAL RECORDS.

## SURVEYOR'S NOTES

### 1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=20', WITH A ONE FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY STANTEC CONSULTING FROM AERIAL PHOTOGRAPHY NOVEMBER 30, 2016.

### 2. BASIS OF BEARINGS AND COORDINATES

BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 9 GRID, EPOCH 2011.00, DEFINED LOCALLY BY CONTINUOUSLY OPERATING REFERENCE STATIONS OPERATED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC). THIS SURVEY TIED TO STATIONS C09R, U03B, AND P519.

ALL DISTANCES AND COORDINATES ARE REFERENCED TO SAID CALIFORNIA COORDINATE SYSTEM AND ARE EXPRESSED IN U.S. SURVEY FOOT UNITS.

### 3. ELEVATIONS

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN 1983 DATUM OF 1986 (NAVD83), DEFINED LOCALLY BY THE CSRC. THIS SURVEY TIED TO BENCHMARK C09R, A WYATT-AGNEW DRILLED BRACED MONUMENT, ELEVATION = 45.35 FEET.

## SHEET INDEX

- C1 EXISTING CONDITIONS
- C2 PRELIMINARY DEMOLITION PLAN
- C3 PRELIMINARY GRADING PLAN
- C4 PRELIMINARY GRADING PLAN SECTIONS
- C5 PRELIMINARY UTILITY PLAN
- C6 PRELIMINARY UTILITY PLAN - DETAIL
- C7 PRELIMINARY RESTORATION GRADING PLAN
- C8 PRELIMINARY EROSION CONTROL PLAN

# EXISTING CONDITIONS BEACH HOUSE RELOCATION

RITZ-CARLTON BACARA RESORT & SPA

CITY OF GOLETA, CALIFORNIA  
4/01/2020

SCALE: 1"=30'  
0 30 60 90

NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE.  
EXISTING UTILITIES TO BE VERIFIED PRIOR TO DEMOLITION.

### ABBREVIATIONS

AC	ASPHALT CONCRETE	FL	FLOW LINE
CB	CATCH BASIN	FOC	FIBER OPTIC CABLE
CD	CURB DRAIN	FS	FINISHED SURFACE
CL	CONCRETE	HDPE	HIGH DENSITY POLYETHYLENE (PIPE)
OMP	CORRUGATED METAL PIPE	PB	PULLBOX
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE (PIPE)
COMM	COMMUNICATIONS	RCF	REINFORCED CONCRETE
CONC	CONCRETE	PIPE	PIPE
CYP	CYPRESS TREE	SS	SANITARY SEWER
DI	DRAIN INLET	SD	STORM DRAIN
DS	DOWN SPOUT	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TG	TOP OF GRATE
ELEC	ELECTRICITY	TW	TOP OF WALL
FF	FACE OF CURB		
FF	FINISHED FLOOR		

### SYMBOLS

AD	BACK FLOW PREVENTER	PIV	POST INDICATOR VALVE
BFP	BOLLARD	PL	POLE - LIGHT
B	DRAIN INLET	PU	POLE - UTILITY
DI	FIRE DEPARTMENT CONNECTION	RISER	UTILITY RISER - TYPE SPECIFIED
FDC	FIRE HYDRANT	SCO	SEWER CLEAN OUT
FB	HOSE BIB	SIGN	SIGN
MB	MAILBOX	SIGN W/ DOUBLE POST	SIGN W/ DOUBLE POST
GM	GAS METER	UM	UTILITY MARK
WM	WATER METER	GV	GAS VALVE
TMH	TELEPHONE MANHOLE	ICV	IRRIGATION CONTROL VALVE
FOMH	FIBER OPTIC CABLE MANHOLE	V	VALVE (UNSPECIFIED)
SDMH	STORM DRAIN MANHOLE	WV	WATER VALVE
SMH	SEWER MANHOLE	CP 1	CONTROL POINT
MH	MANHOLE (UNSPECIFIED)	MP 1	MONITORING POINT
CATV	CABLE TV PULLBOX	SEAL	LEADERED SPOT ELEVATION
COMM	COMMUNICATION PULLBOX	SEAL	SPOT ELEVATION
ELEC	ELECTRIC PULLBOX	SEAL	SPOT ELEVATION (FROM AERIAL SURVEY)
GAS	GAS PULLBOX	SEAL	CONCRETE SURFACE
WPB	WATER PULLBOX		

### LINE TYPES

---	BOUNDARY LINE
---	EASEMENT LINE
---	RIGHT OF WAY LINE
---	FLOWLINE
---	GROUND BREAKLINE
---	CONTOUR LINE
---	CURB
---	CENTERLINE
---	EDGE OF PAVEMENT
---	CONTOUR LINE
---	GUARD RAIL
---	WALL
---	CITY
---	COMMUNICATIONS
---	ELECTRIC
---	FIRE WATER
---	IRRIGATION
---	NATURAL GAS
---	SEWER FORCE MAIN
---	RECLAIMED WATER
---	STORM DRAIN
---	WATER
---	OVERHEAD WIRE



111 East Victoria Street, Santa Barbara, CA 93101  
Phone: (805) 863-9532

FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES  
0 1 2 3





NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE.  
EXISTING UTILITIES TO BE VERIFIED PRIOR TO DEMOLITION.

#### GENERAL NOTES

- DEMOLISH EXISTING BEACH HOUSE BUILDING IN ITS ENTIRETY, INCLUDING ALL FOOTINGS AND UTILITIES.
- DEMOLISH ALL UTILITIES, INCLUDING THOSE SHOWN, EXCEPT FOR IRRIGATION LINES.
- ALL DEMOLITION TO BE DISPOSED OFFSITE PER DEMOLITION PERMIT.
- PUBLIC RESTROOMS, SHOWERS, AND SNACK BAR SHALL BE AVAILABLE DURING RELOCATED BEACH HOUSE CONSTRUCTION PER ORIGINAL PERMIT CONDITIONS.
- THERE EXISTS A POTENTIAL TO ENCOUNTER CONTAMINATED SOILS ON SITE DURING EXCAVATION AND DEMOLITION. PLEASE REFER TO SDSOP-APPROVED SOIL MANAGEMENT PLAN FOR CONTAMINANT CONTINGENCES, SOIL REMEDIATION, AND WORKER SAFETY.

#### DEMOLITION NOTES

- REMOVE EXISTING UTILITY. DISPOSE OFFSITE.
- CUT AND CAP EXISTING UTILITY.
- REMOVE UTILITY VAULT INCLUDING FOUNDATION. DISPOSE OFFSITE.
- REMOVE EXISTING FENCE. DISPOSE OFFSITE. SEE PRELIMINARY RESTORATION PLAN
- RELOCATE EXISTING HYDRANT / FIRE DEPARTMENT CONNECTION SEE PRELIMINARY UTILITY PLAN
- REMOVE EXISTING CONCRETE YARD BLOCKS, FOUNDATION, AND SHOWER FACILITY AND DISPOSE OFFSITE.
- PROTECT EXISTING UTILITY IN PLACE.
- PROTECT EXISTING TREE IN PLACE.
- ABANDON EXISTING UTILITY IN PLACE.
- REMOVE EXISTING EROSION CONTROL DEVICES (SANDBAGS, PLASTIC, JUTE MAT, ETC.) AND DISPOSE OFFSITE.

#### EXISTING UTILITIES LEGEND

---	W	---	WATER MAIN
---	FW	---	FIRE WATER LINE
---	RW	---	RECLAIMED WATER LINE (IRRIGATION)
---	FM	---	SEWER FORCE MAIN
---	E	---	ELECTRIC LINES
---	COMM	---	COMMUNICATION LINES

SCALE: 1"=20'  
0 20 40 60

## PRELIMINARY DEMOLITION PLAN BEACH HOUSE RELOCATION

RITZ-CARLTON BACARA RESORT & SPA

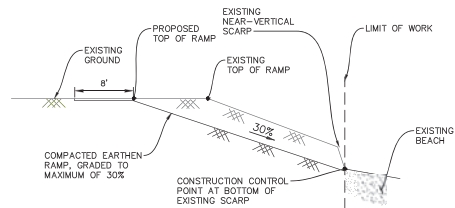
CITY OF GOLETA, CALIFORNIA  
4/01/2020



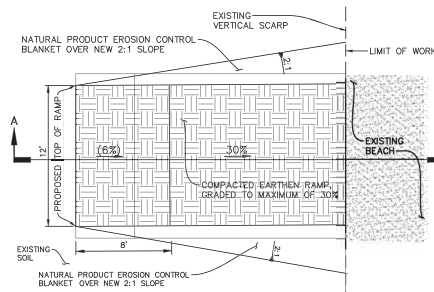
111 East Victoria Street, Santa Barbara, CA 93101  
Phone: (805) 963-9532

FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES  
0 1 2 3

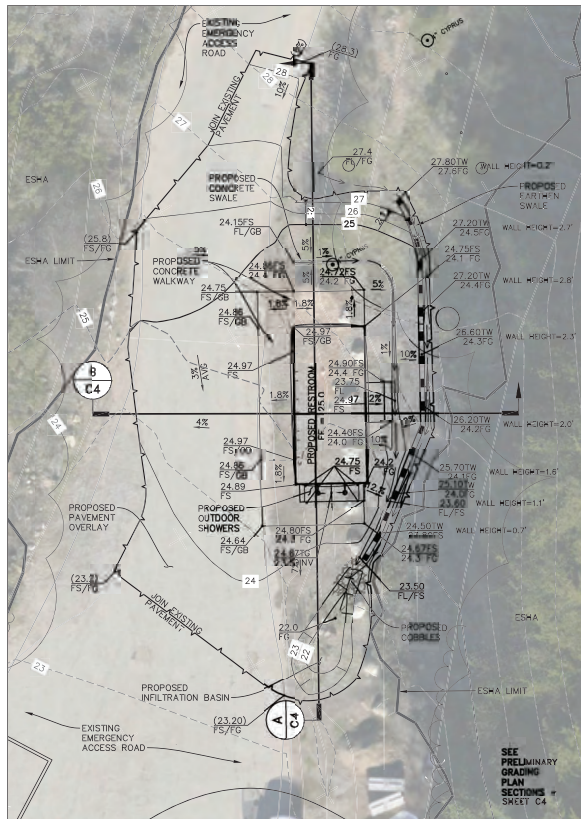




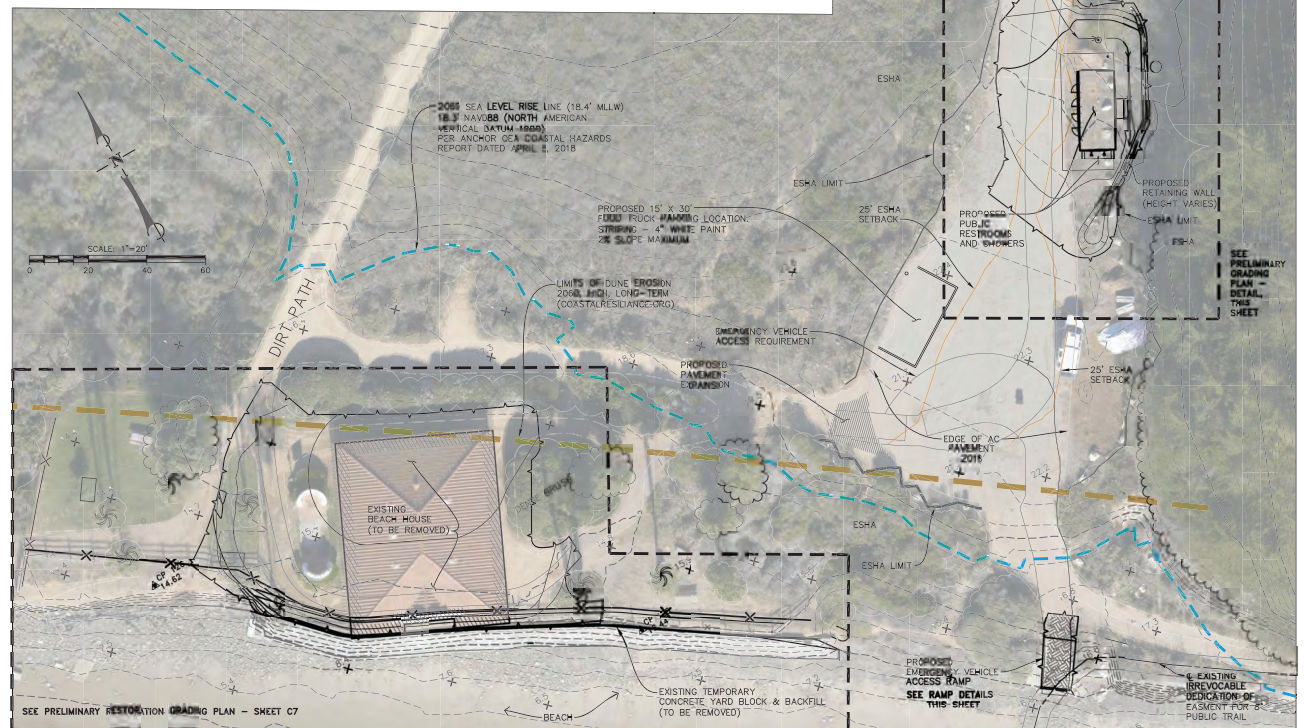
PROPOSED EMERGENCY VEHICLE ACCESS RAMP DETAIL - SECTION A  
SCALE: 1"=5'



PROPOSED EMERGENCY VEHICLE ACCESS RAMP DETAIL - PLAN  
SCALE: 1"=5'



PRELIMINARY GRADING PLAN - DETAIL



#### LEGEND

●	STEP LOCATION	---	PROPERTY LINE
■	SD CATCH BASIN/INLET	---	BUILDING SETBACK LINE
3	CONSTRUCTION NOTE	---	ROAD CENTERLINE
32.43	PROPOSED GRADE	---	GRADING LIMIT LINE
(88.42)	EXISTING/MATCH GRADE	---	FLOWLINE/ SWALE
-2%	PROPOSED GRADIENT	---	EXISTING CONTOUR
		---	PROPOSED CONTOUR
		---	PROPOSED STORM DRAIN PIPE
		---	GRADE BREAK
		---	SANCUIT LINE
		---	PROPOSED DRY UTILITY TRENCH
		---	FENCE

# PRELIMINARY GRADING PLAN BEACH HOUSE RELOCATION

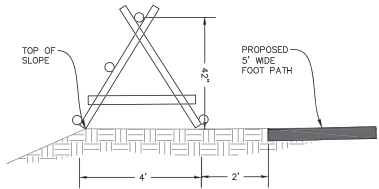
RITZ-CARLTON BACARA RESORT & SPA

CITY OF GOLETA, CALIFORNIA  
4/01/2020

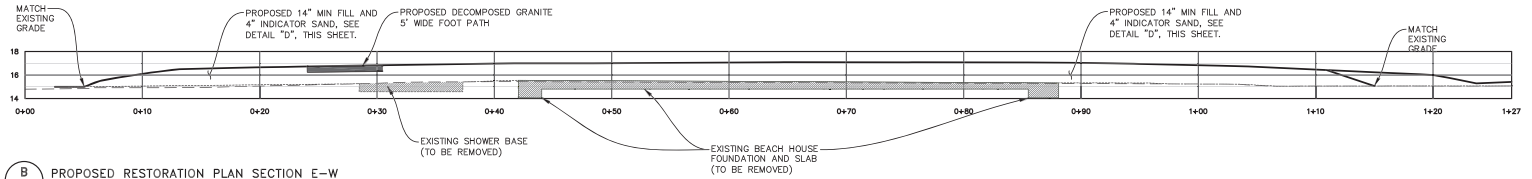


111 East Victoria Street, Santa Barbara, CA 93101  
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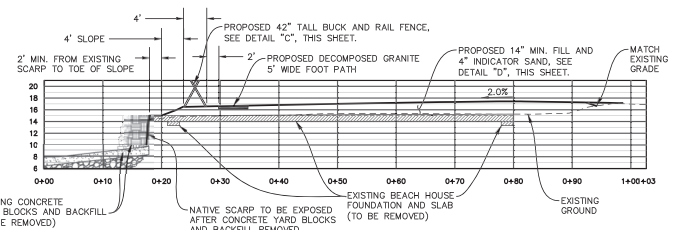




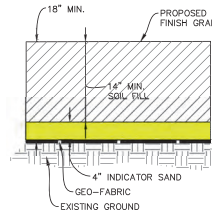
**C7** PROPOSED BUCK AND RAIL WOOD FENCE — DETAIL  
N.T.S.



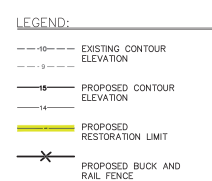
**B7** PROPOSED RESTORATION PLAN SECTION E-W  
SCALE 1"=5'



**A7** PROPOSED RESTORATION PLAN SECTION N-S  
SCALE 1"=10'



**D7** 18" FILL DETAIL  
N.T.S.



PRELIMINARY RESTORATION GRADING PLAN  
REFERENCE: HASKELL'S BEACH HOUSE DEMOLITION HABITAT RESTORATION PLAN BY DUDEK



**E7** PROPOSED BEACH ACCESS (TYPICAL)  
N.T.S.



**F7** PROPOSED BENCH (TYPICAL)  
N.T.S.

# PRELIMINARY RESTORATION GRADING PLAN BEACH HOUSE RELOCATION

RITZ-CARLTON BACARA RESORT & SPA

CITY OF GOLETA, CALIFORNIA  
10/20/2020





Project Parcels

**Estimated Easement Alignment**

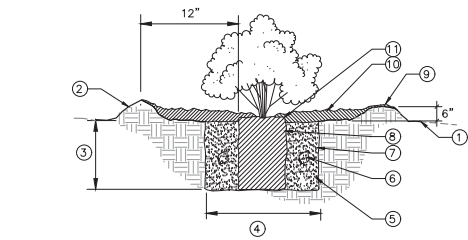
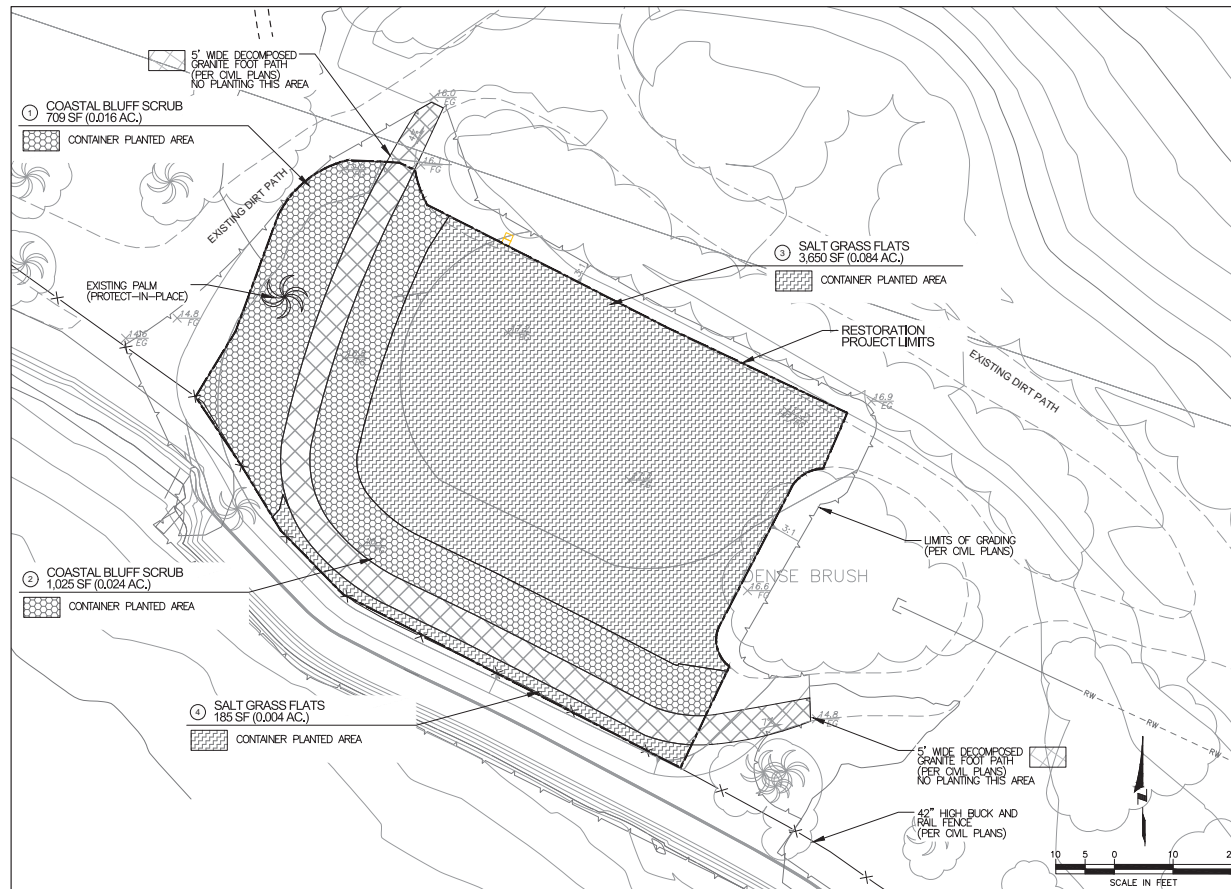
Coastal Commission - Public Access Easement Alignment (Expires May 2029)

**FIGURE 2**

Coastal Commission: Ritz Carlton,  
Bacara Offer to Dedicate Boundaries



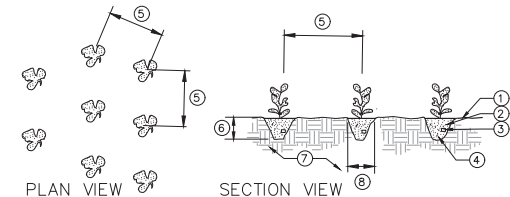
Exhibit 5  
Application No. 4-16-0479  
Restoration Plan



ITEM	DESCRIPTION
1	EXISTING GRADE
2	CREATE FLAT PLANTING BASIN/PERIMETER BERM
3	DEPTH OF ROOT BALL
4	TWO TIMES WIDTH OF ROOT BALL
5	WATER AND TAMP BACKFILL MIX WELL
6	2 CONTROLLED RELEASE FERTILIZER PACKETS TO BE INCLUDED IN BACKFILL MIX (PER NOTES)
7	SCAFFOLD SIDES OF PLANTING PIT
8	ROOT BALL
9	CREATE BERM 6" ABOVE WATERING BASIN
10	1" THICK SHREDED BARK MULCH LAYER 18" RADIUS HOLD BACK 3" FROM ROOT CROWN
11	ROOT CROWN OF SHRUB 1" ABOVE FINISH GRADE

1 GAL CONTAINER PLANT - COASTAL BLUFF SCRUB

NO SCALE



ITEM	DESCRIPTION
1	FINISH GRADE
2	PLANTING BASIN (DEPTH OF ROOT BALL)
3	1 CONTROLLED RELEASE FERTILIZER PACKET TO BE INCLUDED IN BACKFILL MIX (PER NOTES)
4	WATER AND TAMP BACKFILL MIX WELL
5	SEE PLANTING LEGEND FOR SPACING
6	DEPTH OF ROOT BALL
7	EXISTING GRADE
8	TWO TIMES WIDTH OF ROOT BALL

ROSE POT LINERS - SALT GRASS FLATS

NO SCALE

PLANTING PLAN

CONTAINER PLANT LEGEND

COASTAL BLUFF SCRUB (0.04 ACRE/1,735 SF)

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING (C/C)	GROUP SIZE	DETAIL	TOTAL PLANTS	1	2
	ARTEMISA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GALLON	3'	3	A	49	29	20
	ATRIPLEX LENTIFORMIS	BIG SALTBRUSH	1 GALLON	4'	1		14	8	6
	BACCHARIS PILLULARIS	COYOTE BRUSH	1 GALLON	4'	1		7	4	3
	ENCELIA CALIFORNICA	CALIFORNIA BRITTLERUSH	1 GALLON	3'	3		49	29	20
	ERIOGONUM PARVIFOLIUM	SEACLIFF BUCKWHEAT	1 GALLON	3'	3		37	22	15
	ISOCOMA MENZIESII	COAST GOLDENBUSH	1 GALLON	2'	3		49	29	20
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GALLON	5'	1	A	9	5	4
TOTAL =							214	126	84

SALT GRASS FLATS (0.09 ACRE/3,835 SF)

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING (C/C)	GROUP SIZE	DETAIL	TOTAL PLANTS	3	4
	DISTICHUS SPICATA	SALT GRASS	ROSE POT LINERS	18"	N/A	A	1,737	1,653	84
	FRANKENIA SALINA	ALKALI HEATH	ROSE POT LINERS	24"	3	A	244	232	12
TOTAL =							1,981	1,886	96

PLANTING AND SEEDING NOTES:

1. ALL GRADING, PLACEMENT OF SALVAGED AND STOCKPILED NATIVE SOIL, SOIL AMENDING, AND IRRIGATION SYSTEM INSTALLATION SHALL BE IN PLACE AND FULLY OPERATIONAL AND APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO PLANTING.
2. FOLLOWING PLACEMENT OF SALVAGED AND STOCKPILED NATIVE SOIL AND APPROVAL OF ROUGH GRADES BY THE OWNERS REPRESENTATIVE, THE CONTRACTOR SHALL COLLECT A MINIMUM OF THREE (3) SOIL SAMPLES AND ORDER AGRICULTURAL SUITABILITY ANALYSIS BY AN APPROVED LABORATORY. AMENDMENTS MAY BE RECOMMENDED FOR INCORPORATION INTO THE EXISTING SOIL. SOIL AMENDMENTS ARE AN ADDITIONAL ITEM NOT INCLUDED IN THIS CONTRACT.
3. CONTAINER PLANTS SPECIFIED HEREIN SHALL BE PROPAGATED THROUGH A CONTRACT-GROW AGREEMENT WITH A PRE-APPROVED NURSERY SPECIALIZING IN NATIVE PLANTS.
4. CONTAINER PLANTS MATERIAL PROPAGULES/SEED SHALL BE CERTIFIED AS HAVE ORIGINATED FROM SANTA BARBARA COUNTY SOURCES, AS PRACTICABLE. IF NOT AVAILABLE, MATERIALS ORIGINATING FROM SAN LUIS OBISPO OR VENTURA COUNTY MAY BE USED AS AN ALTERNATIVE, IF APPROVED BY THE OWNER REPRESENTATIVE. GENETIC STOCK SHALL BE PURE. NO HYBRIDS OR NURSERY VARIETIES SHALL BE ACCEPTED.
5. CONTAINER PLANTS SHALL BE LOCATED PER THESE PLANS AND THE OWNER'S REPRESENTATIVE DIRECTION TO MIMIC NATURAL PLANT DISTRIBUTION AND SHOULD NOT BE PLANTED IN UNIFORM ROWS. ONCE ALL THE CONTAINER PLANTS HAVE BEEN SPOTTED IN PLACE, THE CONTRACTOR SHALL ACQUIRE FINAL APPROVAL FROM THE OWNER REPRESENTATIVE PRIOR TO EXCAVATING PLANTING HOLES.
6. ALL CONTAINER PLANT MATERIALS SHALL BE ADEQUATE SIZE AND SHAPE FOR THEIR CONTAINER, ROOT BOUND, OR POORLY ROOTED PLANTS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FREE OF PESTS AND DISEASES, AND SHALL BE IN A HEALTHY AND VIGOROUS CONDITION. ALL MATERIALS REJECTED BY THE OWNER REPRESENTATIVE SHALL BE REMOVED FROM SITE AND REPLACED IN-KIND BY THE CONTRACTOR AT HIS/HER EXPENSE.
7. ALL CONTAINER PLANTS MUST BE PLANTED WITHIN 10 WORKING DAYS FOLLOWING DELIVERY TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MAINTAINING IN OPTIMAL CONDITION AND PROTECTING ALL PLANTS AND MATERIALS STORED ON-SITE.
8. PLANTING SHALL ONLY OCCUR WHEN ENVIRONMENTAL CONDITIONS ARE FAVORABLE FOR SUCH ACTIVITIES, BASED ON STANDARD HORTICULTURAL PRACTICES. PLANTING OR SEEDING SHALL NOT TAKE PLACE IF TEMPERATURES ARE UNREASONABLY HIGH, OR IF THE SITE IS EXCESSIVELY WET OR MUDDY.
9. PLANTING HOLES SHALL BE FILLED WITH WATER AND ALLOWED TO DRAIN COMPLETELY BEFORE PLANTING CONTAINER PLANTS.
10. CONTAINER PLANTS SHALL BE PLANTED PER DETAILS A & B, THE LEGEND AND THESE NOTES, AND SHALL BE WATERED THOROUGHLY IMMEDIATELY AFTER BEING PLANTED.

65% PROGRESS PLANS - NOT FOR CONSTRUCTION

DATE: 03/27/20  
DESIGNED BY: JG/ST  
DRAWN BY: JG/ST  
CHECKED BY: JG/ST  
SCALE: AS SHOWN

P-1  
SHEET 1 OF 3

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PLANTING PLAN  
RITZ-CARLTON  
BACARA REPORT & SPA  
HASKELL'S BEACH HOUSE DEMOLITION PROJECT

03/27/20

# Exhibit 6 Application No. 4-16-0479 Monterey Cypress Tree Replacement

