

## LANDSCAPE PLAN NARRATIVE

The proposed landscape plan adheres to the Coulterville Town Planning Area's Architectural Theme and Development Guidelines/Landscaping Standards and aims to integrate seamlessly within the ecological and cultural context of the site. Our objective is to preserve the natural character of the existing landscape, making only minimal modifications to current site conditions when absolutely necessary.

We believe that with minimal cleanup and a consistent maintenance plan, the existing landscape—both the cultivated and untouched areas—will enhance the aesthetic appeal of the site and complement the proposed architectural elements. The current conditions align harmoniously with the site and its surrounding environment. As the existing vegetation continues to grow and is properly maintained, we expect it to further contribute to the lushness of the area, which is a key feature for a project designed to connect guests with nature.

Currently, there are no irrigation systems present on the site, and no additional planting or irrigation is proposed at this time. The natural landscape will be maintained using existing vegetation, which is well-suited to the local climate and ecological conditions. In alignment with the California Model Water Efficient Landscape Ordinance (MWELo), the property will adhere to the most basic requirements of this standard, ensuring responsible water usage and sustainability. This approach minimizes water consumption and relies on the natural resilience of existing plant species.

The site plan has been thoughtfully designed to consider the existing landscape features, including topography and vegetation, ensuring that the natural environment and architecture are complementary.

Ample existing trees are located along the perimeter of all parking areas. Specifically, the two proposed parking areas—situated at the top of the site and directly west of the entrance—have trees along their southern edges, which will provide shading for over 40% of all parking spaces. Since no existing parking areas are being expanded by more than 50%, interior landscaping requirements are not applicable.

We propose to clear a 0.07-acre portion of the southern side of the site, which currently contains naturally occurring brush, as well as a specified area outlined on the map to accommodate a gravel walking path. The intent of this clearing is to remove as little of the natural vegetation as possible, while ensuring safe and comfortable conditions for walking and experiencing the site.