

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 29, 2010 Time: 1:30 p.m.	Agenda Item No.: 5
Project Description: Combined Development Permit consisting of 1) a Coastal Administrative Permit to construct a new 5,405 square foot single family dwelling with 101 square foot porch, 739 square foot deck and a 712 square foot attached garage, new propane tank, new septic system, and grading (530 cubic yards of cut/530 cubic yards of fill); 2) Coastal Administrative Permit to construct two 5,000 gallon water tanks, 3) Coastal Development Permit for the removal of four Coast live oak clusters and three individual Coast live oak trees (ranging from 6 to 12 inches in diameter); and 4) Coastal Development Permit for restoration of previous development within environmentally sensitive habitat to clear Code violation CE060151 (from previous owners).	
Project Location: 895 Elkhorn Road, Royal Oaks	APN: 181-151-005-000
Planning File Number: PLN050678	Name: Scott and Suzan Hawkins, Property Owners
Plan Area: North County Coastal Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "RDR/5 (CZ)" [Rural Density Residential, 5 acres per unit (Coastal Zone)]	
CEQA Action: Mitigated Negative Declaration Per (CEQA) Guidelines Section 15070	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff Recommends the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Adopt Mitigated Negative Declaration per (CEQA) Guidelines Section 15070; and
- 2) Approve PLN050678, based on the findings and evidence and subject to the conditions of approval (**Exhibit C1**); and
- 3) Adopt the Mitigation Monitoring and Reporting Program (**Exhibit C1**)

PROJECT OVERVIEW: The applicant proposes to construct a 5,405 square foot single family dwelling with 101 square foot porch, 739 square foot deck and a 712 square foot attached garage, new propane tank, new 1,500 gallon septic system; and grading for the lower level of the house and leveling of the existing dirt road (530 cubic yards of cut/530 cubic yards of fill); two new 5000 gallon water tanks; the removal of four Coast live oak clusters consisting of 4 to 5 branches and three individual Coast live oak trees (ranging from 6 to 12 inches in diameter); and restoration of previous development within Environmentally Sensitive Habitat to clear code violation CE060151.

In early 2006, previous owners were cited by Monterey County Code Enforcement for un-permitted clearing of a substantial amount of Central Maritime Chaparral and other plant communities around and including the building pad area. The impacted area which is located within the central portion of the property was approximately 25,000 square feet in size; approximately 15,000 square feet is located south of an existing dirt road and approximately 10,000 square feet is located north of the existing dirt road. An approved Restoration Plan has a vegetation map showing the location of affected areas to the environmentally sensitive habitat area (ESHA). (**See Exhibit H**) Originally, the County had required that the previous owners fully restore to habitat conditions. However, the previous owners sold the property before restoration commenced. In February 2007, Code Enforcement and Planning staff entered into a Compliance Agreement with new owners that allowed partial restoration because the only feasible area for development (not located in 30 percent slope) was a part of the un-permitted

Restoration Plan requires that the 15,000 square feet cleared area below the dirt road, located within 30 percent slope, be restored along with the upper portion of the building site. The applicant also proposes to put an additional 35,000 square feet located within 30 percent slope into a conservation scenic easement for further protection. Restoration is required prior to final of grading/building permit; a restoration plan has been submitted and accepted by the Planning Department.

The parcel is identified on County resource maps as located within a high fire hazard area; therefore, the applicant will be required to file a deed restriction to note that development may be subject to certain restrictions (Section 20.144.100.C CIP). The project site is also in an area identified in County records as having a moderate seismic hazard zone. The parcel is not located within any Earthquake Fault Zones. The potential for liquefaction at the site is considered low and there is no evidence for slope instability or erosion. The project site is located in an area with low archaeological sensitivity. The parcel is not described as an area where the Local Coastal Program requires access, and it is not indicated as part of any designated trails or shoreline access as shown in Figure 6 (Shoreline Access/Trails Map) of the North County.

The Draft Mitigated Negative Declaration ("MND") for PLN050678 was prepared in accordance with CEQA and circulated for public review from June 11, 2010 to July 12, 2010 (SCH#:2010061031). Issues that were analyzed in the Draft Mitigated Negative Declaration ("MND") include: aesthetics, biological resources, air quality and greenhouse gases. See **Exhibit B** for a more detailed discussion.

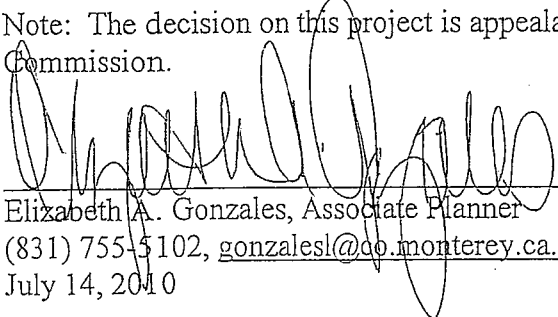
OTHER AGENCY INVOLVEMENT:

- ✓ North County Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by have been incorporated into the condition compliance reporting plan (**Exhibit C1**).

On May 4, 2009, North County Coastal Land Use Advisory Committee (LUAC) voted 3-1 to approve the project with a scenic easement restriction on the areas not occupied by the dwelling. The dissenting vote did not agree that the LUAC should put such a restriction on the application. Policy 2.3.6 of the North County Land Use Plan encourages property owners to establish conservation easements or deed restrictions within environmentally sensitive habitat areas. The owners have agreed to place the 30 percent slope areas within a conservation easement.

Note: The decision on this project is appealable to the Board of Supervisors and the Coastal Commission.



Elizabeth A. Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
July 14, 2010

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Coastal Commission; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Planner; Carol Allen; Scott and Suzan Hawkins, Owners; Planning File PLN050678

Attachments: Exhibit A Project Data Sheet
Exhibit B Discussion
Exhibit C Draft Resolution, including:
1. Conditions of Approval/Mitigation Monitoring Reporting Plan
2. Site Plan
Exhibit D Vicinity Map
Exhibit E North County Coastal Land Use Advisory Committee Minutes
Exhibit F Mitigated Negative Declaration
Exhibit G Comment on Draft Mitigated Negative Declaration
Exhibit H Restoration Plan with Vegetation Map

This report was reviewed by Laura Lawrence, Planning Services Manager

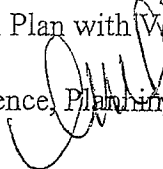


EXHIBIT B DISCUSSION

A. Project Description:

The project consists of the construction of a new 5,405 square foot single family dwelling with 101 square foot porch, 739 square foot deck and a 712 square foot attached garage, new propane tank, new 1,500 gallon septic system; and grading for the lower level of the house and leveling of the existing dirt road (530 cubic yards of cut/530 cubic yards of fill); two new 5000 gallon water tanks; the removal of four Coast live oak clusters consisting of 4 to 5 branches and three individual Coast live oak trees (ranging from 6 to 12 inches in diameter); and restoration of previous development within Environmentally Sensitive Habitat to clear code violation CE060151.

There is an existing 1,200 linear foot long dirt road that comes up from Elkhorn Road and is shared by five parcels before it gets to the Hawkins parcel. The Hawkins road easement starts on the third parcel up and continues through two more parcels before it ends on their parcel. The road easement is approximately 650 linear feet, it is all dirt with a little gravel, varies from 10 feet to 11 feet wide and from 0 percent to 12 percent slope. The applicant will be widening the easement portion of the road to 12 feet as required by the North County Fire Department and improve it with decomposed granite for better traction. The slope of the road will not be greater than 15%. There will be two turn-outs on the Hawkins parcel as required by North County Fire. There is an existing water system located on an adjacent parcel that serves this and four other lots. A new two-inch water main will be installed within the utility easement and connected to the new water tanks and then connected to the house. The existing utility easement follows the same path as the water connection.

Entitlements include:

- 1) Coastal Administrative Permit to allow the single family dwelling with attached garage, porch, decking, new propane tank, septic system and grading;
- 2) Coastal Administrative Permit to allow two 5,000 gallon water storage tanks;
- 3) Coastal Development Permit to allow the removal of four Coast live oak clusters and three individual Coast live oak trees (ranging from 6 to 12 inches in diameter);
- 4) Coastal Development Permit for restoration of previous development within environmentally sensitive habitat to clear Code violation CE060151;

The parcel is zoned Rural Density Residential, 5 acres per unit in the Coastal Zone ("RDR/5 (CZ)") which allows residential development. Therefore, the property is suitable for the proposed development. The project, as proposed, is consistent with the applicable zoning policies.

B. Environmental Setting, Surrounding Land Uses, and Site Background:

The Hawkins parcel is located on 895 Elkhorn Road in North County Coastal Zone, approximately three miles inland from Highway 1 in Monterey County, and approximately one mile from the Elkhorn Slough. The site is part of the Los Carneros Spanish land grant. Access to the site is gained via an unnamed dirt road off of Elkhorn Road in the Royal Oaks area of Monterey County, California. Surrounding land uses are strawberry fields, rural residential and the 40 acre Nature Conservancy parcel. The site consists of an irregular polygon shaped parcel encompassing approximately 2.6 acres. The site is situated on a moderate to steep southwest facing slope northeast of Elkhorn Slough. Elevations on site range from 220 to 340 feet above sea level. Vegetative cover on the site predominantly consists of a dense growth of chaparral and oak trees. Drainage of the site is by sheet flow to the southwest towards the Elkhorn Slough.

The applicants are a part of a cluster of 10 lots, between 2.6 and 18 acres, that are surrounded by strawberry fields and property owned by the Elkhorn Slough Foundation. Specifically, the Hawkins parcel abuts the Elkhorn Slough property to the north and strawberry fields to the southeast. The North County Land Use Plan states that Elkhorn Road from the wooded area south and west of Walker Valley Road is considered as a designated County Scenic Route and the scenic corridor should be preserved where feasible. Kirby Park is located within the Scenic Route and is approximately ½ mile down the road and across the street from the subject parcel. Kirby Park is open to the public to allow for fishing in the Slough. Staff site visit confirmed that flagging of the structure could be seen from Kirby Park. However, the house will be graded into the site to reduce mass and colors of green and brown will be used to naturally blend into the vegetation. Staff has determined that the structure will be less visible than the orange netting used for staking and flagging.

The subject property is located in an area in North County where Maritime Chaparral (an environmentally sensitive habitat and protected plant species) and Pajaro Manzanita are located. Pajaro Manzanita is not identified as rare, threatened or endangered on a California state or federal list, but is identified on the California Native Plant Society's (CNPS) List 1B (rare, threatened or endangered in California and elsewhere). In early 2006, previous owners were cited by the County of Monterey Code Enforcement for removing a substantial amount of Central Maritime Chaparral and other plant communities as a result of un-permitted brush clearing. The impacted area was approximately 25,000 square feet in size; approximately 15,000 square feet is located south of the dirt road across the property and approximately 10,000 square feet is located north of the dirt road. Currently, this plant community is dominated by naturalized, non-native annual grasses and naturalized, non-native annual broad-leaved herbaceous plants (weeds).

In early 2006, previous owners were cited by Monterey County Code Enforcement for un-permitted clearing of a substantial amount of Central Maritime Chaparral and other plant communities around and including the building pad area. The impacted area which is located within the central portion of the property was approximately 25,000 square feet in size; approximately 15,000 square feet is located south of an existing dirt road and approximately 10,000 square feet is located north of the existing dirt road. An approved Restoration Plan has a vegetation map showing the location of affected areas to the environmentally sensitive habitat area (ESHA). (See Exhibit H) Originally, the County had required that the previous owners fully restore to habitat conditions. However, the previous owners sold the property before restoration commenced. In February 2007, Code Enforcement and Planning staff entered into a Compliance Agreement with new owners that allowed partial restoration because the only feasible area for development (not located in 30 percent slope) was a part of the un-permitted clearing. The Restoration Plan requires that the 15,000 square feet cleared area below the dirt road, located within 30 percent slope, be restored along with the upper portion of the building site. The applicant also proposes to put an additional 35,000 square feet located within 30 percent slope into a conservation scenic easement for further protection. Restoration is required prior to final of grading/building permit; a restoration plan has been submitted and accepted by the Planning Department.

Monterey County Ordinance recognizes that Coast live oak trees are protected in the North County coastal area. Approximately 60 percent of the parcel is covered with Coast live oak trees. A Tree Assessment Plan was prepared by Frank Ono, Certified Arborist, dated March 19, 2009. The report states the project proposes to remove 4 clusters consisting of 4 to 5 branches of Coast live oaks along with three individual Coast live oak trees. The trees are in fair condition

and removal is the least amount possible for the proposed construction. Pursuant to Section 20.144.050.C.5 of Monterey County Code, the removal of Coast live oak trees 6 inches or more in diameter when measured 2 feet above the ground shall be replaced on a parcel. A condition of approval will be required for replacement trees.

C. CEQA:

The Draft Mitigated Negative Declaration ("MND") for PLN050678 was prepared in accordance with CEQA and circulated for public review from June 11, 2010 to July 12, 2010 (SCH#: 2010061031). Issues that were analyzed in the Draft Mitigated Negative Declaration ("MND") include: aesthetics, biological resources, air quality and greenhouse gases.

Less than significant impacts have been identified for the following categories:

- Aesthetics: The structure can be seen from Kirby Park, a public viewing area within the NCLUP. However, the house will be graded into the site to reduce mass and colors of green and brown will be used to naturally blend into the vegetation.
- Air Quality: The project involves the construction of a new residence with grading of approximately 530 cubic yards. The project would not permanently conflict with or obstruct the implementation of Air Quality Management Plan;
- Greenhouse Gas Emissions: Although the proposed project will create a temporary impact to air quality caused by construction activities, the result of the project will not increase the baseline amount of GHGs emitted prior to the project.

As these were considered less than significant impacts, no mitigations were required for these issues. However, implementation of conditions of approval will be included to assure compliance with County requirements.

- Biological Resources: In March 2006, a Code violation ensued on the property for the removal of a substantial amount of Central Maritime Chaparral, an Environmentally Sensitive Habitat Area (ESHA) and other plant communities as a result of un-permitted brush clearing. The impacted area was approximately 25,000 square feet in size; approximately 15,000 square feet is located south of the dirt road across the property and approximately 10,000 square feet is located north of the dirt road. Mitigation measures required would bring the project to less than significant.

Mitigation Measures include, signed agreements between the applicant, biologist and the contractor to ensure protection of ESHA during construction, placing the 30 percent slope northern portion of the site containing ESHA in a conservation scenic easement, and replanting of the Central Maritime Chaparral prior to final of grading/building permits.

The subject property is not located within Prime or Unique Farmlands, forest land, an area that poses a threat cause by flooding, or on a mineral resource recovery site. The result of the project will not require large amounts of water, create large amounts of wastewater, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project will have no impact on Agriculture/Forest Resources, Cultural Resources, Geology/Soils, Hazards, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation or Utilities/Service Systems.

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

HAWKINS, SCOTT & SUZAN (PLN050678)

RESOLUTION NO. _____

Resolution by the Monterey County Zoning

Administrator:

- 1) Adopts Mitigated Negative Declaration per (CEQA) Guidelines Section 15070; and
- 2) Approves Combined Development Permit consisting of 1) a Coastal Administrative Permit to construct a new 5,405 square foot single family dwelling with 101 square foot porch, 739 square foot deck and a 712 square foot attached garage, new propane tank, new septic system, and grading (530 cubic yards of cut/530 cubic yards of fill); 2) Coastal Administrative Permit to allow two new 5,000 gallon water tanks, 3) Coastal Development Permit for the removal of four Coast live oak clusters and three individual Coast live oak trees (ranging from 6 to 12 inches in diameter); and 4) Coastal Development Permit for restoration of previous development within environmentally sensitive habitat to clear Code violation CE060151; and
- 3) Adopts the Mitigation Monitoring and Reporting Program (**Exhibit C1**).

(PLN050678, 895 Elkhorn Road, Royal Oaks, North County Land Use Plan (APN 181-151-005-000))

The Combined Development Permit application (PLN050678) came on for public hearing before the Monterey County Zoning Administrator on July 29, 2010. 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 described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Land Use Plan, Monterey County Coastal Implementation Plan (Part 2), and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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) The property is located at 895 Elkhorn Road, Royal Oaks (Assessor's Parcel Number 181-151-005-000), North County Land Use Plan. The parcel is zoned Rural Density Residential, 5 acres per unit in the Coastal Zone ("RDR/5 (CZ)") which allows residential development. Therefore, the property is suitable for the proposed development.

(c) The project planner conducted site inspections on February 4, 2009, July 15, 2009, and September 10, 2009, to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project proposes the construction of a single family dwelling with a Coastal Administrative Permit pursuant to Section 20.16.040.A of the Monterey County Code. Site development standards are as follows:

Main Structure:

Required Front setback:	30 feet	Proposed:	83 feet
Required Side setback:	20 feet	Proposed:	44 feet/20 feet
Required Rear setback:	20 feet	Proposed:	100+ feet
Required Max Height:	30 feet	Proposed:	27 feet

Water Tanks:

Required Front setback:	50 feet	Proposed:	200+ feet
Required Side setback:	6 feet	Proposed:	8 feet
Required Rear setback:	1 foot	Proposed:	100+ feet
Required Max Height:	15 feet	Proposed:	15 feet

Other entitlements include:

Coastal Administrative Permit to allow two 5,000 gallon water storage tanks; Coastal Development Permit to allow the removal of four Coastal live oak clusters and three individual Coast live oak trees (ranging from 6 to 12 inches in diameter; Coastal Development Permit for restoration of previous development within environmentally sensitive habitat to clear Code violation CE060151. The project, as proposed, is consistent with the applicable zoning policies.

(e) The Biological Report and site visits confirmed that the property contains environmentally sensitive habitat areas (ESHA). Potential impacts were identified during the Initial Study process and under Code violation CE060151. (*See Finding 3*) Because the proposed project is within 100 feet of ESHA, it requires a Coastal Development Permit pursuant to Section 20.16.030 of Monterey County Code. Also, pursuant to Section 20.144.040.B.6 North County Coastal Implementation Plan (NCCIP), the environmentally sensitive area at the top portion of the property will be dedicated to a conservation scenic easement. (Condition #8)

(f) The parcel is located within a public viewshed. The North County Land Use Plan (LUP) **Policy 2.2.4.5** states that Elkhorn Road is considered a County Scenic Route with Kirby Park as a public viewing area. The structure can be seen from Kirby Park. However, the house will be graded into the site to reduce mass and colors of green and brown will be used to naturally blend into the vegetation. Visual impacts are considered less than significant.

- (g) The parcel is not described as an area where the Local Coastal Program requires access and it is not indicated as part of any designated trails or shoreline access as shown in Figure 6 (Shoreline Access/Trails Map) of the North County. The project, as proposed, is consistent with the policies of the North County Land Use Plan. (*See Finding 4*)
- (h) On May 4, 2009, North County Coastal Land Use Advisory Committee (LUAC) voted 3-1 to approve the project with a scenic easement restriction on the areas not occupied by the dwelling. The dissenting vote did not agree that the LUAC should put such a restriction on the application. Policy 2.3.6 of the North County Land Use Plan encourages property owners to establish conservation easements or deed restrictions within environmentally sensitive habitat areas. The applicant proposes to put to the upper portion of the property located within the 30 percent slope, approximately 50,000 square feet, into a conservation scenic easement for further protection.
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN050678.

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: RMA - Planning Department North County Fire Protection District, Public Works, Environmental Health Bureau and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) The parcel is identified on County resource maps as located within a high fire hazard area. Section 20.144.100.C of the Coastal Implementation Plan Part 2 requires the filing of a deed restriction to note that development may be subject to certain restrictions (Condition #6).
 - (c) Technical reports by outside biological and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The Zoning Administrator concurs. The following reports have been prepared:
 - i. Geologic and Soil Engineering Report and Percolation Testing (LIB060368), prepared by Landset Engineers, Inc., Salinas, California, October 2005.
 - ii. Restoration Plan for 895 Elkhorn Road, Watsonville (LIB100046), prepared by Ed Mercurio, Biological Consultant, Salinas, CA, May 2006.
 - iii. Biological Survey Report (LIB100047), prepared by Ed Mercurio, Biological Consultant, Salinas, CA, September 2006.
 - iv. Biological Agreement for Monitoring Inspections (LIB100049), prepared by Ed Mercurio, Biological Consultant, Salinas, CA, February 2007.
 - v. Tree Assessment Plan (LIB100149), prepared by Frank Ono, Certified Arborist, dated March 19, 2009.

- (d) Staff conducted a site inspection on February 4, 2009, July 15, 2009, and September 10, 2009 to verify that the site is suitable for this use.
- (e) Materials in Project File PLN050678.

3. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15070 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

(b) Biological Reports, Code violation and site visits confirmed that the property contains environmentally sensitive habitat area (ESHA). The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN050678).

(c) In March 2006, a Code violation ensued on the property for the removal of a substantial amount of Central Maritime Chaparral, an Environmentally Sensitive Habitat Area (ESHA) and other plant communities as a result of un-permitted brush clearing. The impacted area was approximately 25,000 square feet in size; approximately 15,000 square feet is located south of the dirt road across the property and approximately 10,000 square feet is located north of the dirt road. Mitigation measures required would bring the project to less than significant.

(d) Mitigation Measures include, signed agreements between the applicant, biologist and the contractor to ensure protection of ESHA during construction, placing the 30 percent slope northern portion of the site containing ESHA in a conservation scenic easement, and replanting of the Central Maritime Chaparral prior to final of grading/building permits

(e) The Initial Study identified potentially significant effects to ESHA, mitigation measures required for Biological Resources would bring the project to less than significant. The Draft Mitigated Negative Declaration ("MND") for PLN050678 was prepared in accordance with CEQA and circulated for public review from June 11, 2010 and July 12, 2010 (SCH#: 2010061031). Issues that were analyzed in the Draft Mitigated Negative Declaration ("MND") include: aesthetics, air quality, biological resources, and greenhouse gases.

(f) Previous owners were cited for removing a substantial amount of Central Maritime Chaparral and other plant communities as a result of un-permitted brush clearing. A restoration plan has been submitted and accepted by the Planning Department. Mitigation measures required for restoration include signed agreements between the applicant, biologist and the contractor to ensure all recommended replanting and protection of ESHA be adhered to during construction and prior to final of building permits. With the proposed mitigation, the potential impacts of the proposed project can be considered less than significant.

(g) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance Plan and Mitigation

Monitoring Reporting program has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**.

- (h) Evidence that has been received and considered includes: the application, technical studies/reports (*See Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN050678) and are hereby incorporated herein by reference.
- (i) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the California Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The site supports Environmentally Sensitive Habitat. For purposes of the Fish and Game Code, the project will have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. California Department of Fish and Game reviewed the MND to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee for processing said fee and posting the Notice of Determination (NOD).
- (j) The County received one comment during the Initial Study review period. On June 21, 2010, comment from Marjorie Kay pointed out two errors in the draft MND; 1) That Crazy Horse Canyon Landfill was closed to the public on February 28, 2009; and 2) that the Hawkins parcel is located approximately one mile from Elkhorn Slough not five miles. She has a problem with the size of the proposed house and the attached garage (over 6000 square feet) and neighborhood compatibility. Her concerns at the North County LUAC meeting last year were size of house and possibility of unsale-ability in the future which would become a burden for County. The project, as proposed, is consistent with the applicable zoning policies. The County has no policies or regulations that restrict house size other than limitations to lot coverage, floor area ratio, setbacks, slopes, etc. Her concerns are economic based and not environmental impacts.
- (k) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based.

4. **FINDING:** **PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan (Part 1), can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access.

- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 6 (Shoreline Access/Trails Map) of the North County Coastal Land Use Plan, and complies with the North County Coastal Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Site visits by the project planner on February 4, 2009, July 15, 2009, and September 10, 2009.

5. FINDING: VIOLATIONS - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. A violation exists on the property. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:**
- (a) Staff reviewed Monterey County RMA - Planning Department and RMA Building Services Department Monterey County records and determined that a pending code enforcement case (CE060151) exists on the property. The proposed application includes discretionary actions designed to alleviate the existing violation.
 - (b) In early 2006, previous owners were cited by the County of Monterey Code Enforcement for removing a substantial amount of Central Maritime Chaparral and other plant communities as a result of un-permitted brush clearing. The impacted area was approximately 25,000 square feet in size; approximately 15,000 square feet is located south of the dirt road across the property and approximately 10,000 square feet is located north of the dirt road.
 - (c) Code Enforcement and Planning staff determined full restoration of the un-permitted brush clearing would be unfeasible because the area located above the dirt road was the only feasible area for development. Therefore, in February 2007, new owners entered into a Compliance Agreement with Monterey County Code Enforcement that required partial restoration of the Pajaro Manzanita. This includes the 15,000 square feet below the dirt road which is located within 30 percent slope and a small portion of the 10,000 square feet above the dirt road where the house will be located. Also, applicant proposes to put to the upper portion of the property located within the 30 percent slope, approximately 50,000 square feet, into a conservation scenic easement for further protection. Restoration is required prior to final of grading/building permit; a restoration plan has been submitted and accepted by the Planning Department.
 - (d) Site visits by the project planner on February 4, 2009, July 15, 2009, and September 10, 2009.
 - (e) Materials in Project File PLN050678.

6. FINDING: HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this 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: See Findings #1, #2, #3 and #5 and support evidence.

7. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).

(b) Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan, Part 1 (Coastal Commission). Any approved project involving development that is permitted in the underlying zone as a conditional use may be appealed to the Coastal Commission. Pursuant to 20.16.030 of the Monterey County Code, development within 100 feet of mapped or field identified environmentally sensitive habitat is a conditional use.

DECISION

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

- A. Adopts Mitigated Negative Declaration per (CEQA) Guidelines Section 15070; and
- B. Approves Combined Development Permit consisting of 1) a Coastal Administrative Permit to construct a new 5,405 square foot single family dwelling with 101 square foot porch, 739 square foot deck and a 712 square foot attached garage, new propane tank, new septic system, and grading (530 cubic yards of cut/530 cubic yards of fill); 2) Coastal Administrative Permit to allow two new 5,000 gallon water tanks, 3) Coastal Development Permit for the removal of four Coast live oak clusters and three individual Coast live oak trees (ranging from 6 to 12 inches in diameter); and 4) Coastal Development Permit for restoration of previous development within environmentally sensitive habitat to clear Code violation CE060151; and
- C. Adopts the Mitigation Monitoring and Reporting Program (**Exhibit C1**).

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT 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 Monterey County 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 the Monterey County Planning Department and 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.

EXHIBIT C1

**Monterey County Resource Management Agency
Planning Department**

**Condition Compliance Plan and Mitigation Monitoring
Reporting Plan**

Project Name: Hawkins, Scott and Suzan

File No: PLN050678

APNs: 181-151-005-000

Approved by: Zoning Administrator

Date: July 29, 2010

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit consists of a 1) Coastal Administrative Permit to construct a new 5,405 square foot single family dwelling with 101 square foot porch, 739 square foot deck and a 712 square foot attached garage, new propane tank, new septic system, and grading (530 cubic yards of cut/530 cubic yards of fill); 2) Coastal Administrative Permit to construct two 5,000 gallon water tanks, 3) Coastal Development Permit for the removal of four Coast live oak clusters and three individual Coast live oak trees (ranging from 6 to 12 inches in diameter); and 4) Coastal Development Permit for restoration of previous development within environmentally sensitive habitat to clear Code violation CE0601511). The property is located at 895 Elkhorn Road, Royal Oaks (Assessor's Parcel Number 181-151-005-000), North County Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit</p>	<p>Adhere to conditions and uses specified in the permit.</p>	<p>Owner/ Applicant</p>	<p>Ongoing unless otherwise stated</p>	

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		<p>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. (RMA - Planning Department)</p>				
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 181-151-005-000 on July 29, 2010. The permit was granted subject to 32 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
3.		<p>PD012(H) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE</p> <p>The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the RMA - Planning Department. (RMA – Planning Department)</p>	Submit landscape plans and contractor's estimate to RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
4.		<p>PD032(A) - PERMIT EXPIRATION</p> <p>The permit shall be granted for a time period of 3 years, to expire on July 29, 2013 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)</p>	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
5.		<p>PD009 - GEOTECHNICAL CERTIFICATION</p> <p>Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)</p>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6.		PD006 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
7.		PD021 - DEED RESTRICTION - FIRE HAZARD Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per Section 20.144.100.C of the Coastal Implementation Plan and per the standards for development of residential property." (RMA – Planning Department)	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building permits	
			Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to occupancy or commencement of use	
8.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states the following reports have been prepared: <ul style="list-style-type: none"> • “A Restoration Plan has been prepared for this parcel by Ed Mercurio, Biological Consultant, dated May 2006; • A Biological Survey has been prepared for this parcel by Ed Mercurio, Biological Consultant, 	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
			Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to Occupancy	

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		<p>dated September, 2006;</p> <ul style="list-style-type: none"> A Biological Agreement for Monitoring Inspections” has been prepared for this parcel by Ed Mercurio, Biological Consultant, dated February 2007; <p>And are on record in the Monterey County RMA - Planning Department, Library Nos. LIB100046, LIB100047 and LIB100049. All development shall be in accordance with these reports.” (RMA – Planning Department)</p>	Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to occupancy or commencement of use	
9.		<p>PD022(A) – EASEMENT – CONSERVATION AND SCENIC</p> <p>A conservation and scenic easement shall be conveyed to the County over those portions of the property where Environmentally Sensitive Habitat exists. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA - Planning Department prior to issuance of grading and building permits. (RMA – Planning Department)</p>	<p>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 the RMA - Planning Department for review and approval.</p>	Owner/ Applicant/ Certified Professional	Prior to issuance of grading and building permits	
			Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to final inspection or commencement use	
10.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site</p>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy/ Ongoing	
11.		WR3 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
12.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	

Permit and Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
13.		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection/occupancy</p>	
14.		<p>EHSP001 ENGINEERED SEPTIC SYSTEM – (NON STANDARD) Submit an engineered wastewater disposal system design to the Director of Environmental Health for review and approval meeting the regulations found in Chapter 15.20 of the Monterey County Code, and <u>Prohibitions</u> of the Basin Plan, RWQCB. Delineate on the revised site plan the location of the septic system area subject to vehicular traffic and submit site-specific engineering for the area subject to vehicular traffic over the septic system. Install primary and secondary drain fields at initial construction. (Environmental Health)</p>	<p>Environmental Health Bureau must approve plans. Pay all applicable fees.</p> <p>Submit an engineered wastewater disposal system design to the Environmental Health Bureau for review and approval.</p>	<p>CA Licensed Engineer /Owner/ Applicant</p>	<p>Prior to issuance of building permits.</p>	

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15.		EHSP002 -WATER TANKS (NON STANDARD) Design the tanks to meet the standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations. Submit plans for review and approval to Environmental Health for new water tanks and pay all associated fees prior to installation. (Environmental Health)	Submit plans for review and approval to Environmental Health for new water tanks and pay all associated fees prior to installation.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permits.	
16.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire District)				
17.		FIRE004 - DEAD-END ROADS (2) For parcels greater than 1 acre and not exceeding 5 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 1320 feet. All dead-end road	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire District)	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
18.		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	

<i>Permit Number</i>	<i>Mitigation Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land-Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
19.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (North County Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
20.		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (North County Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
21.		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (North County Fire District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
22.		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings along State Highways and Freeways, May 1988. (North County Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

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24.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
25.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
26.		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

Mitigation Measure Number	Mitigation Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
Mitigation Measures						
27.	1.	<p>Mitigation Measure #1: An agreement between the Contractor and the Applicant shall be signed stating that the contractor received and fully read and understood the Biological Report prepared by Ed Mercurio dated May 22, 2006. A note shall be put on the construction plans requiring that all recommendations shall be adhered to during construction. (RMA-Planning Department)</p>	<p>Monitoring Action #1: a) A copy of the signed agreement shall be submitted to RMA-Planning Department for review and approval prior to issuance of any grading/building permits. Restoration of eroded areas shall take place before erosion control seeding and planting are undertaken. Gullies shall be filled and drainage shall be directed in ways to minimize future erosion damage. b) Copy of construction plans shall be submitted to the RMA – Planning Department that shows all recommendations are required be adhered to during construction. Additional on-going Monitoring Action: The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading/building permit.</p> <p>Prior to issuance of grading/building permit.</p> <p>During construction</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
28.	2.	<p>Mitigation Measure #2: The non-native annual grasses and broad-leaved herbaceous weeds shall be removed before any other restoration activities begin. This shall be done as soon as possible so as to remove these plants before they form and distribute their seeds. Since the impacted area is fairly small, hand clearing would be possible and preferable so as to retain native annual grasses and native annual broad-leaved herbaceous plants which are also abundant. (RMA-Planning Department)</p>	<p>Monitoring Action #2: Photos showing proof of the removal of non-native weeds shall be submitted to the RMA-Planning Department for review and approval prior to final of grading/building permits.</p> <p>Additional on-going Monitoring Action: The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.</p>	Applicant or owner	<p>Prior to final of grading/building permit.</p> <p>During construction</p>	

Permit and number	Mitig Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
29.	3.	<p>Mitigation Measure #3: Erosion control seeding shall be done with erosion control mix composed of native annual and perennial grasses and other native herbaceous plants of local origin augmented, as necessary, with sterile barley or other sterile, aggressive, non-native, soil retaining crop. Native grass hay should be used as mulch and for rolls and bales used in erosion control. These measures and all of the mitigation planting shall be completed shortly before, or close to, the start of the next rainy season. A note shall be put on the construction plans requiring that the erosion control seeding will be done after grading is complete and before the rainy season. (RMA-Planning Department)</p>	<p>Monitoring Action #3: The applicant shall submit a time schedule for erosion control seeding. Prior to issuance of construction permits, the timing schedule shall be put on the grading and building plans and submitted to the RMA Planning Department for review and approval. The installation/timing schedule shall be adhered to by the contractor.</p> <p>Written proof that the contractor adhered to the erosion control seeding shall be submitted to the RMA-Planning Department for review and approval.</p> <p>Additional on-going Monitoring Action: The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.</p>	<p>Applicant/ Biologist</p> <p>Applicant/ Biologist</p> <p>Applicant/ Biologist</p>	<p>Prior to issuance of grading/ building permit.</p> <p>Prior to final of building permit.</p> <p>During construction</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
30.	4.	<p>Mitigation Measure #4: The applicant shall plant 230 plants from the list included in the Biological Report prepared by Ed Mercurio dated May 22, 2006. The species of plants recommended for mitigation are the dominant plants that were formerly present in the impacted area and are similar over the entire impacted area. A note shall be put on the construction plans requiring that the 230 plants shall be planted prior to receiving final of building permits. (RMA-Planning Department)</p>	<p>Monitoring Action #4: a) The applicant shall submit receipts of purchases from a local nursery and photos as proof of such planting to the RMA-Planning Department for review and approval. b) Copy of construction plans shall be submitted to the RMA – Planning Department that shows the 230 plants are to be planted prior.</p>	<p>Applicant or owner</p> <p>Applicant/ Owner</p>	<p>Prior to final of building permit.</p> <p>Prior to final of building permit.</p>	
31.	5.	<p>Mitigation Measure #5: Monitoring inspections shall be done by a qualified biologist once immediately before the start of construction, once within the three months following completion of the restoration work and revegetation plantings, and once each year following completion, in the spring season, for the next 4 years. (RMA-Planning Department)</p>	<p>Monitoring Action #5: a) Applicant shall submit a monitoring inspection report immediately before the start of construction; b) Applicant shall submit a monitoring inspection report 3 months following completion of the restoration work; c) Applicant shall submit a report on progress every year for the next four years.</p>	<p>Applicant/ Biologist</p> <p>Applicant/ Biologist</p> <p>Applicant/ biologist</p>	<p>Prior to issuance of grading/ building permit.</p> <p>3 months after restoration completed.</p> <p>Annually for four years following completion of restoration work.</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed Where applicable; a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
32.	6.	<p>Mitigation Measure #6: Trees are to be protected and preserved in or near the construction area. A boundary of orange snow netting or high visibility plastic fencing supported by wood or metal stakes and or straw bales shall be erected along the approximate drip lines of such protected trees to define the construction project boundary. Excavation and construction activities and materials should not intrude into this defined boundary at any time and kept as much as possible within proposed structure and driveway footprints or outside tree drip lines in the treeless areas. A note shall be put on the construction plans requiring the contractor to adhere to the Tree Assessment Plan prepared by Frank Ono. (RMA-Planning Department)</p>	<p>Monitoring Action #6: a) An agreement between the Contractor and the applicant shall be signed stating that the contractor fully read and understood the Tree Assessment Plan prepared by Frank Ono, dated March 19, 2009, and all recommendations shall be adhered to during construction. A copy of the signed agreement shall be submitted to the RMA-Planning Department for review and approval prior to issuance of any grading/building permits. b) Copy of construction plans shall be submitted to the RMA – Planning Department that states the contractor shall adhere to the Tree Assessment Plan. Additional on-going Monitoring Action: The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading/building permit.</p> <p>Prior to issuance of grading/building permit.</p> <p>Ongoing/during Construction</p>	

Rev. 7/14/2010

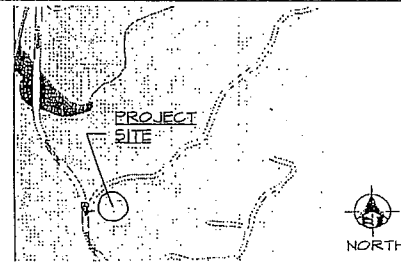
Hawkins Residence

WATSONVILLE, CA

GENERAL NOTES

- FIRE DEPARTMENT NOTES:**
- ADDRESS NUMBERS SHALL BE POSTED, BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST OF A FINAL INSPECTION. ALL ADDRESS NUMBERS PERMANENT OR TEMPORARY SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD. WHERE VISIBILITY CANNOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE "ARABIC" (1, 2, 3, ETC.) NOT "ROMAN" (I, VI, X, ETC.), OR WRITTEN OUT IN WORDS (THIRTEEN, SEVENTY-SIX, ETC.). ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 4 INCHES, 3/4 HIGH WIDE STROKE AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN VISIBLE FROM CITY STREET. NOTE: IF NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT A FINAL INSPECTION.
 - ALL PLANS SHALL CONFORM TO THE MOST CURRENT NFPA STANDARDS REQUIRED BY THE CURRENTLY ADOPTED CODES.
 - INSTALL SMOKE DETECTOR(S) PER 2001 CBC AND APPLICABLE NFPA STANDARDS. DETECTORS SHALL BE INTERCONNECTED IN ALL RESIDENTIAL OCCUPANCIES. (NFPA 72 SECTION 2-2.2.1)
 - IN ADDITION TO R-3 OCCUPANCIES, THE SMOKE DETECTORS MAY BE A 9 VOLT BATTERY OPERATED, SINGLE STATION IN EXISTING BEDROOMS AND/OR HALLWAYS.
 - ROOFING CLASS A OR B REQUIRED. ROOF CONSTRUCTION SHALL BE A CLASS A OR CLASS B BUILT-UP, AS DEFINED BY UBC STANDARD IS-2. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND REIN. 60% OR MORE OF AN EXISTING ROOF IS REPLACED WITH A ONE-YEAR PERIOD.

VICINITY MAP



PROJECT DATA

PROJECT OFFICE: 3431 E. Union Avenue
1512 Sprengle Rd.
Watsonville, CA

PROJECT ADDRESS: 343 Elkhorn Rd.
Watsonville, CA

APN: 161-01-003-003

OWNER: KDR'S (Occupant Zone)
RESIDENTIAL Single Family
2.4 Acres (104,244 sq ft)

LOT SIZE: 1012 sq ft

SWAMP FOOTAGE: Non Swamp (Wetland) 1012 sq ft
Non Level Paved 1012 sq ft
Non Level Grass 1012 sq ft
Non Level Subsoil 1012 sq ft

Lot Area (Total) 1012 sq ft
Lot Area (Subtotal) 1012 sq ft
Total Project Area 1012 sq ft

ABBREVIATIONS

A.B.	ANCHOR BOLT	H.R.	HEADER
ADV.	ABOVE	H.R.	HAIR
ALT.	ALTERNATE	H.R.D.	HANDS-ON
ALUM.	ALUMINUM	H.R.	HORIZONTAL
APPROX.	APPROXIMATE	INT.	INTERIOR
ARCH.	ARCHITECT	INT.-EXT.	INTER-EXT.
ASPH.	ASPHALT	JST.	JOIST
AUTO.	AUTOMATIC	K	KIPS (KIP SQ LBS)
BD.	BOARD	LVL.	LEVEL
BLKS.	BLOCKS	MAX.	MAXIMUM
BOLD.	BOLDING	M.B.M.	MACHINE BOLT
BR.	BRICK	MIN.	MINIMUM
BUT.	BUTTON	M.F.M.	MALLEABLE IRON NUTS
BUTL.	BUTTERFLY	N	NUT
C.C.	CONCRETE	N.C.	NOT IN CONTACT
C.C.	CONCRETE	N.S.	NOT TO SCALE
COL.	COLUMN	O.	OPEN
CONC. BLK.	CONCRETE BLOCK	ON CENTER	ON CENTER
COR.	CORNER	F.F.	FLY EGG MARKING
CONSTR.	CONSTRUCTION	F.L.	FLOOR
COPY.	COPYING	F.P.P.	PRESSURE TREATED DOUBLED P.N.
CY.	CYCLE	F.P.	FLOOR FINISH
DN.	DOWN	REIN.	REINFORCED
DL.	DOUBLE	REIN.	REINFORCED
DIA.	DIAMETER	R.D.	REINFORCED
DNS.	DRAWING	S.A.D.	SEE ARCH. DRAWING
EA.	EDGE	S.S.	SOLID BRASS
EA.	EDGE	S.F.	SQUARE FOOT
E.N.	EDGE MARKING	S.O.S.	SLOPE ON GRADE
ELEV.	ELEVATION	SCHED.	SCHEDULE
EQ.	EQUAL	SHT.	SHEET
EXP.	EXPANSION	SHTS.	SHEATHING
EXT.	EXTERIOR	SP.	SPACINGS
F.E.	FIRE EXTINGUISHER	T.F.S.	TONGUE & GROOVE
F.F.	FIRE EXTINGUISHER	T.S.	TIE BAR
F.L.	FLOOR	T.D.	TOP OF CONCRETE
F.N.	FIELD MARKING	T.O.P.	TOP OF WALL
FND.	FOUNDATION	T.P.	TOP OF PLATE
F.M.	FACE OF MASONRY	T.S.	TIE BARS
FT.	FEET	TYP.	TYPICAL
F.T.D.	FOOTING	UNLESS OTHERWISE NOTED	
G.	GRADE		
G.A.L.V.	GALVANIZED	UNLESS OTHERWISE NOTED	
G.I.	GALVANIZED IRON		
G.L.W.	GALVANIZED IRON		
G.R.	GRASS		
G.T.F.	GUTTER DRAIN		

PAVED AREA: 1012 sq ft

LOT COVERED: 1012 sq ft

FLOOR AREA RATIO: 1012 sq ft

CUT & FILL: 1012 sq ft

TREE REMOVAL: 1012 sq ft

PLANT REMOVAL: 1012 sq ft

DESCRIPTION: NON SINGLE FAMILY RESIDENCE

PROJECT ARCHITECT: THOMAS J. CARLETON ARCHITECTURE
104 Central Ave
Watsonville, CA 95070
TEL: (831) 837-1000

SHEET INDEX

AD	PROJECT DATA, VICINITY MAP, SHEET INDEX, NOTES, ABBREVIATIONS
AD	UNWEAVED SITE PLAN
AD	PAVING SITE PLAN
AD	FLOOR PLAN & ROOF PLAN
AD	ELEVATIONS

EXHIBIT "C" 2

REVISIONS

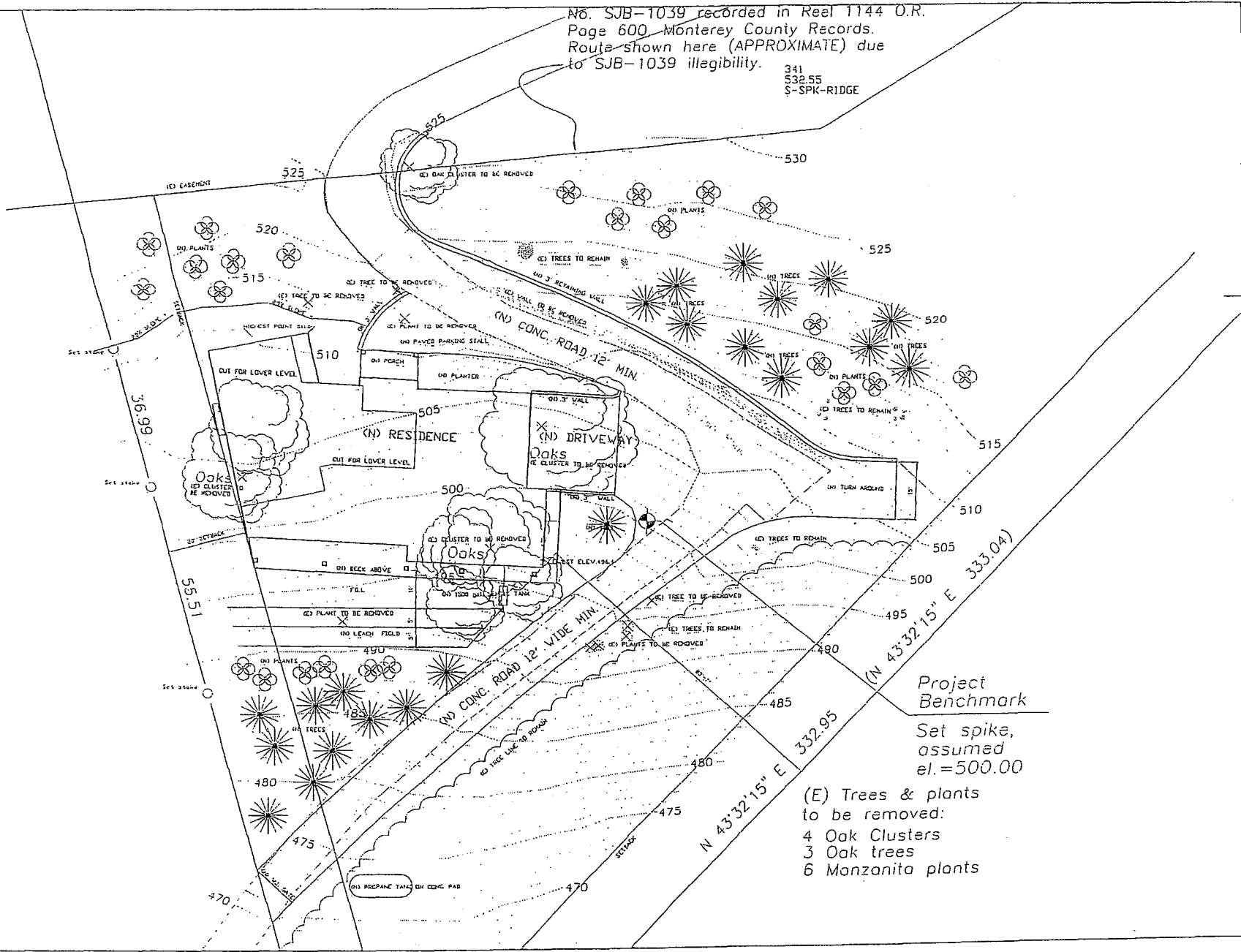
THOMAS J. CARLETON ARCHITECTURE
331.229.619
104 CENTRAL AVE
WATSONVILLE, CA 95070

Hawkins Residence
895 Elkhorn Rd.
Watsonville, CA 95070

DATE: 02/19/06
DRAWN BY: AD
PROJECT: TC
JOB: 0225
SHEET: AD

No. SJB-1039 recorded in Reel 1144 O.R.
 Page 600 Monterey County Records.
 Route shown here (APPROXIMATE) due
 to SJB-1039 illegibility.

341
 532.55
 S-SPR-RIDGE



Project
 Benchmark
 Set spike,
 assumed
 el. = 500.00

- (E) Trees & plants
 to be removed:
 4 Oak Clusters
 3 Oak trees
 6 Manzanita plants

REVISIONS
 ▲
 ▲
 ▲



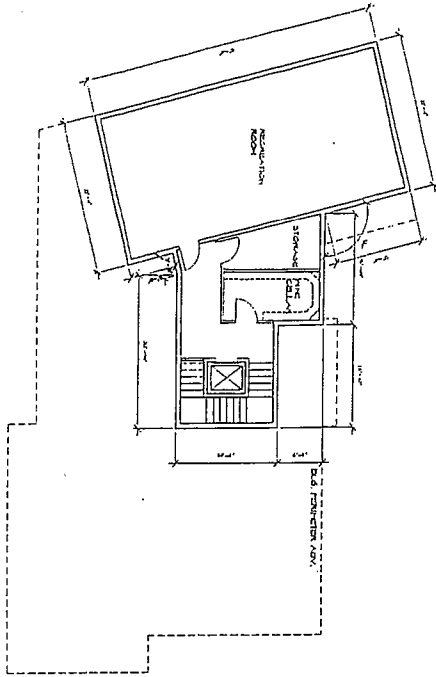
THOMAS J.
 CARLETON
 ARCHITECTURE
 231,449 6193
 OF CALIFORNIA
 EXPIRES 03-31-10



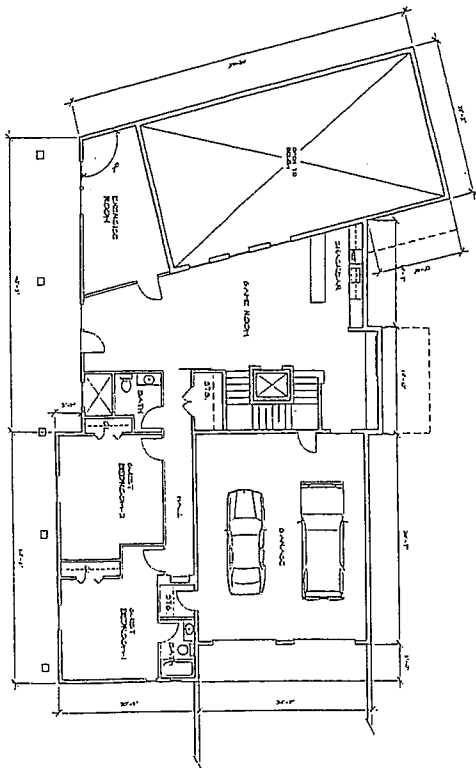
Hawkins Residence
 895 Elkhorn Rd.
 Watsonville, CA

DATE TIME
 Partial Site Plan
 Drawn 08/19/04
 Drawn 8/22
 Drawn TC
 Date 02/25
 Sheet
 A1.2

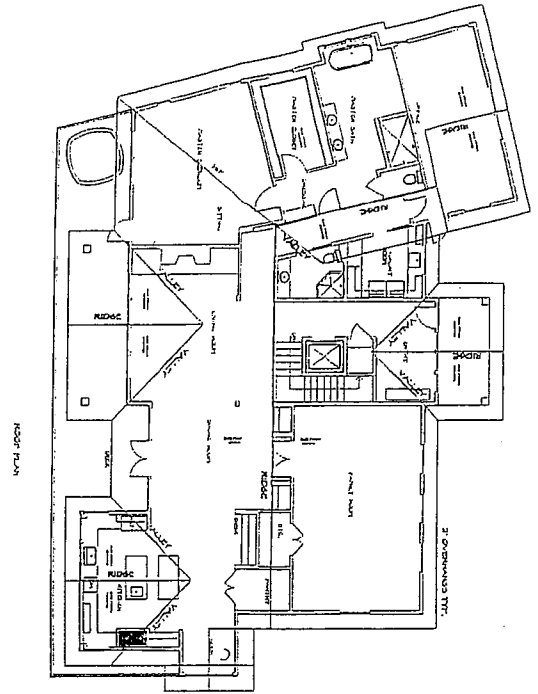
BASEMENT PLAN 3



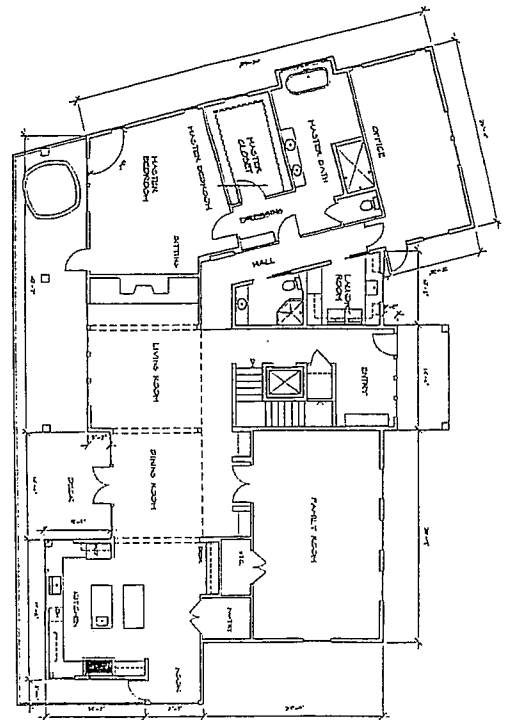
LOWER LEVEL 1

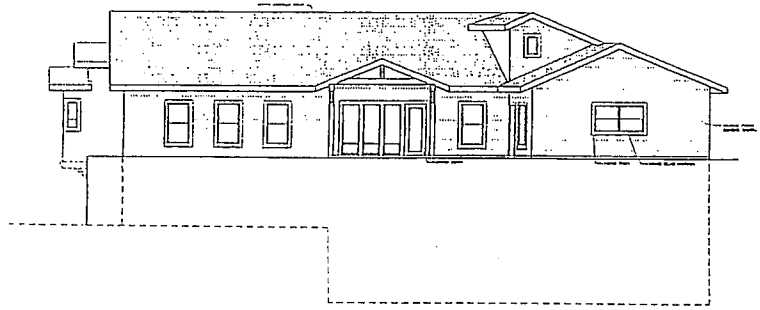


ROOF PLAN 4

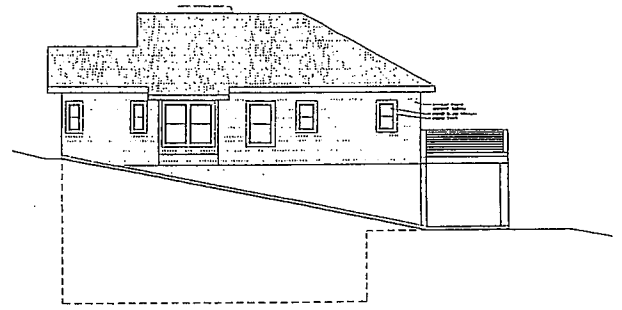


MAIN LEVEL 2

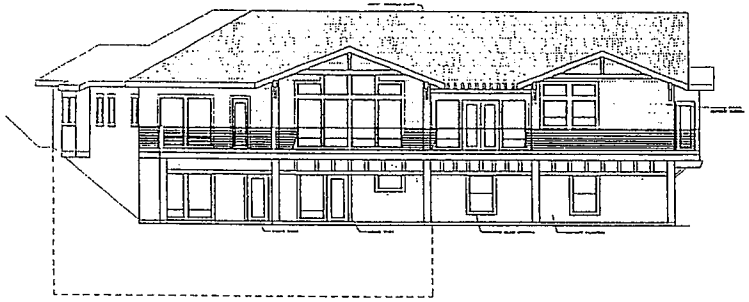




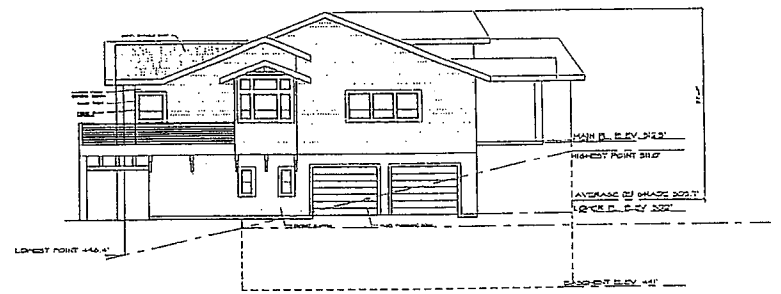
NORTH ELEVATION $\frac{1}{4}$ " = 1'-0"



WEST ELEVATION $\frac{1}{2}$ " = 1'-0"



SOUTH ELEVATION $\frac{3}{8}$ " = 1'-0"



EAST ELEVATION $\frac{1}{4}$ " = 1'-0"

THOMAS J. CARLETON ARCHITECTURE
 831.649.6100
 47 CENTRAL AVE
 SCARSDALE, CA 11782

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Hawkins Residence
 Moss Landing, CA

FACE TITLE
 Elevations

Date: 2/26/09
 Author: As Noted
 Drawn: TC
 Job: 0023

Sheet
 A3

EXHIBIT "D"

NORTH COUNTY

HALL RD

Elkhorn Slough

PROJECT SITE


ELKHORN RD


HIDDEN VALLEY RD

APPLICANT: HAWKINS

APN: 181-151-005-000

FILE # PLN050678

 300' Limit

 2500' Limit

 City Limits

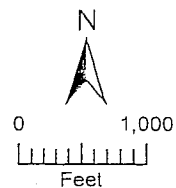


EXHIBIT "E"

MINUTES

North County Coastal Land Use Advisory Committee
Monday, May 4, 2009

1. Meeting called to order by PETER NOWAK at 9:02 ampm

2. Roll Call

(4) Members Present: PETER NOWAK, DAVID EVANS, KEN WALKER, ED CENTENO

(1) Members Absent: GREG BURCH

3. Approval of Minutes:

A. March 16, 2009 minutes

Motion: WALKER (LUAC Member's Name)

Second: NOWAK (LUAC Member's Name)

Ayes: (4) NOWAK, EVANS, WALKER AND CENTENO

Noes: 0

Absent: (1) GREG BURCH

Abstain: 0

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

MARGIE KAY, FORMER LUAC SECRETARY, PRESENTED INFORMATION AND MATERIAL SHE THOUGHT WOULD BE HELPFUL. THESE INCLUDED TWO MEMOS FROM PLANNING AND BUILDING FROM 2/20/03 AND 8/6/04 (COPIES ENCLOSED). ALSO INCLUDED IS THE LIST OF DATES AND LOCATION OF 6 UPCOMING COMMUNITY MEETINGS HOSTED BY SUPERVISOR CALGAGNO FOR DISTRICT 2 RESIDENTS. NEXT WAS NOTICE OF A B.O.S. HEARING ON 5/5/09 ON THE SAN MIGUEL AND CASTROVILLE BLVD. INTERSECTION IMPROVEMENT. NOTICE OF A BUDGET WORKSHOP FOR THE NO. CO. FIRE PROTECTION DISTRICT ON 5/12/09. A COPY OF A REPORT OF A PETITION TO REPEAL THE P.V. WATER MANAGEMENT AGENCY'S AUGMENTATION FEE IS BEING CIRCULATED. THE ZONING ADMINISTRATOR'S NOTICE OF A PUBLIC HEARING (REGARDING THE CALTRANS PROPOSAL BEFORE THE LUAC) ON 5/14/09 WAS PRESENTED (MONTEREY HERALD 4/30/09).

FINALLY A COPY THE THE TORD LUAC MINUTES OF 4/27/09 WAS OFFERED FOR OUR PERUSAL (OVER)

5. Scheduled Item(s) - please refer to the Project Referral Sheets which follow for each separate file.

d. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects
(use back side or blank sheets if necessary)

NONE

B) Discussion of March 11 joint Meeting

SEE ADDITION COMMENTS LUAC MINUTES OF 3/16/09

C) Announcements, if any

NONE

"D) Miscellaneous"

~~NONE~~ AFTER THE VOTE ON THE SECOND ITEM (HAWKINS) WALKER ASKED IF WE COULD DISCUSS A CODE ENFORCEMENT ISSUE WITH JOE SIDOR. WE DECIDED THAT ALTHOUGH THIS IS OUTSIDE THE LUAC'S MANDATE THAT AS A PRIVATE CITIZEN HE COULD ASK MR SIDOR QUESTIONS. SO MR WALKER IDENTIFIED AN AREA BETWEEN ELKHORN AND HUDSON LANDING ROADS AT EASON RD WHERE LARGE TRUCKS AND REFUSE WERE COLLECTING. HE ASKED IF MR SIDOR WOULD PASS THE INFORMATION ON TO CODE ENFORCEMENT. MR SIDOR SAID HE WOULD.

6. Meeting Adjourned: 10.08 am/pm

MINUTES TAKEN BY: DAVID EVANS

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: North County Coastal

Please submit your recommendations for this application by **May 4, 2009**

Project Name: CALTRANS - DIST 5

File Number: DA090103

File Type: PUBLIC

Project Planner: SIDOR

Project Location: POST MILES 92.2, 96.3, 98.2, 99.3, 101.0

Project Description: DESIGN APPROVAL FOR THE INSTALLATION OF TRAFFIC MANAGEMENT SYSTEMS AT SIX LOCATIONS WITHIN THE CALTRANS RIGHT OF WAY ALONG THE HIGHWAY 1 AT POST MILES 92.2, 96.3, 98.2, 99.3, 101.0, AND 101.6 (ASSESSOR'S PARCEL NUMBER 000-000-000-000), NORTH COUNTY AREA, COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

RICK D. WILEY AND CHUCK CESENA OF CALTRANS GAVE THE COMMITTEE A BRIEF OVERVIEW AND ANSWERED QUESTIONS.

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>MARGIE KAY SAID THAT THIS STRETCH OF RTE 1 IS VERY DANGEROUS AND THIS SAFETY MEASURE IS WELCOME AND SHE FULLY SUPPORTS IT.</i>			
<i>JDE SIDOR THE PLANNER TOLD US THAT THE ORIGINAL PROPOSAL WAS FOR 10 SITES BUT WAS SCALED BACK TO SIX WHICH STILL PROVIDED THE DESIRED COVERAGE.</i>			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
EVANS NOTED THE IMPORTANCE OF SAFETY BUT WAS SORRY TO SEE YET ANOTHER ADDITION TO THE	POLES, SIGNS, ANTENAE ETC. ALONG SUCH A BEAUTIFUL HIGHWAY.	
MR WALKER WONDERED IF THE DATA MIGHT NOT ONLY CLOSE THE BARN DOOR AFTER THE HORSE GOT AWAY,	INFORMATION ON AN ACCIDENT CAN'T PREVENT THE ACCIDENT.	
MR CESENA EXPLAINED THAT DATA CONCERNING HAZARDS SUCH AS A STALL OR MOTORIST CHANGING A TIRE COULD BE USEFUL TO THE CHP, FIRE DEPT ETC.	TO ALERT THEM TO DEVELOPING PROBLEMS.	
	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> CIVILIAN MOTORIST INSPECTION DEPT </div>	

ADDITIONAL LUAC COMMENTS

MR WALKER SUGGESTED THAT THE RUMBLE STRIPS AT THE JENSEN RD TURN LANES COULD BE WIDER TO ALERT DRIVERS SOONER

RECOMMENDATION :

Motion by EVANS (LUAC Member's Name)

Second by WALKER (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: (4) EVANS, WALKER, NOWAK, CENTENO

NOES: 0

ABSENT: (1) BURCH

ABSTAIN: 0

ABSTAIN: _____

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: North County Coastal

Please submit your recommendations for this application by May 4, 2009

Project Name: HAWKINS SCOTT AND SUZAN

File Number: PLN050678

File Type: ZA

Project Planner: GONZALES

Project Location: 895 ELKHORN RD ROYAL OAKS

Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO CONSTRUCT A NEW 5,405 SQUARE FOOT SINGLE FAMILY DWELLING WITH 101 SQUARE FOOT PORCH, 739 SQUARE FOOT DECK AND A 712 SQUARE FOOT ATTACHED GARAGE AND GRADING (530 CUBIC YARDS OF CUT/530 CUBIC YARDS OF FILL); COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF SEVEN COAST LIVE OAK TREES (RANGING FROM 6 TO 12 INCHES IN DIAMETER); AND COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (AFTER-THE-FACT CLEARING OF ESHA-CE060151). THE PROJECT IS LOCATED AT 895 ELKHORN ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 081-151-005-000), NORTH COUNTY COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

MRS & MRS HAWKINS PRESENT. MR HAWKINS EXPLAINED THE PROPOSAL AND ANSWERED QUESTIONS

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
GWEN GIN	x		WAS CONCERNED ABOUT DRAINAGE ISSUES AS THEY WERE PAST PROBLEMS FROM NEIGHBORS' RUNOFF
			MR HAWKINS SAID THAT RUNOFF FROM THE DRIVEWAY IS TO BE ADDRESSED WHEN THE DESIGN IS FINALIZED.
MARGIE KAY ASKED IF A NEGATIVE DECLARATION WOULD BE REQUIRED. JOE SIDOR SAID THAT THE BIOLOGICAL REPORT AND THE FOREST MANAGEMENT PLAN SHOULD SUFFICE. SHE STATED THAT THE HOME SEEMED TOO BIG AND ASKED IF THERE			
WAS ANY EXISTING SCENIC EASEMENTS OR OTHER RESTRICTIONS. MR HAWKINS SAID THERE WAS NOT BUT THEY HAD AN AGREEMENT WITH THE COUNTY TO ADDRESS THE CODE VIOLATIONS OF THE PREVIOUS OWNERS WHO HAD REMOVED SOME NATIVE VEGETATION WHICH IS PROTECTED. THIS WOULD REQUIRE THAT HE REPLANT UP TO 400 NATIVE PLANTS INCLUDING OAKS, CHAPARRAL AND HOOKERS MANZANITA			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
PETER NOWAK ASKED IF THE PROPERTY NEED TO BE REZONED. MR SIDOR SAID NO SINCE IT WAS FOR ONE SINGLE FAMILY DWELLING ON A LEGAL LOT.		
WALKER ASKED IF THE WINDOWS FACING THE SLOUGH WOULD BE TINTED TO REDUCE GLARE. MR HAWKINS SAID THEY WOULD CONSIDER IT AND SOME OVERHANG WAS DESIGNED TO SHADE WINDOWS.		
MR EVANS ASKED ABOUT HIKING TRAILS ON THE PROPERTY. MR HAWKINS SAID THAT AT SOME POINT THEY WOULD WANT TO EXCLUDE FOOT TRAFFIC BY THE PUBLIC NEAR THEIR HOME. MRS GIN, NEIGHBOR AND HIKER SAID THERE WERE ALTERNATE ROUTES AVAILABLE.		
MR EVANS ALSO EXPRESSED CONCERN OVER THE SIZE OF THE HOUSE BUT SAID THAT HE WAS IMPRESSED WITH THEIR EFFORTS TO RESTORE THE SITE. MR HAWKINS SAID THAT OTHER THAN THE SITE OF THE BUILDING THE REMAINDER OF THE LOT WAS ESSENTIALLY UNDEVELOPABLE.		

ADDITIONAL LUAC COMMENTS

A MOTION BY MR CENTENO RECOMMENDING APPROVAL AS PRESENTED FAILED TO PASS AND WAS FOLLOWED BY A MOTION BY EVANS TO APPROVE WITH THE LOT HAVE A SCENIC EASEMENT RESTRICTION ON THE AREAS NOT OCCUPIED BY THE DWELLING.

RECOMMENDATION :

Motion by EVANS _____ (LUAC Member's Name)

Second by WALKER _____ (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

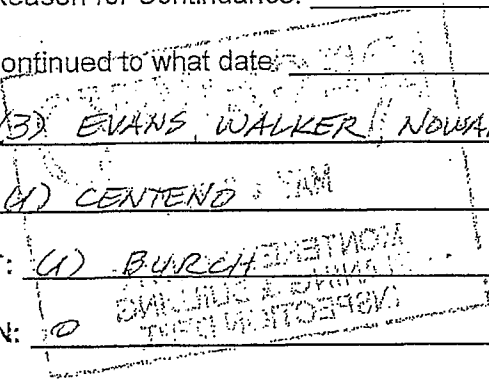
Continued to what date: _____

AYES: (3) EVANS, WALKER, NOWAK _____

NOES: (1) CENTENO _____

ABSENT: (1) BURCHETT _____

ABSTAIN: 0 _____



SIGN UP SHEET

NoCo Coastal

LUAC

5/4/09

Mtg Date

Identify which LUAC

NAME (Please print below)

ADDRESS (Please print below)

Joseph Sidor

168 W. Alisal St

Salinas CA 93901

925 E. K. Horn Rd.

Gwen Gm

Wattsville Royal Oaks

Scott and

SUZAN HAWKINS

1613 SHELINGFIELD RD 95039

MARGIE KAY

5319 Starr Way

Royal Oaks, CA 95076

Cosme Padilla

10961 GEIL ST CASTROVILLE

ED CE

Rick D. Wiley

(Cultivans)

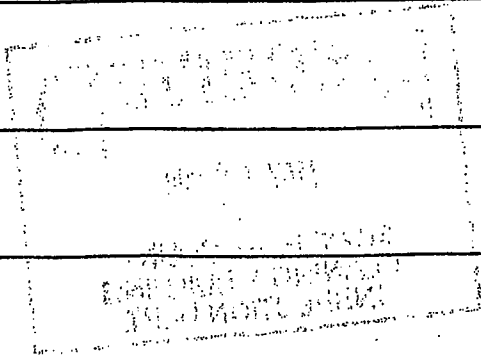
(805) 549-3046

1150 Laurel Lane

Chuck Cesena

San Luis Obispo, CA 93402

805-549-3622



County of Monterey, State of California

MITIGATED NEGATIVE**DECLARATION****FILED**

JUN 09 2010

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title: HAWKINS SCOTT AND SUZAN
 File Number: PLN050678
 Owner: HAWKINS SCOTT AND SUZAN
 1813 SPRINGFIELD RD
 MOSS LANDING CA 95039

Project Location: 895 ELKHORN RD ROYAL OAKS
 Primary APN: 181-151-005-000
 Project Planner: ELIZABETH GONZALES
 Permit Type: Combined Development Permit

Project Description:

Combined Development Permit consisting of 1) a Coastal Administrative Permit to construct a new 5,405 square foot single family dwelling with 101 square foot porch, 739 square foot deck and a 712 square foot attached garage, new propane tank, two new 5,000 gallon water tanks, new septic system, and grading (530 cubic yards of cut/530 cubic yards of fill); 2) Coastal Development Permit for the removal of four clusters and three coast live oak trees (ranging from 6 to 12 inches in diameter); and 3) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat to clear code violation ce060151 (from previous owners). The project is located at 895 Elkhorn Road, Royal Oaks (Assessor's Parcel Number 181-151-005-000), North County Coastal Zone.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Project Title: HAWKINS SCOTT AND SUZAN
File Number: PLN050678
Owner: HAWKINS SCOTT AND SUZAN
1813 SPRINGFIELD RD
MOSS LANDING CA 95039

Project Location: 895 ELKHORN RD ROYAL OAKS
Primary APN: 181-151-005-000
Project Planner: ELIZABETH GONZALES
Permit Type: Combined Development Permit

Decision Making Body (check one):

- | | |
|---|---|
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Subdivision Committee |
| <input type="checkbox"/> Zoning Administrator | <input type="checkbox"/> Chief of Planning Services |
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Other: _____ |

Responsible Agency: County of Monterey

Review Period Begins:

Review Period Ends:

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning Department, 168 West Alisal St, 2nd Floor, Salinas, CA (831) 755-5025

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 755-9516



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Coastal Development Permit (Hawkins, File Number PLN050678) at 895 Elkhorn Road, Royal Oaks (APN 181-151-005-000) (see description below). The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California, and the Prunedale Library, San Miguel Canyon, Prunedale, CA. The Zoning Administrator will consider this proposal at a meeting on July 29th at 1:30 p.m. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from June 11, 2010 to July 12, 2010. Comments can also be made during the public hearing.

Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO CONSTRUCT A NEW 5,405 SQUARE FOOT SINGLE FAMILY WELLING WITH 101 SQUARE FOOT PORCH, 739 SQUARE FOOT DECK AND A 712 SQUARE FOOT ATTACHED GARAGE, NEW PROPANE TANK, TWO NEW 5,000 GALLON WATER TANKS, NEW SEPTIC SYSTEM, AND GRADING (530 CUBIC YARDS OF CUT/530 CUBIC YARDS OF FILL); 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF FOUR CLUSTERS AND THREE COAST LIVE OAK TREES (RANGING FROM 6 TO 12 INCHES IN DIAMETER); AND 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT TO CLEAR CODE VIOLATION CE060151 (FROM PREVIOUS OWNERS). THE PROJECT IS LOCATED AT 895 ELKHORN ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 181-151-005-000), NORTH COUNTY COASTAL ZONE.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency – Planning Department
Attn: Mike Novo, Interim Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

No Comments provided
 Comments noted below

____ Comments provided in separate letter

COMMENTS: _____

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us.

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

For reviewing agencies: The Resource Management Agency – Planning Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Association of Monterey Bay Area Governments
5. North County High School District
6. Elkhorn Elementary School District
7. Elkhorn Slough Foundation
8. Pacific Gas & Electric
9. Monterey Bay Unified Air Pollution Control District
10. North County Fire Protection District
11. Monterey County Agricultural Commissioner
12. Monterey County Water Resources Agency

- Monterey County Public Works Department
- 14. Monterey County Parks Department
- 15. Monterey County Division of Environmental Health
- 16. Monterey County Sheriff's Office
- 17. Prunedale Library
- 18. Scott and Suzan Hawkins, Owner
- 19. Property Owners within 300 feet (Notice of Intent only)

Revised 02-02-2007

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title:	Hawkins
File No.:	PLN050678
Project Location:	895 Elkhorn Road
Name of Property Owner:	Hawkins, Scott & Suzan
Name of Applicant:	Hawkins, Scott & Suzan
Assessor's Parcel Number(s):	181-151-005-000
Acreage of Property:	2.6 acres
General Plan Designation:	RESIDENTIAL
Zoning District:	RDR/5(CZ) (Rural Density Residential, maximum gross density of 5 acres per unit, Coastal Zone)
Lead Agency:	Monterey County Resource Management Agency - Planning Department
Prepared By:	Elizabeth Gonzales
Date Prepared:	May 27, 2010
Contact Person:	Elizabeth Gonzales, Associate Planner gonzalesl@co.monterey.ca.us
Phone Number:	(831) 755-5102

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The project consists of the construction of a new 5,405 square foot single family dwelling with 101 square foot porch, 739 square foot deck and a 712 square foot attached garage, new propane tank, new 1,500 gallon septic system; and grading for the lower level of the house and leveling of the existing dirt road (530 cubic yards of cut/530 cubic yards of fill); two new 5000 gallon water tanks; the removal of four oak clusters and three Coast live oak trees (ranging from 6 to 12 inches in diameter); and development within 100 feet of Environmentally Sensitive Habitat.

There is an existing 1,200 linear foot long dirt shared road that comes up from Elkhorn Road and goes through a total of five parcels before it gets to the Hawkins parcel. The Hawkins road easement starts on the third parcel up and continues through two more parcels before it ends on their parcel. The road easement is approximately 650 linear feet, it is all dirt with a little gravel, varies from 10 feet to 11 feet wide and from 0 percent to 12 percent slope. The applicant will be widening the easement portion of the road to 12 feet as required by the fire department and improve it with decomposed granite for better traction. The slope of the road will not be greater than 15%. There will be two turn-outs on the Hawkins parcel as required by the fire department. There is an existing well pump located on an adjacent parcel that serves a total of five lots. A new two inch water pipe will be installed and connected to the new water tanks and then connected to the house. The existing utility easement follows the same path as the water connection.

In early 2006, previous owners were cited by the County of Monterey Code Enforcement for removing a substantial amount of central maritime chaparral and other plant communities as a result of un-permitted brush clearing. The impacted area was approximately 25,000 square feet in size. Approximately 15,000 square feet located south of the dirt road across the property and approximately 10,000 square feet located north of the dirt road. Currently, non-native grassland plant community is dominant over the cleared area. This plant community is dominated by naturalized, non-native annual grasses and naturalized, non-native annual broad-leaved herbaceous plants (weeds). Restoration was the first and preferred option in correcting the vegetation clearance. A less than full restoration or alternative measures are considered only when full restoration is proven to be unfeasible. On February 2007, new owners entered into a Compliance Agreement with Monterey County Code Enforcement. The agreement consists of restoration of pajaro manzanita located within the 30 percent sloped areas and recording a conservation scenic easement for further protection. A restoration plan has been submitted and accepted by the Planning Department. Restoration will be required prior to final of all building permits. (References 1, 9, 10, 11, 14) (See **Biological Section 4**)

Monterey County Ordinance recognizes that Coast Live Oak trees are protected in the North County coastal area. Approximately 60 percent of the parcel is covered with Coast Live Oak trees. A Tree Assessment Plan was prepared by Frank Ono, Certified Arborist, dated March 19, 2009. The report states the project proposes to remove 4 clusters of Oaks along with three Oak trees, and 6 brittle leaf manzanita. The trees are in fair condition and removal is the least amount possible for the proposed construction. Pursuant to Section 20.144.050.C.5 of Monterey County Code, the removal of Coast Live Oak trees 6 inches or more in diameter when measured 2 feet

above the ground shall be replaced on a parcel. A condition of approval will be required for replacement trees. The biologist has confirmed that brittle leaf manzanita is not a protected species. (References 3, 4, 11, 12)

B. Environmental Setting, Surrounding Land Uses, and Site Background:

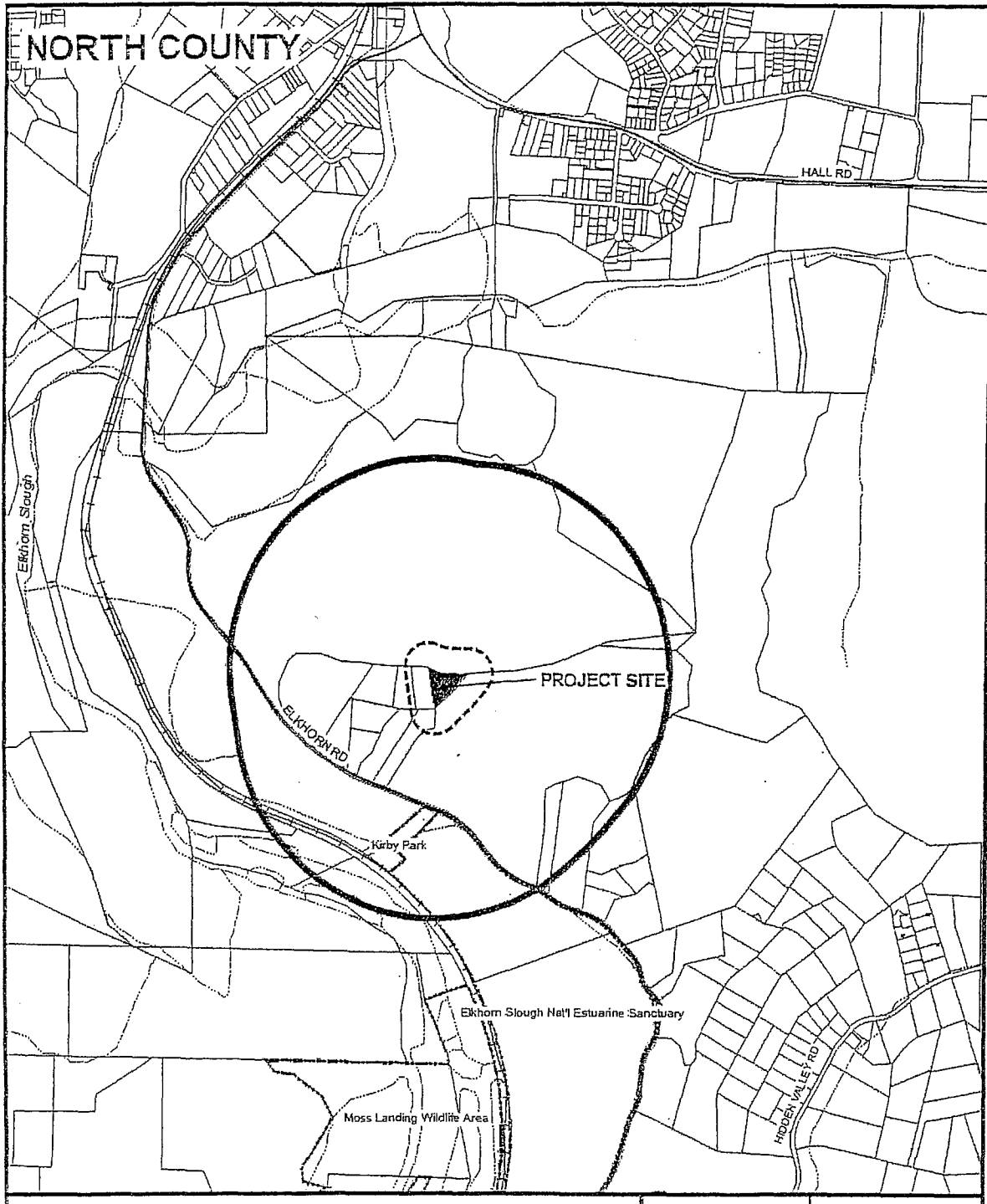
The Hawkins parcel is located on 895 Elkhorn Road in North County Coastal Zone, approximately three miles inland from Highway One in Monterey County, and approximately one mile from the Elkhorn Slough. (Figure 1) The site is part of the Los Carneros Spanish land grant. Access to the site is gained via an unnamed dirt road off of Elkhorn Road in the Royal Oaks area of Monterey County, California. Surrounding land uses are strawberry fields and rural residential. The site consists of an irregular polygon shaped parcel encompassing approximately 2.6 acres. The site is situated on a moderate to steep southwest facing slope northeast of Elkhorn Slough. Elevations on site range from 220 to 340 feet above sea level. Vegetative cover on the site predominantly consists of a dense growth of chaparral and oak trees. Drainage of the site is by sheet flow to the southwest towards the Elkhorn Slough. (References 1, 5, 6, 8)

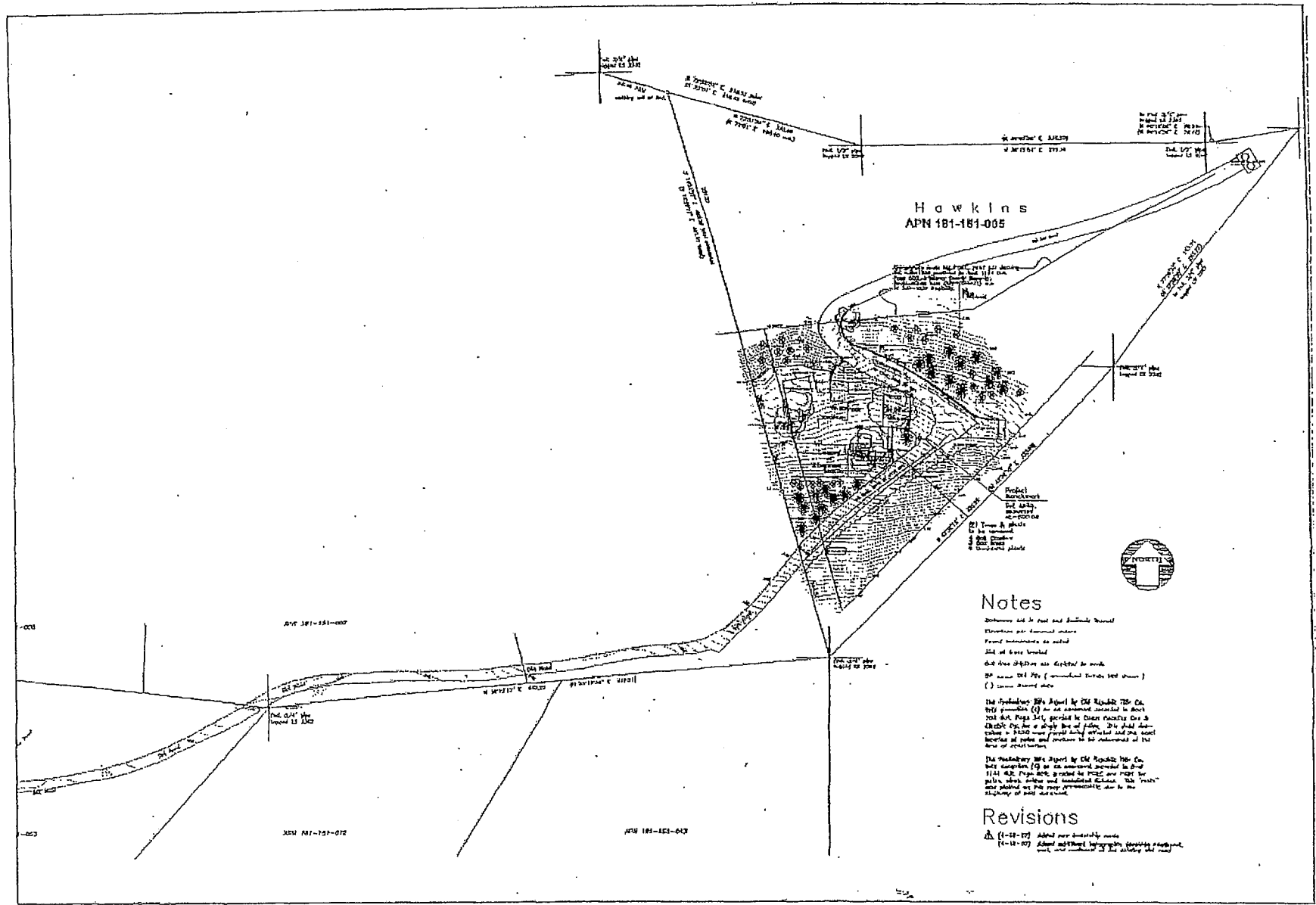
The applicants are a part of a cluster of 10 lots, five acres and greater, that are surrounded by strawberry fields and property owned by the Elkhorn Slough Foundation. Specifically, the Hawkins parcel abuts the Elkhorn Slough property to the north and strawberry fields to the southeast. The North County Land Use Plan states that Elkhorn Road from the wooded area south and west of Walker Valley Road is considered as a designated County Scenic Route and the scenic corridor should be preserved where feasible. Kirby Park is located within the Scenic Route and is approximately ½ mile down the road and across the street from the subject parcel. Kirby Park is open to the public to allow for fishing in the Slough. Staff site visit confirmed that flagging of the structure could be seen from Kirby Park. However, the house will be graded into the site to reduce mass and colors of green and brown will be used to naturally blend into the vegetation. Staff has determined that the structure will be less visible than the orange netting used for staking and flagging. (See Aesthetic Section 1)

The parcel is undeveloped, but is zoned to allow for residential development. The owners propose one single family dwelling. (Figure 2) Water will be provided by a two inch water pipe connecting to an existing water system located north on an adjacent parcel and new 1,500 gallon septic system proposed to be located south of the proposed residence. Slopes on the parcel are variable from flat and gentle in places up to about 50%. The soil is predominantly of the Aromas Sand which is predominantly eolian in nature being laid down by the action of both wind and waves on a low lying plain, as lagoonal deposits, sand dunes, and bars. These sediments are found across the entire site. (Reference 8) The project site is also in an area identified in County records as having a moderate seismic hazard zone. The parcel is not located within any Earthquake Fault Zones. The potential for liquefaction at the site is considered low and there is no evidence for slope instability or erosion. The fire hazard is designated "High." The North County Fire Protection District has conditioned the project to address any issues that may arise due to a fire in the area. (References 1, 3, 4, 5, 6, 8, 15)

Issues addressed in this Initial Study are aesthetics and biological.

FIGURE 1) Vicinity Map:





Hawkins
APN 181-181-005

- Project
Boundaries
Proposed
Easements
Proposed
Easements
Proposed
Easements



Notes

Dimensions are to be used for all measurements.
 Elevation per National datum.
 Found measurements to match.
 All of base located.
 All Area Easements are depicted as such.
 All Area Easements are depicted as such.
 () same as shown data.

The Hydrology Report by CH2M Hill Inc. for the project is to be submitted to the City of San Diego for review. The report is to be submitted to the City of San Diego for review. The report is to be submitted to the City of San Diego for review.

The Hydrology Report by CH2M Hill Inc. for the project is to be submitted to the City of San Diego for review. The report is to be submitted to the City of San Diego for review. The report is to be submitted to the City of San Diego for review.

Revisions

- △ (1-18-17) Add new easement lines
- △ (1-18-17) Add additional topography, boundary, easement, and other information.

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans are applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input type="checkbox"/>	Local Coastal Program-LUP	<input checked="" type="checkbox"/>

General Plan/Area Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan and the North County Land Use Plan (NCLUP). Policy 4.3.1 of the NCLUP categorizes Rural Residential as low density residential and agricultural development as the primary use of this category. Development densities from 1 unit on 40 acres or more to a maximum of 1 unit per 5 acres would be allowed according to an evaluation of existing resource and public facilities constraints. The proposed project meets those categories. Section IV. 9 (Land Use and Planning) discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (refer to *Local Coastal Program-LUP* discussion below); or conflicts with any applicable habitat conservation plan or natural community conservation plan. **CONSISTENT** (References 1, 2, 3, 5, 6)

Air Quality Management Plan (AQMP).

Consistency with the AQMP is an indication of a project's contribution to a cumulative adverse impact on regional air quality. It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a residential project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP. The project is consistent with the 1982 Monterey County General Plan and with the Association of Monterey Bay Area Governments (AMBAG) regional population and employment forecast. The proposed project will not increase the population of the area nor generate additional permanent vehicle trips above levels projected in the AQMP. Therefore, the project will be consistent with the AQMP. **CONSISTENT** (References 1, 7, 13)

Local Coastal Program-LUP. The proposed project was reviewed for consistency with the North County Land Use Plan (LUP). Section IV. 9 (Land Use and Planning) discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or conflicts with any applicable habitat conservation plan or natural community conservation plan. As discussed therein, the proposed project is consistent with the North County LUP. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | | |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

- Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

- 1) Aesthetics. See Section VI. for detailed analysis.
- 2) Agricultural Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance, and the proposed project would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. Although, the Hawkins parcel abuts the strawberry fields to the southeast, the agricultural crops are at least ten acres away

from the development proposed. Therefore, the project will have no impacts to agricultural resources.

- 3) The County has policies that support the permanent preservation of prime agricultural soils exclusively for agricultural use. The County also has policies that require protection of productive farmland not on prime soils if it meets State productivity criteria and does not contribute to degradation of water quality. Development adjacent to prime and productive farmland is to be planned to be compatible with agriculture (Key Policy 2.6.1). The project site is currently zoned Rural Density Residential and allows for single family dwellings as its primary use. Residential structures surround the site and the proposed use does not fall within agricultural resources. (References 1, 2, 3, 5, 6)

- 3) Air Quality. See Section VI. for detailed analysis.

- 4) Biological Resources. See Section VI. for detailed analysis.

- 5) Cultural Resources. The proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5 nor directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There is no evidence of any human remains, including those interred outside of formal cemeteries. (References 1, 2, 3, 4, 5, 6)

The Local Coastal Program (LCP) has policies that require that North County's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, are to be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources (Key Policy 2.9.1). The project is not located within any archaeological sensitivity zones. (References 3, 6)

- 6) Geology and Soils. The project will not expose people or structures to potential substantial adverse effects. Nor is the site located within a known earthquake fault, have strong seismic ground shaking, liquefaction or have any landslides. The site soil is not known to be unstable, have expansive soils, or have soils incapable of adequately supporting the use of septic tanks. Environmental Health Division has conditioned the project to have the applicants meet the standards as found in Chapter 15.04 of Monterey County Code (References 1, 3, 5, 6, 8, 15).

The LCP has policies that require land uses and development in areas of high geologic, flood, tsunami, and fire hazard shall be carefully regulated through the best available planning practices in order to minimize risks to life and property and damage to the natural environment (Key Policy 2.8.1). The parcel is not located within any Earthquake Fault Zones. The potential for liquefaction at the

site is considered low and there is no evidence for slope instability or erosion. (References 3, 6, 8)

- 7) Hazards/Hazardous Materials. The project does not involve the transport, use or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. The project is a single family residence with typical household chemicals anticipated. There is no storage of large quantities of hazardous materials on site. The project would not involve stationary operations, create hazardous emissions or handle hazardous materials. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip. The site is located in North County where fire hazards may occur. Therefore, the applicants are required holding water tanks to be used by the local Fire Department if need be. The North County Fire Department has conditioned the project to provide the best access in case of any fires. The project would have no impacts regarding hazards or hazardous materials. (References 1, 3, 5, 6, 15)

The proposed project consists of the construction of a new single family dwelling. The LCP requires that all development meet the guidelines contained in the Fire Safe Guide for Residential development in California (Policy 2.8.4.4). The approved development plans identify and minimize fire safety hazards as required by the local fire protection district (Policy 2.8.3.C.6).

- 8) Hydrology and Water Quality. The proposed project will not violate any water quality standards, deplete groundwater supplies, substantially alter the existing drainage pattern of the site or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or otherwise substantially degrade water quality. A drainage plan will be provided to the Water Resources Agency addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. The proposed project will not be located within a 100-year flood hazard nor expose people or structures to a significant risk of loss, injury or death, nor be inundated by seiche, tsunami, or mudflow. (References 1, 2, 3, 4, 5, 6, 8, 15)

The LCP policies require the water quality of the North County groundwater aquifers to be protected, and new development controlled to a level that can be served by identifiable, available, long term water supplies (Key Policy 2.5.1). The estuaries and wetlands of North County are to be protected from excessive sedimentation resulting from land use and development practices in the watershed areas (Key Policy 2.5.1). As a condition of approval, a drainage plan will be prepared by a registered civil engineer to ensure protection of runoff. The proposed well and septic system has been reviewed by the Department of Environmental Health for consistency with Chapter 15.20 of the Monterey County

Code and the Prohibitions of the Basin Plan, RWQCB. (References 1, 2, 3, 4, 5, 6, 8, 15)

- 9) Land Use and Planning. The proposed project will not physically divide an established community. The project does not conflict with any of the policies within the North County Land Use Plan and meets all zoning requirements. There is not a habitat or natural community conservation plan in this area of the County (References 1, 2, 3, 4, 5, 6).

The LCP policies that require all future development within the North County coastal segment to be clearly consistent with the protection of the area's significant human and cultural resources, agricultural, natural resources and water quality (Key Policy 4.3.4). The proposed project consists of the construction of a new single family dwelling within an area that is part of a cluster of 10 lots, five acres and greater, that are surrounded by strawberry fields and property owned by the Elkhorn Slough Foundation. There is no tree removal proposed for the development. The Elkhorn Slough is well over 5 miles from the property, therefore, development will not affect the slough. Power poles are located near the project and the local fire department is approximately two miles from the property. County Departments reviewed the project application and have provided recommended Conditions of Approval. (References 1, 3, 5, 6) Therefore, the proposed project is consistent with applicable policies.

- 10) Mineral Resources. No mineral resources have been identified in the area or would be affected by the project. (References. 1, 2, 3, 5, 6)

It is possible that mineral resources could come from the well source. Environmental Health will require testing of the well once it has been drilled. (Reference 15) However, there is no evidence that the project would result in impacts to mineral resources.

- 11) Noise. The project would not change the existing residential use of the property, would not expose the surrounding properties to noise levels that exceed standards or to substantial vibration from construction activity, and would not substantially increase ambient noise levels. Construction activities will have short term effects, but below the County's noise ordinance standard.

The project site is not located in the vicinity of an airport or private airstrip. The generation of substantial or significant noise over the long-term is not typically associated with a project of this scope. The proposed project would have temporary minor noise impacts due to construction but would cease once the single family dwelling was completed. Agricultural related noise would not be an impact as the fields are substantially far from the site. (References 1, 2, 3, 5, 6, 16)

- 12) Population/Housing The proposed project would not substantially induce population growth in the area, either directly, or indirectly, as no new infrastructure would be extended to the site and this vacant residential parcel was

planned for the proposed use. The project would not alter the existing location, distribution, or density of human population in the area, nor create a demand for additional housing, or displace people. (References 1, 2, 3, 5, 6, 13) There would be no impacts to population or housing.

The limited capacities of roads, highways, schools, and public wastewater treatment systems is an issue affecting potential growth in the area (Policy 4.2 NCLUP), however the parcel was previously subdivided and considered in the potential growth of the area. The proposed project is a legal lot of record which allows for the construction of one single family dwelling.

- 13) Public Services. The project would have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. County Sheriff's Department and local fire department have easy access to the existing parcel. Elkhorn Road is a public road, which County Public Works keeps it safe and improves it as necessary. (References 1, 2, 3, 5, 6, 15, 19)

The LCP has policies that all future development within the North County coastal segment must be clearly consistent with the protection of the area's significant human and cultural resources (Key Policy 4.3.4). County Departments reviewed the project application and have provided recommended Conditions of Approval. Therefore, the proposed project is consistent with applicable policies. (References 1, 2, 3, 5, 6, 15, 19)

- 14) Recreation. The project, as proposed, would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. Kirby Park is a public access to the Elkhorn Slough and is used for fishing. The structure can be seen from Kirby Park, however, there are no issues that would affect public recreation (see Environmental Setting). The proposed project does not include or require construction or expansion of recreational facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project, based on review of Figure 4 (Public Access and Recreation) of the North County LUP and staff site visits. The project would not create significant recreational demands. (References 1, 2, 3, 5, 6, 17)

The LCP includes policies that require public access to the shoreline and along the coast be protected and provided, and opportunities for recreational hiking access be enhanced (Key Policy 6.2). The project is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Monterey County Zoning Ordinance, Section 20.70.050.B.4). The proposed

project is in conformance with the public access policies of Chapter 6 of the North County Land Use Plan (LUP), and Section 20.145.150 of the Monterey County Coastal Implementation Plan for North County (Part 2). Figure 4 does not identify the parcel as an area requiring existing or proposed public access. No public access points or trails are located on the parcel. The proposed project would have no impacts related to recreation. (References 1, 3, 4, 5, 17, 18)

- 15) Transportation/Traffic. The contribution of traffic from the proposed project would not cause any roadway or intersection level of service to be degraded. The project would not result in a change in air traffic patterns or an increase in traffic levels. The project is a proposal for a single family home. Traffic would not increase to a level of significant impact. It would not substantially increase hazards due to a design feature, nor result in inadequate emergency access or parking capacity. The North County Fire District has conditioned the project to allow for emergency access and water availability. The project also would not conflict with adopted policies, plans, or programs supporting alternative transportation. (References 1, 2, 3, 5, 6, 13)

The LCP includes policies that suggest that State Highways within the North County coastal area should be upgraded to provide for a safe and un-congested flow of traffic. (Policy 3.1.1) Elkhorn Road is a public road that currently has a level of service C and would be impacted by development of a single family dwelling located on an existing legal lot of record. Also, as a condition of approval, applicants are required to pay TAMC fees to help with regional improvements. (References 1, 3, 13, 15, 19)

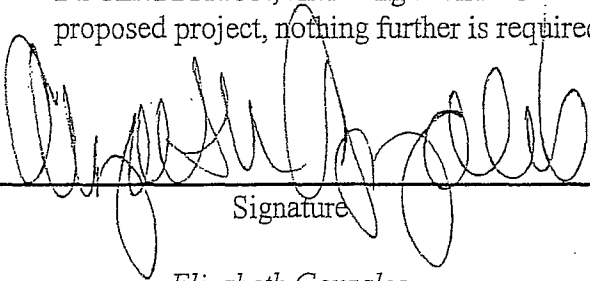
16. Utilities and Service Systems. The proposed project will not exceed wastewater treatment requirements, require the construction of a new wastewater treatment facility, require new entitlements and will comply with federal, state, and local statutes and regulations related to solid waste. The nearest landfill in North County is located on Crazy Horse. Currently, capacity is at a level that is not significant. (References 1, 2, 3, 4, 5, 6)

The LCP includes policies that future development within the North County coastal segment to be clearly consistent with the protection of the area's significant human and cultural resources (Key Policy 4.3.4). There is no evidence of cultural resources in this area of North County, however, County departments reviewed the project application and provided recommended conditions to protect other resources. Therefore, the proposed project is consistent with applicable policies.

B. DETERMINATION

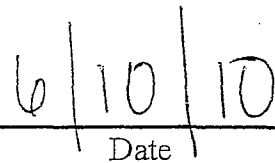
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Elizabeth Gonzales



Date

Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: IX. 1, 3, 5, 9, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Analysis/Mitigations:

The North County Land Use Plan (LUP) **Policy 2.2.4.5** states that Elkhorn Road from the wooded area south and west of Walker Valley Road to Waugh Road should be officially designated as a County Scenic Route and the visual character of the adjacent scenic corridor should be preserved and where feasible, restored. The project site is located within this described area.

There is an existing dirt road that leads to the parcel site approximately one mile from Elkhorn Road and behind hills as seen from Elkhorn Road. Although the parcel cannot be seen from Elkhorn Road, Kirby Park, a State park is located on Elkhorn Road and directly across from the parcel site. Staking and flagging of the structure could be seen from Kirby Park. The park closes at sunset.

The structure is located on the least visible portion of the parcel and within an already disturbed area. There is an existing driveway that leads directly to the proposed building site. **Policy 2.2.2.4** states that the least visually obtrusive portion of a parcel should be considered the most desirable site for the location of new structures. Structures should be located where existing topography and vegetation provide natural screening. Kirby Park, located across Elkhorn Road opposite the parcel, is a public access way for fishing. During a site visit, staff was able to see the staking and flagging from Kirby Park. The location of the structure is not a ridgeline. The structure proposed is of a modest size and will be graded into the site to reduce any mass the structure may have. Natural colors of green and brown will be used to naturally blend into the vegetation. Staff has determined that the structure will be less visible than the orange netting used for staking and flagging.

LUP Policy 2.2.2.5 requires that structures should be located to minimize tree removal, and grading for the building site and access road. Disturbed slopes should be restored to their previous visual quality. Landscape screening and restoration should consist of plant and tree species complementing the native growth of the area. Two building pads were created by previous owners, which included tree removal and substantial grading. The site previously contained environmentally sensitive habitat throughout the site. The current owners propose to construct on the least visible building pad. This area had already been disturbed by removing trees and Pajaro manzanita. Tree removal is the minimum allowed to complete access to the proposed site and construction in that area. The remainder of the site will then be restored to its previous visual and biological quality as required by the biologist to mitigate for the vegetation clearance violation. (See Biological Section below)

Aesthetics 1(a, b, c, d) – Less than significant Impact

The proposed site cannot be seen from Elkhorn Road but it will be visible from Kirby Park. Planning staff will condition the project to restore the site to its natural state. Staff has received a restoration plan from the biologist with recommendations to that affect. Staff has also received sample colors and materials to be used that will blend into the site. As a Condition of Approval, staff will require a lighting plan showing minimum lighting to avoid obtrusiveness to neighbors/Kirby Park. The six trees to be removed are the minimum required to construct the project. The site was substantially degraded by previous owners. The proposed project will be located on an already disturbed area and current owners intend to restore the visual and biological character of the site once construction is completed.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: IX: 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX: 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: IX: 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Analysis/Mitigations: See Section IV.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Air Quality 3(a, b, c, e, and f) - No Impact.

The proposed project site is located in the North Central Coast Air Basin, which is comprised of Monterey, Santa Cruz, and San Benito counties. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) is the agency with jurisdiction over the air quality regulation in the subject air basin. In 2008, the MBUAPCD adopted an Air Quality Management Plan, which outlines the steps necessary to reach attainment with the state standards of air quality for criteria pollutants. The project involves the construction of a new residence with grading of approximately 530 cubic yards. The project would not permanently conflict with or obstruct the implementation of Air Quality Management Plan, nor would it violate any air quality standard or result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment. (Source: IX. 1, 3, 5, 6) The project would not expose any sensitive receptors to substantial pollutant concentrations, and would not create any objectionable odors affecting a substantial number of people. The generation of substantial or significant odors over the long-term is not typically associated with a single family residence project. The parcel is approximately 2.6 acres.

The applicants are proposing to construct on an already disturbed area of the property to reduce impacts to the minimum and intend to restore the remainder of the site as required by the restoration plan already submitted. The existing access road will be improved with decomposed granite only on the proposed project site.

Air Quality 3(d) – Less than Significant.

The temporary and short-term impacts from project-related construction activities, such as laying decomposed granite on the existing dirt road, only have the potential to affect local air quality. Emissions may include on-site and off-site generation of fugitive dust from construction equipment. The parcel consists of 2.6 acres that is in an open area off Elkhorn Road. Most of the houses in the area are sparse. Pursuant to Air Quality CEQA Guidelines for MBUAPCD, the project meets the criteria for short-term construction (Table 5.1) and is considered less than significant. (References 1, 7)

Pursuant to Erosion Control Ordinance, Chapter 16.12, the applicant will be required to submit an erosion control plan to show how all existing and potential conditions of accelerated (human-induced) erosion, runoff control, land clearing will be control prior to and within winter operations. (References 3, 20)

4. BIOLOGICAL RESOURCES	Less Than Significant			
Would the project:	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 1, 3, 5, 6, 9, 10, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: IX. 1, 3, 5, 6, 9, 10, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX. 1, 3, 5, 6, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX. 1, 3, 5, 6, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 1, 3, 5, 6, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 1, 3, 5, 6, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Land uses adjacent to locations of environmentally sensitive habitats are required to be compatible with the long-term maintenance of the resource. New land uses are considered compatible only where they incorporate site planning and design features needed to prevent habitat impacts upon habitat values and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resource. (North County Land Use Plan Policy 2.3.2.3)

In March 2006, a Code violation ensued on the property. Staff noticed the removal of cut chaparral branches, several piles of dead branches, wood chips, area cleared down to the soil and the site's overall disturbed nature when compared to neighboring properties. Restoration is the first and preferred option in correcting vegetation clearance without permits. A less than full restoration or alternative measures are considered only when full restoration is proven to be unfeasible. On February 2007, new owners entered into a Compliance Agreement with Monterey County Code Enforcement to restore the remainder of the parcel to its original state once construction has been completed on the site.

Two Biological Restoration Plans were prepared by Ed Mercurio, Biological Consultant, on May 22, 2006 and September 17, 2006 for the previous owners. They determined that the impacted area is approximately 25,000 square feet in size with approximately 15,000 square feet of it south of the dirt road across the property and approximately 10,000 square feet of it north of the dirt road. The dominant plant community surrounding the cleared area of the property is central maritime chaparral. Coast live oak forest, central coastal scrub, and non-native grassland are also present limited in order from most to least present.

Maritime chaparral is an uncommon, highly localized and variable plant community that has been reduced in North County by residential and agricultural development. Further conversion of maritime chaparral habitat to agricultural uses is highly discouraged. Where new residential development is proposed in chaparral areas, it shall be sited and designed to protect the maximum amount of maritime chaparral. All chaparral on land exceeding 25 percent slope should be left undisturbed to prevent potential erosion impacts as well as to protect the habitat itself. (NCLUP Policy 2.3.3.A.2)

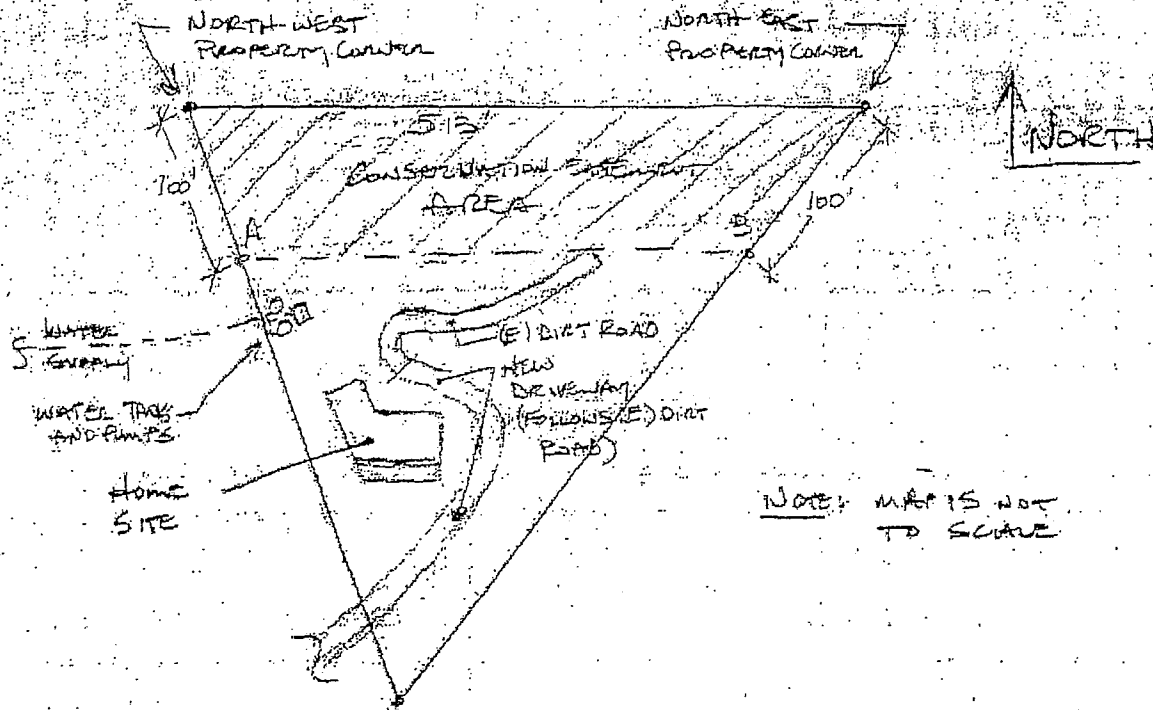
One significant plant species, Hooker's manzanita, was found on the property by the biologist's survey. Hooker's manzanita is on List 1B of the California Native Plant Society, which includes rare, threatened and endangered plants in California and elsewhere. It is a major component of the central maritime chaparral plant community and is only found in coastal Monterey County and a small part of southern coastal Santa Cruz County.

The central maritime chaparral plant community of the property is primarily composed of Hooker's manzanita and brittle leaf manzanita, which is not a plant species of concern. Brittle leaf manzanita is the most abundant plant in the central maritime chaparral plant community on the property. The common and highly flammable chamise is also very abundant in some of the central maritime chaparral north of the proposed home site. Pajaro manzanita is the third species of manzanita usually present in maritime chaparral, but none were found on the property in its pure species form. No state or federally listed rare or endangered animal species are known to occur on the property from California Department of Fish and Game and Game Natural Diversity data base records for the Prunedale Quadrangle and surrounding areas.

The County reviews projects and requires conditions of approval that ensure the protection of environmentally sensitive habitats through deed restrictions or dedications of permanent conservation easements. Where land divisions or development are proposed in areas containing environmentally sensitive habitats, such restrictions or easements are established through the development review process. Where development has already occurred in areas supporting sensitive habitat, property owners are encouraged to voluntarily establish conservation easements or deed restrictions. **(NCLUP Policy 2.3.2.6)**

The current owners have designated a portion of the property as a conservation and scenic easement. It shall include all of the property area north of a line running from Point A to Point B described as follows and illustrated on the sketch below:

- Point A is located 100 feet along the western property line starting from the most north-westerly property corner.
- Point B is located 100 feet along the eastern property line starting from the most north-easterly property corner.



Biological Resources 4(a) – Less Than Significant with Mitigation Incorporated.

Biological Consultant Ed Mercurio prepared an Agreement for Monitoring Inspections which was dated February 16, 2007. This agreement fulfilled the requirement of the County’s Compliance Agreement that accepted restoration upon completion of the construction. Two areas were disturbed on the site. The area above which contained most of the maritime chaparral has begun to grow back as of the fall of 2009. The area proposed for development contains naturalized, non-native annual grasses and broad-leaved herbaceous weeds currently abundant over the cleared area. The Biologist, Ed Mercurio, recommended that the homesite remain as it is currently shown on site plans for the property. He recommends that it is the most logical site from both topographic and biological considerations and development in this area should result in the least impacts to natural values on the property that may occur during and after construction. With the proposed mitigation, Measures 1-5, the potential impacts of the proposed project can be considered *less than significant*.

Mitigation Measure #1:

An agreement between the Contractor and the Applicant shall be signed stating that the contractor received and fully read and understood the Biological Report prepared by Ed Mercurio dated May 22, 2006. A note shall be put on the construction plans requiring that all recommendations shall be adhered to during construction.

Monitoring Action #1:

a) A copy of the signed agreement shall be submitted to RMA-Planning Department for review and approval prior to issuance of any grading/building permits. Restoration of eroded areas shall take place before erosion control seeding and planting are undertaken. Gullies shall be filled and drainage shall be directed in ways to minimize future erosion damage.

b) Copy of construction plans shall be submitted to the RMA – Planning Department that shows all recommendations are required be adhered to during construction.

Additional on-going Monitoring Action:

The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

Mitigation Measure #2:

The non-native annual grasses and broad-leaved herbaceous weeds shall be removed before any other restoration activities begin. This shall be done as soon as possible so as to remove these plants before they form and distribute their seeds. Since the impacted area is fairly small, hand clearing would be possible and preferable so as to retain native annual grasses and native annual broad-leaved herbaceous plants which are also abundant.

Monitoring Action #2:

Photos showing proof of the removal of non-native weeds shall be submitted to the RMA-Planning Department for review and approval prior to final of grading/building permits.

Additional on-going Monitoring Action:

The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

Mitigation Measure #3:

Erosion control seeding shall be done with erosion control mix composed of native annual and perennial grasses and other native herbaceous plants of local origin augmented, as necessary, with sterile barley or other sterile, aggressive, non-native, soil retaining crop. Native grass hay should be used as mulch and for rolls and bales used in erosion control. These measures and all of the mitigation planting shall be completed shortly before, or close to, the start of the next rainy season. A note shall be put on the construction plans requiring that the erosion control seeding will be done after grading is complete and before the rainy season.

Monitoring Action #3:

The applicant shall submit a time schedule for erosion control seeding. Prior to issuance of construction permits, the timing schedule shall be put on the grading and building plans and submitted to the RMA Planning Department for review and approval. The installation/timing schedule shall be adhered to by the contractor. Prior to final permits, written proof that the contractor adhered to the erosion control seeding shall be submitted to the RMA-Planning Department for review and approval.

Additional on-going Monitoring Action:

The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

Mitigation Measure #4:

The applicant shall plant 230 plants from the list included in the Biological Report prepared by Ed Mercurio dated May 22, 2006. The species of plants recommended for mitigation are the dominant plants that were formerly present in the impacted area and are similar over the entire impacted area. A note shall be put on the construction plans requiring that the 230 plants shall be planted prior to receiving final of building permits.

Monitoring Action #4:

a) The applicant shall submit receipts of purchases from a local nursery and photos as proof of such planting to the RMA-Planning Department for review and approval prior to final of building permits.

b) Copy of construction plans shall be submitted to the RMA – Planning Department that shows the 230 plants are to be planted prior to receiving final of building permits.

Mitigation Measure #5:

Monitoring inspections shall be done by a qualified biologist once within the three months following completion of the restoration work and re-vegetation plantings and once each year following completion in the spring season for the next 4 years.

Monitoring Action #5:

a) Applicant shall submit 3 month monitoring inspection and first year monitoring inspection prior to final of building permit.

b) The Biologist shall provide a report on each inspection and submit a copy to the RMA-Planning Department for review and approval three months prior to issuance of building permits.

Biological Resources 4(b), (d), (e) - Less than Significant with Mitigation Incorporated

Monterey County Ordinance recognizes that Coast Live Oak trees are protected in the North County coastal area. Two Coast Live oak trees were previously removed in 2006. Six additional trees are proposed for removal. Approximately 60 percent of the parcel is covered with Coast Live Oak trees. Pursuant to Section 20.144.050.C.5 (Monterey County Code), Oak trees which are 6 inches or more in diameter when measured 2 feet above the ground shall be replaced on the parcel. Replacement shall be at a rate of one tree of the same variety for each tree removed, except where demonstrated in the forester's assessment and recommendation that this would result in an overcrowded, unhealthy forest condition. With the proposed mitigation, Measure 6, the potential impacts of the proposed project can be considered *less than significant*.

A Tree Assessment Plan was prepared by Frank Ono, Certified Arborist, dated March 19, 2009. The report states the project proposes to remove 4 clusters of Oaks along with three Oak trees,

and 6 brittle leaf manzanita. The trees are in fair condition and removal is the least amount possible for the proposed construction.

Mitigation Measure #6:

Trees are to be protected and preserved in or near the construction area. A boundary of orange snow netting or high visibility plastic fencing supported by wood or metal stakes and or straw bales shall be erected along the approximate drip lines of such protected trees to define the construction project boundary. Excavation and construction activities and materials should not intrude into this defined boundary at any time and kept as much as possible within proposed structure and driveway footprints or outside tree drip lines in the treeless areas. A note shall be put on the construction plans requiring the contractor to adhere to the Tree Assessment Plan prepared by Frank Ono.

Monitoring Action #6:

a) An agreement between the Contractor and the applicant shall be signed stating that the contractor fully read and understood the Tree Assessment Plan prepared by Frank Ono, dated March 19, 2009, and all recommendations shall be adhered to during construction. A copy of the signed agreement shall be submitted to the RMA-Planning Department for review and approval prior to issuance of any grading/building permits.

b) Copy of construction plans shall be submitted to the RMA – Planning Department that states the contractor shall adhere to the Tree Assessment Plan.

Additional on-going Monitoring Action:

The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.

Biological Resources 4(c) and 4(f) – No Impact.

The project will not have any substantial adverse effects on federally protected wetlands as defined by Section 404 of the Clean Water Act nor will the project conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Analysis/Mitigations: See Section IV.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: IX. 1, 3, 5, 6, 8) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX. 1, 3, 5, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

7. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1,3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

8. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

9. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: IX. 1, 2, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX. 1, 2, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX. 1, 2, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

10. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

11. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

12. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

13. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

14. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

15. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

16. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX. 1, 3, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX. 1, 3, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: See Section IV.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX. 1, 2, 3, 5, 6, 9, 10, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?) (Source: IX. 1, 2, 3, 5, 6, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1, 2, 3, 5, 6, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(a) Less than Significant with Mitigation Incorporated. Based upon the analysis throughout this Initial Study, the project may have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the

number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The biological resources analysis above describes the previous impacts to special-status plants and animals and sensitive natural communities, including environmentally sensitive habitat (ESHA). With the proposed mitigation, the project can be considered less than significant.

(b) No Impact. The project involves the construction of a new residence on a parcel zoned for residential use. As a result, impacts relating to air quality, noise, population/housing, public services, recreation, transportation/traffic, and utilities and service systems attributable to the project have been addressed in the North County Land Use Plan, which is functionally equivalent to an EIR. Implementation of the project, as proposed and mitigated would not result in an increase of development potential for the project site.

(c) No Impact. The project would not result in significant construction-related impacts, and would not create any long-term impacts on the local area. The temporary and short-term environmental effects from project-related construction activities would not cause substantial adverse effects on human beings, either directly or indirectly.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at www.dfg.ca.gov.

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN050678 and the attached Initial Study / Mitigated Negative Declaration. The project as proposed may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species or have a substantial adverse effect on any riparian habitat or other sensitive natural community. The project as proposed, conditioned, and mitigated will not have the potential to degrade the environment (References 1, 3, 5, 6, 9, 10, 11, 12, 20)

IX. REFERENCES

1. Project Application/Plans for Planning File No. PLN050678.
2. Monterey County General Plan (1982)
3. North County Land Use Plan and Coastal Implementation Plan, Part 2.
4. Title 20 of the Monterey County Code (Zoning Ordinance).
5. Site Visits conducted by the project planner on February 4, 2009 and July 11, 2009.
6. Monterey County Planning Department GIS System, Property Report for Selected Parcel – APN 181-151-005-000.
7. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2008.
8. Geologic and Soil Engineering Report and Percolation Testing (LIB060368), prepared by Landset Engineers, Inc., Salinas, California, October 2005.
9. Restoration Plan for 895 Elkhorn Road, Watsonville (LIB100046), prepared by Ed Mercurio, Biological Consultant, Salinas, CA, May 2006.
10. Biological Survey Report (LIB100047), prepared by Ed Mercurio, Biological Consultant, Salinas, CA, September 2006.
11. Biological Agreement for Monitoring Inspections (LIB100049), prepared by Ed Mercurio, Biological Consultant, Salinas, CA, February 2007.
12. Tree Assessment Plan (LIB100149), prepared by Frank Ono, Certified Arborist, dated March 19, 2009.
13. Confirmation that the parcel is exempt from a Determination of Consistency Letter (LIB100148), prepared by Steph A. Nelson, AMBAG, dated January 22, 2010.
14. Monterey County Code Enforcement File CE060151.
15. Interdepartmental Review Comments located in Project File PLN050678.
16. Monterey County Noise Ordinance, Chapter 10.20.
17. Title 19, Recreation Requirements
18. California Coastal Act; 1976
19. TAMC Fee Resolution (Monterey County Public Works.
20. Erosion Control Ordinance, Chapter 16.12

X. ATTACHMENTS

1. Site Plans, floor plans, elevations

Hawkins Residence

WATSONVILLE, CA

GENERAL NOTES

FIRE DEPARTMENT NOTES

• ADDRESS NUMBERS SHALL BE POSTED, BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST OF A FINAL INSPECTION. ALL ADDRESS NUMBERS PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD, WHERE VISIBILITY CANNOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE "ARABIC" (1, 2, 3, ETC.) NOT "ROMAN" (I, VI, X, ETC.) OR WRITTEN OUT IN WORDS (THIRTEEN, SEVENTY-SIX, ETC.). ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 4 INCHES, 1/2 INCH WIDE STROKE AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN VISIBLE FROM CITY STREET. NOTE: IF NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT A FINAL INSPECTION.

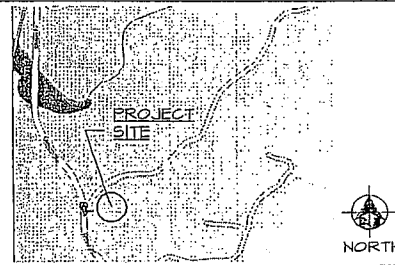
• ALL PLANS SHALL CONFORM TO THE MOST CURRENT NFPA STANDARDS REQUIRED BY THE CURRENTLY ADOPTED CODES.

• INSTALL SMOKE DETECTOR(S) PER 2001 CBC AND APPLICABLE NFPA STANDARDS. DETECTORS SHALL BE INTERCONNECTED IN ALL RESIDENTIAL OCCUPANCIES. (NFPA 72 SECTION 8-2.1)

• IN ADDITION TO R-3 OCCUPANCIES, THE SMOKE DETECTORS MAY BE 4 VOLT BATTERY OPERATED, SINGLE STATION IN EXISTING BEDROOMS AND/OR HALLWAYS.

• ROOFING-CLASS A OR B IS REQUIRED. ROOF CONSTRUCTION SHALL BE A CLASS A OR CLASS B BUILD-UP, AS DEFINED BY UBC STANDARD 15-2. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND REINSTATE OR ROOF OF AN EXISTING ROOF IS REPLACED WITH A ONE-YEAR PERIOD.

VICINITY MAP



ABBREVIATIONS

AB.	ANCHOR BOLT	HOR.	HEADER
ADV.	ADVICE	HOR.	HANGER
ALT.	ALTERNATE	HYD.	HYDRONEED
ALUM.	ALUMINUM	HORIZ.	HORIZONTAL
APPROX.	APPROXIMATE	INT.	INTERIOR
ARCHT.	ARCHITECT	INSUL.	INSULATION
ASPH.	ASPHALT	JST.	JUST
AUTO.	AUTOMATIC	K.	KIPS (WOOD LED)
BO.	BOARD	LEV.	LEVEL
BLES.	BLOCKS	HKX.	HANDMARK
BLDG.	BUILDING	HLD.	MACHINE DOLT
BM.	BENCH	HUBBL.	HUBBELL
BTM.	BOTTOM	MIX	MALLEABLE IRON WASHER
BTWN.	BETWEEN	NH.	NUT
C.	CONSTRUCTION JOINT	NS.	NUT
CL.	CLEAR	NIC.	NOT IN CONTACT
CLR.	CLEAR	N.T.D.	NOT TO SCALE
CON.	CONCRETE	OV.	OVER
CONC. BLK.	CONCRETE BLOCK	ON CTR.	ON CENTER
CONN.	CONNECTION	FL.	FLUTE
CONSTR.	CONSTRUCTION	F.F.P.	PRESSURE TREATED DOUGLAS FIR
CONT.	CONTINUOUS	F.F.	FLEETWOOD
CTR.	CENTER	REF.	REINFORCED
CTR.	COUNTERSINK	REQ.	REQUIRED
D.	DOUGLAS FIR	REV.	REVERSED
DBL.	DOUBLE	S.A.D.	SEE ARCH DRAINING
DI.	DIAMETER	S.D.	SOLID DRAINING
DWG.	DRAWING	S.F.	SQUARE FOOT
E.	EACH	S.O.B.	SLAB ON GRADE
EA.	EACH	SCED.	SCHEDULE
ELEV.	ELEVATION	SH.	SHEET
ELV.	ELEVATION	SHD.	SHED
EXP.	EXPANSION	SH.	SIMILAR
EX.	EXISTING	SPE.	SPECIFICATIONS
EXT.	EXTERIOR	STD.	STANDARD
EXTR.	EXTRUSION	T.G.	TONGUE & GROOVE
F.	FIRE EXTINGUISHER	TK.	TOP NAIL
F.G.	FRESH GRADE	TD.	TOP OF CONCRETE
FL.	FLOOR	T.O.P.	TOP OF PLATE
FL.	FLOOR	T.O.H.	TOP OF WALL
F.M.	FIELD MARKING	TS.	TIE STEEL
FOUN.	FOUNDATION	TYP.	TYPICAL
F.M.	FACE OF MASONRY	UNLESS OTHERWISE NOTED	
FT.	FEET	VERT.	VERTICAL
F.O.	FOOTING		
GA.	GAGE		
GALV.	GALVANIZED		
G.	GALVANIZED IRON		
G.L.P.L.N.	BLUE LAMINATED		
GRD.	GRADE		
GYP. BD.	GYP. BOARD		

PROJECT DATA

PROJECT OFFICE: 5411 E. MAIN AVENUE
1025 SPRINGFIELD RD.
MONROVIA, CA

PROJECT ADDRESS: 895 ELKHORN RD.
WATSONVILLE, CA

APN: 151010005-000

ZONING: RR-9.5 (Rural Zone)
Residential Single Family

LOT SIZE: 2.4 acres (104,250 sq ft)

SQUARE FOOTAGE: Main Level (Living area) 22041 sq ft
Main Level Porch 1015 sq ft
Main Level Deck 7321 sq ft
Main Level Subtotal 39577 sq ft

Lower Level (Living area) 12442 sq ft
Lower Level Porch 7153 sq ft
Lower Level Subtotal 20595 sq ft

Basement Level 12142 sq ft

Total Gross Area 92314 sq ft

PAVED AREA: 2245 sq ft

LOT COVERAGE: 8.54% / 104,250 sq ft = 1042 of 24

FLOOR AREA RATIO: 24.15% / 104,250 sq ft = 2415 of 24

CUT & FILL: 250 cubic yards FILL

TREE REMOVAL: 4 2" Trees
3 3" Diameter Trees
6 Perennial Plants

PLANT REMOVAL: 8 Perennial Plants

DESCRIPTION: NEW SINGLE FAMILY RESIDENCE

PROJECT ARCHITECT: Thomas Gerhart AIA
1025 Spr. Field Ave.
Watsonville, CA 95091
TEL: (831) 841-6440

APPLICABLE CODES:
2007 CALIFORNIA BUILDING CODE
2007 CALIFORNIA FIRE CODE
2007 CALIFORNIA MECHANICAL CODE
2007 CALIFORNIA PLUMBING CODE
2007 CALIFORNIA ELECTRICAL CODE
2007 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS

SHEET INDEX

A0 PROJECT DATA, VICINITY MAP, SHEET INDEX, NOTES, ABBREVIATIONS
A1 SANITIZED SITE PLAN
A2 PARTIAL SITE PLAN
A3 FLOOR PLANS + ROOF PLAN
A4 ELEVATIONS

REVISIONS

THOMAS J. CARLETON
ARCHITECTURE
631.649.6490
89 CENTRAL AVE
WATSONVILLE, CA 95091

EXPIRES: 12/31/2014
NO. 51954

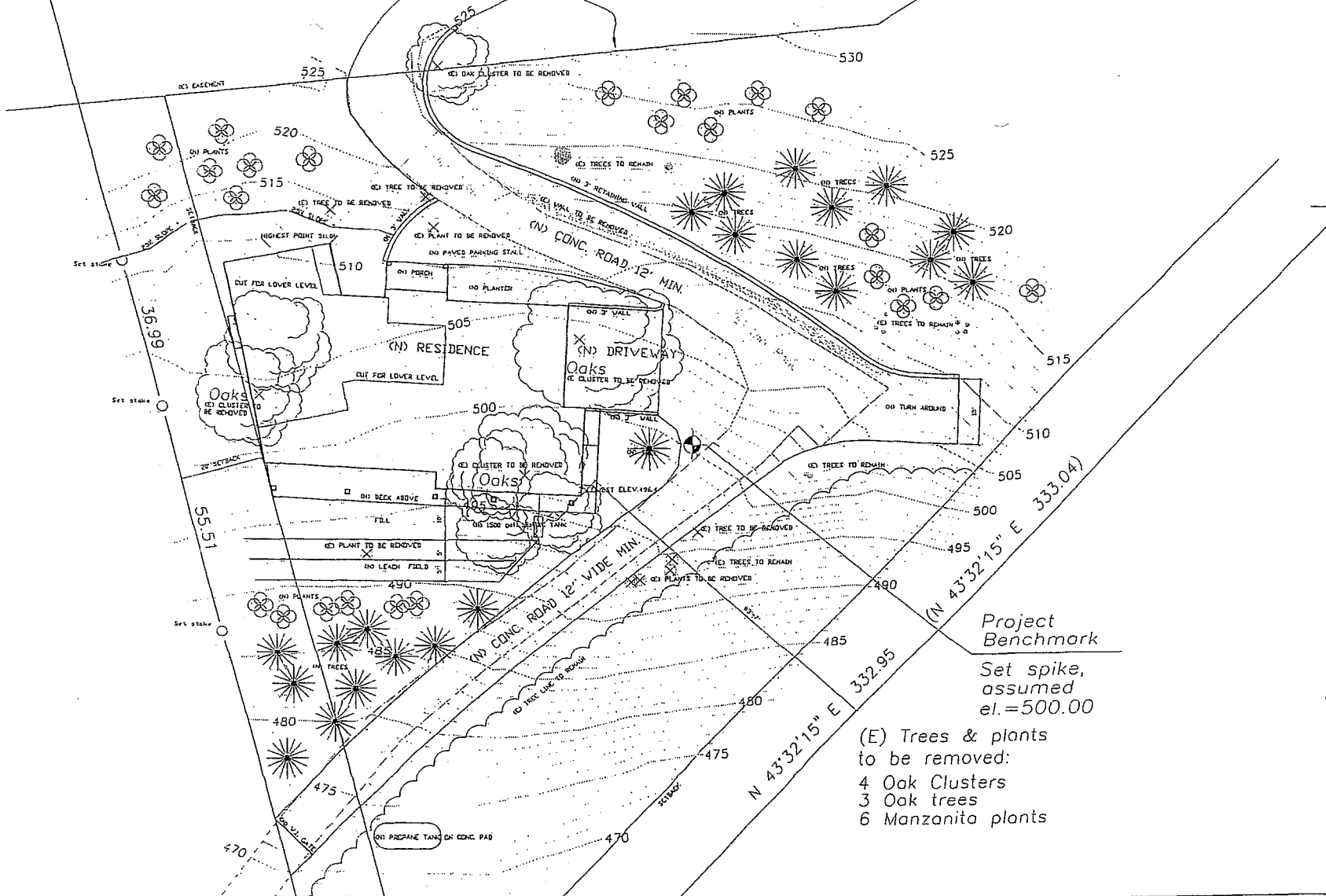
Hawkins Residence
895 Elkhorn Rd.
Watsonville, CA

Project Data, Index, Map

Date: 02/19/04
Drawn: As Noted
Drawn: TC
Date: 02/25
Drawn: AO

No. SJB-1039 recorded in Reel 1144 O.R.
 Page 600 Monterey County Records.
 Route shown here (APPROXIMATE) due
 to SJB-1039 illegibility.

341
 532.55
 S-SPK-RIDGE



Project
 Benchmark

Set spike,
 assumed
 el.=500.00

- (E) Trees & plants
 to be removed:
 4 Oak Clusters
 3 Oak trees
 6 Manzanita plants

REVISIONS



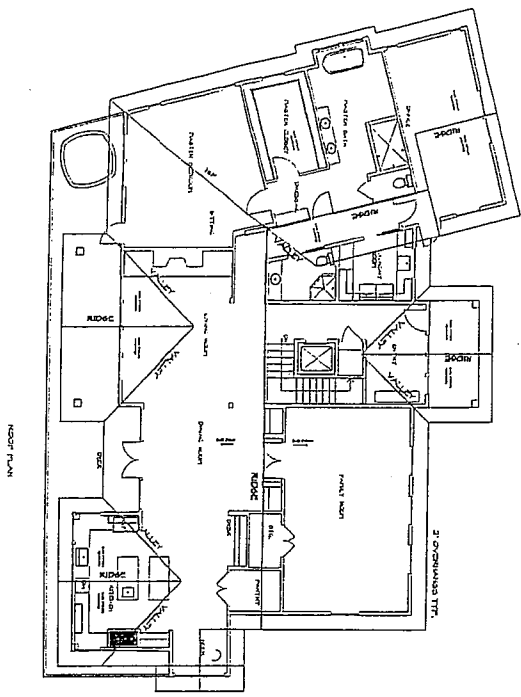
THOMAS J.
 CARLETON
 ARCHITECTURE
 831 L.L.O. 8493
 800 CENTRAL AVE.
 SALINAS, CA 95076



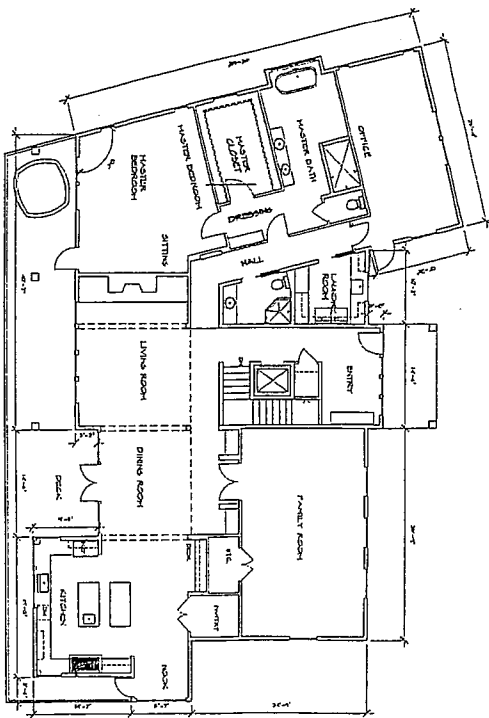
Hawkins Residence
 895 Elkhorn Rd.
 Watsonville, CA

PAGE TITLE	Partial Site Plan
DATE	08/14/04
SCALE	3/32"
DRAWN BY	TC
CHECKED BY	OBZ

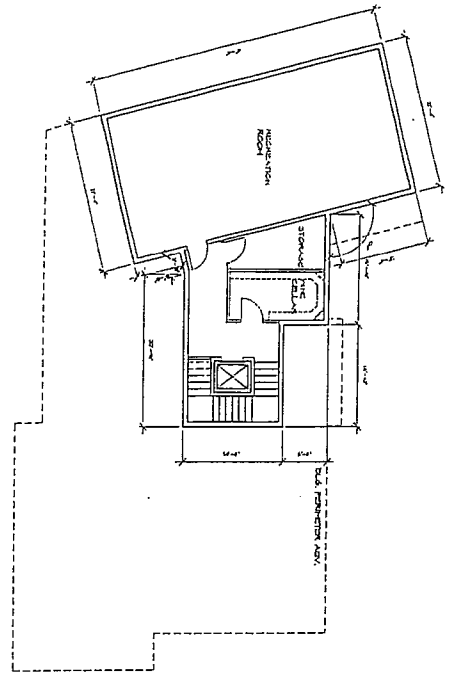
Sheet
 A1.2



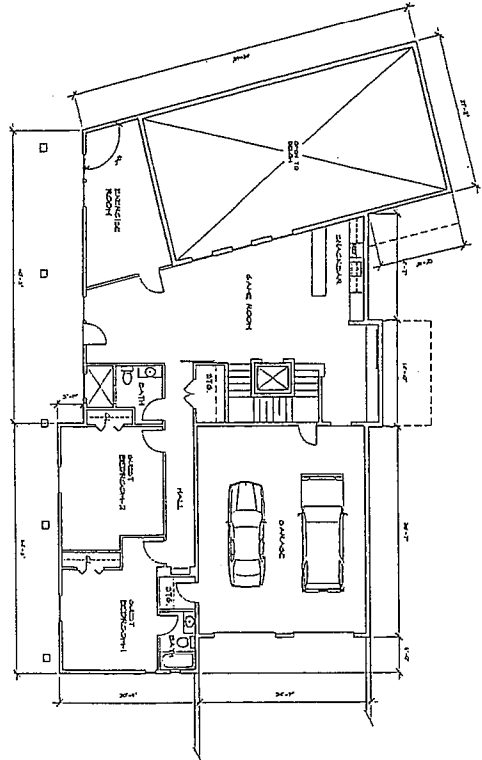
ROOF PLAN 4



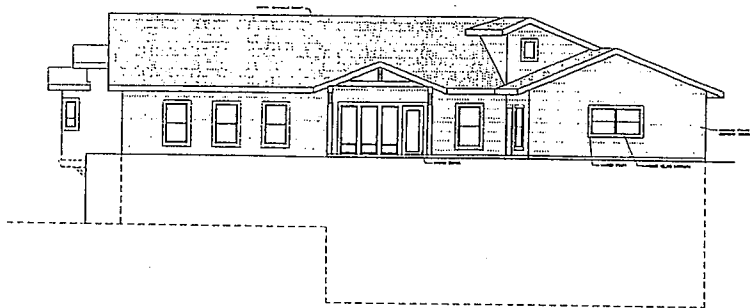
MAIN LEVEL 5



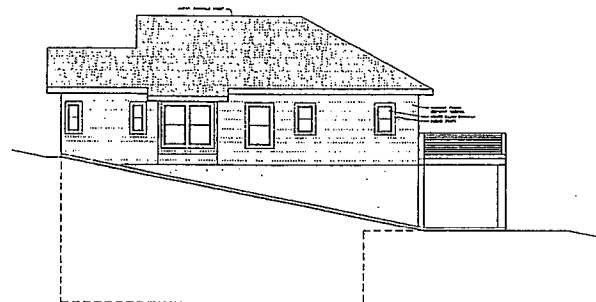
BASEMENT PLAN 3



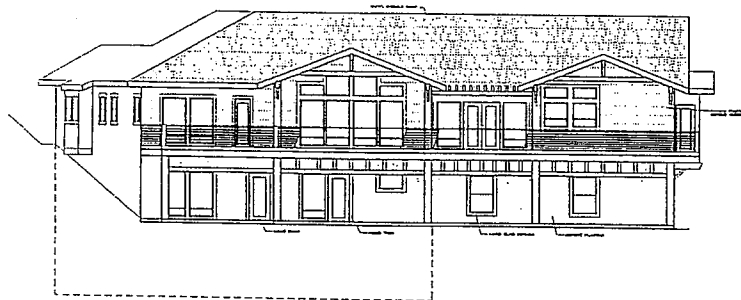
LOWER LEVEL 1



NORTH ELEVATION 4
1/8" = 1'-0"



WEST ELEVATION 2
1/8" = 1'-0"



SOUTH ELEVATION 3
1/8" = 1'-0"



EAST ELEVATION 1
1/8" = 1'-0"



THOMAS J.
 CARLETON
 ARCHITECTURE
 831.449.6150
 109 CENTRAL AVE
 SALINAS, CA 95071

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Hawkins Residence
 Moss Landing, CA

FACE TITLE
 Elevations

Date: 2/26/09
 Scale: As Noted
 Drawn TO
 Job: 0025
 Sheet:

A3

Gonzales, Liz x5102

From: MARGIE17K@aol.com
Sent: Monday, June 21, 2010 5:39 PM
To: Gonzales, Liz x5102
Cc: margie17k@aol.com
Subject: Hawkins PLN050678

Liz, I am reading the MND for Scott & Susan Hawkins PLN050678 development proposal and found these errors:

Regarding page 12 of the MND
16 Utilities and Service Systems:
in 4th sentence: "The nearest landfill in North County is located on Crazy Horse. Currently, capacity is at a level that is not significant."

from: http://www.svswwa.org/crazy_horse_landfill.cfm
The Crazy Horse Canyon Landfill was CLOSED to the public on February 28, 2009.

Regarding page 3 of MND:

B. Environmental Setting, Surrounding Land Uses, and Site Background:

in first paragraph: The Hawkins parcel is located on 895 Elkhorn Road in North County Coastal Zone, approximately three miles inland from Highway One in Monterey County, and approximately one mile from the Elkhorn Slough.

Regarding page 10 of the MND:

9) Land Use and Planning:

in paragraph 2, beginning with the last word on 7th line down in paragraph:
The Elkhorn Slough is well over 5 miles from the property

I have a problem still with the size of the proposed house and the attached garage (over 6000 sq feet) and neighborhood compatibility. What are the sizes of other existing houses in this area? I spoke at North County LUAC meeting last year on the size of house and think this could become unsaleable in the future and become a source of blight and become a burden for county. As a homeowner, my concern includes the cost to maintain this size house as proposed and the cost of repairs and maintenance as painting, roofing, etc. If the Hawkins decide in future they want to move and sell the house, will it be saleable? This kind of house is appropriate in Logan Knolls in Aromas but not at the Elkhorn Slough area.

What is the timetable towards hearing and how do I make my comments known for this application?

Hope all is well,

Margie Kay

EXHIBIT "H"

ED MERCURIO, BIOLOGICAL CONSULTANT

647 Wilson Street, Salinas, CA 93901

(831) 424-3497

ed_mercurio@yahoo.com

RECEIVED

May 22, 2006

Mr. Jeff Bonekemper
Associate Planner
Monterey County Planning and
Building Inspection Department
P.O. Box 1208
Salinas, CA 93901-1208

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

RE: Restoration plan for the Everardo and Martha Ramirez Property, 895 Elkhorn Road,
Watsonville, Monterey County, California. APN: 181-151-005-000.

Dear Mr. Bonekemper:

I surveyed impacts to central maritime chaparral and other plant communities from recent brush clearing on the Ramirez Property on May 17 and May 21, 2006.

THE PROPERTY AND PROJECT

The Ramirez Property is 2.5 acres in size. The developments proposed for the property are a single-family dwelling, a detached garage, a driveway and a septic system.

The central portion of the property, around and including the building pad area, has sustained impacts caused by unpermitted clearing of brush by the owner. The Monterey County Planning and Building Inspection Department has required that the area of the property that was impacted be restored to habitat conditions that were present prior to the occurrence of the impacts.

The impacted area is approximately 25,000 square feet in size with approximately 15,000 square feet of it south of the dirt road across the property and approximately 10,000 square feet of it north of the dirt road.

The non-native grassland plant community is currently dominant over the recently cleared area. This plant community is dominated by naturalized, non-native annual grasses and naturalized, non-native annual broad-leaved herbaceous plants (weeds), most of which originated in the Old World. Some native grasses and broad-leaved herbaceous plants are also present. Several mature coast live oaks, several clumps of manzanitas and several larger individual manzanitas remain in the cleared areas.

The dominant plant community surrounding the cleared area of the Ramirez Property is central maritime chaparral. Coast live oak forest, central coastal scrub, and non-native grassland are also present listed in order from most to least present.

581095
GTP060195

A mosaic of central maritime chaparral, central coastal scrub, coast live oak forest and non-native grassland is present over most of the uncleared portions of the Ramirez Property and these communities are in a largely natural state. Some limited clearing that had occurred prior to ownership of the property by the Ramirez's has expanded the area occupied by non-native grassland in these areas.

METHODS

I first mapped the area where brush clearing had impacted native plants to determine the areal extent of impacted area. I next surveyed undisturbed plant community structure on the areas surrounding the cleared area, concentrating on the areas most similar to the area where impacts had occurred. This was done to obtain data for the numbers and types of native plants required to mitigate for the impacts. I paid special attention to impacts to the central maritime chaparral plant community, which is the dominant community in and around the impacted area.

Which plant communities are present and the proportions of their component species within them determine the types and numbers of plants used in revegetation for restoration. This was determined on my survey of the property.

RESTORATION, REVEGETATION AND EROSION CONTROL

Naturalized, non-native annual grasses and broad-leaved herbaceous weeds are currently abundant over the cleared area. These should be removed before any other restoration activities begin. This should be done as soon as possible so as to remove these plants before they form and distribute their seeds. Since the impacted area is fairly small, hand clearing would be possible and preferable so as to retain native annual grasses and native annual broad-leaved herbaceous plants, which are also abundant.

I recommend that erosion control seeding be done with an erosion control mix composed of native annual and perennial grasses and other native herbaceous plants of local origin augmented, as necessary, with sterile barley or other sterile, aggressive, non-native, soil-retaining crop. Native grass hay should be used as mulch and for rolls and bales used in erosion control. These measures and all of the mitigation planting should be completed shortly before, or close to, the start of the next rainy season.

Restoration of eroded areas should take place before erosion control seeding and planting are undertaken. Gullies should be filled and drainage should be directed in ways to minimize future erosional damage.

230 plants from this list will be required for this restoration project. As mentioned previously, the kinds of plants recommended for mitigation are the dominant plants that were formerly present in the impacted area and are similar over the entire impacted area. The proportions of plants listed here reflect the proportions of plants present in the closest undisturbed areas of extant central maritime chaparral and other plant communities. Proportions of plants required for restoration are similar over the entire impacted area.

One plant should be planted per 100 square feet of the mitigation area. Plants should not be planted directly under the canopies of coast live oaks even if these areas were impacted by the clearing. Poison oak was the dominant perennial plant present in the shaded areas under the oaks and most other native perennial plants would not do well under full shade conditions.

The types of perennial plants observed in the adjacent uncleared areas of the Ramirez Property and nearby undisturbed areas and the numbers that will be used in revegetation are as follows:

- 14 Pajaro manzanitas (*Arctostaphylos pajaroensis*)
- 42 Hooker's manzanitas (*Arctostaphylos hookeri* ssp. *hookeri*)
- 33 brittleleaf manzanitas (*Arctostaphylos tomentosa* ssp. *crustacea*)
- 6 toyons (*Heteromeles arbutifolia*)
- 4 California coffeeberries (*Rhamnus californica*)
- 2 coast live oaks (*Quercus agrifolia*)
- 60 sticky monkey flowers (*Mimulus aurantiacus*)
- 22 black sages (*Salvia mellifera*)
- 15 California Sagebrushes (*Artemisia californica*)
- 12 Deerweeds (*Lotus scoparius*)
- 15 golden yarrowes (*Eriophyllum confertiflorum*)
- 5 coyote brushes (*Baccharis pilularis*)

Other perennial plant species were observed but are not included in this list because they are less desirable from a fire safety standpoint (chamise, for instance) or for other reasons (poison oak, for instance).

All perennial plants used for mitigation and additional planting around the developed area should come from stock of local origin and be of at least one-gallon size or liners. I recommend Paul Kephart of Rana Creek Ranch in Carmel Valley (831-659-3820, www.ranacreek.com) as the source for these and other native plants of local origin including erosion control plantings and for recommendations on planting and maintaining the plants.

In general, these plants should be planted as close to the areas that were actually impacted as possible, but not directly under the canopies of coast live oaks. The potential for disturbance when development progresses on the property should be considered in the placement of the plants. It is important that the plants are situated in areas with good potential for undisturbed survival. Limited planting of plants in clusters closer together than the stated standard one plant per 100 square feet is an option as long as plants are not closer together than one plant per 35 square feet.

The types of plants used for mitigation can also be planted in other disturbed areas of the property and these plants can also be used, where desired, as part of a natural landscaping plan.

Native annual and perennial grasses and other native herbaceous plants of local origin should also be seeded or planted in the mitigation areas. These can be installed as all or part of the erosion control mix.

All native perennial plants currently growing around the areas to be developed should be protected from impacts that may occur before, during and after construction. This includes protection from

direct damage to the branches and roots of the plants from grading or other activities, deposition or removal of soil around the plants due to erosion and compaction of soil around the plants. These plants should be flagged during construction to make their locations obvious.

The Ramirez's may want to consider dedicating some of the remaining areas of undisturbed natural habitat on the property as scenic easement or conservation easement as additional mitigation to offset impacts that have or may in the future occur on the property when development occurs.

MONITORING

Monitoring inspections will be done by a qualified biologist once within the 3 months following completion of the restoration work and revegetation plantings and once each year following completion in the spring season for the next 4 years. A report on each inspection will be submitted to the Monterey County Planning and Building Inspection Department. Restoration specialists such as Rana Creek Habitat Restoration have similar monitoring requirements. If such an organization is employed on this project, my monitoring schedule will be combined with theirs as much as possible.

If I am employed to do the monitoring inspections, I would expect each to take approximately five hours, including travel and the report. My rates are \$125.00 per hour, so each inspection should cost approximately \$625.00. The grand total cost for the five inspections should be approximately \$3125.00.

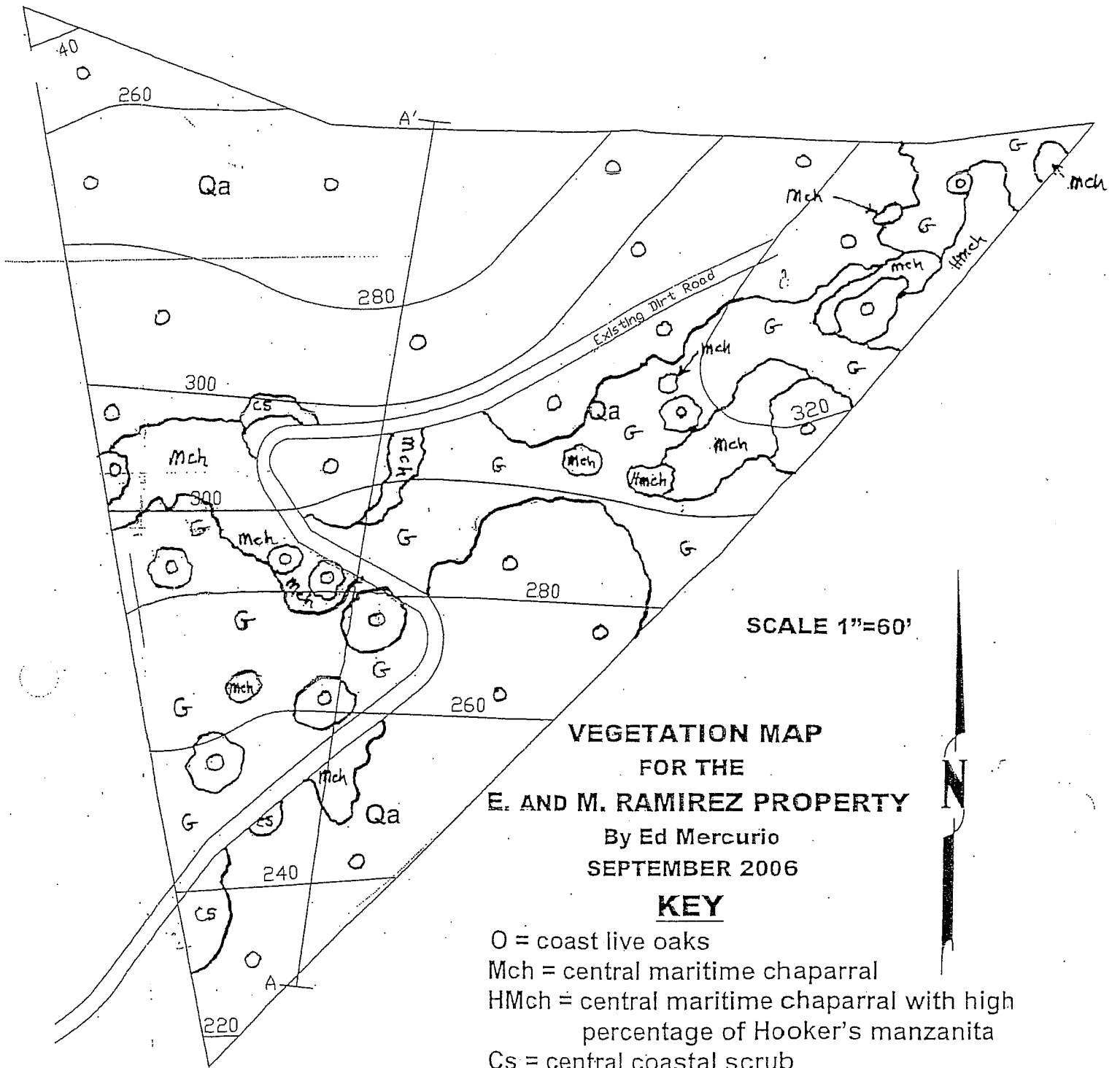
Inspections will monitor the quality of implementation of the restoration measures listed in this report and will monitor the protection of existing central maritime chaparral plants, coast live oaks and other native perennial plants now growing on the property. Success of revegetation will be assessed on the basis of percent survival of plants, percent cover and percent progress towards the establishment of plant community structure expected for the period of time under optimal conditions. Success will be defined as 80 percent or better of optimum time correlated status. If a specific restoration plan by Rana Creek Habitat Restoration or other such organization has been prepared, it will be consulted for their specific requirements.

Please call me if you have any questions.

Best regards,



Ed Mercurio,
Biological Consultant



**VEGETATION MAP
FOR THE
E. AND M. RAMIREZ PROPERTY**

By Ed Mercurio
SEPTEMBER 2006

KEY

- O = coast live oaks
- Mch = central maritime chaparral
- HMch = central maritime chaparral with high percentage of Hooker's manzanita
- Cs = central coastal scrub
- G = non-native grassland

EXHIBIT D

LAND SUBJECT TO EASEMENT

THE PORTION OF THE PROPERTY SUBJECT TO THE CONSERVATION AND SCENIC EASEMENT SHALL INCLUDE ALL OF THE PROPERTY AREA NORTH OF A LINE RUNNING STRAIGHT FROM POINT A TO POINT B DESCRIBED AS FOLLOWS AND ILLUSTRATED ON THE ROUGH SKETCH BELOW

- POINT A IS LOCATED 100' ALONG THE WESTERN PROPERTY LINE STARTING FROM THE MOST NORTH-WESTERLY PROPERTY CORNER
- POINT B IS LOCATED 100' ALONG THE EASTERN PROPERTY LINE STARTING FROM THE MOST NORTH-EASTERLY PROPERTY CORNER

