

MONTEREY COUNTY PLANNING COMMISSION

Meeting: October 13, 2010 Time: 09:30 A.M.	Agenda Item No.: 3
Project Description: 1) Use Permit to clear a violation (CE040207) involving the removal of 47 protected trees and to allow the removal of an additional 16 protected trees to accommodate the construction of a new 2,700 square foot one-story single family dwelling with a 1,349 square foot attached two-car garage, a 720 square foot detached pole barn, two- 5,000 gallon water tank, installation of a septic system, and approximately 1,100 cubic yards of grading (1,000 cut/100 fill); and 2) Consider a fee waiver request for half of the Use Permit application for the project described above.	
Project Location 39007 Tassajara Rd, Carmel Valley	APN: 418-311-007-000
Planning File Number: PLN040707	Owner: Don Uribe
Planning Area: Cachagua Area Plan	Flagged and staked: staked
Zoning Designation: : "RC / B-6" [Resource Conservation With a B-6 Overlay]	
CEQA Action: Mitigated Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Approve the fee waiver request for half of the Use Permit application fee.
- 2) Adopt the Mitigated Negative Declaration (**Exhibit E**) and Mitigation Monitoring and Reporting Plan (**Exhibit B-1**); and
- 3) Approve Use Permit PLN040707, based on the findings and evidence and subject to the recommended conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The Uribe Development application consists of a Use Permit to clear a code enforcement case (CE040207) entailing removal of forty seven (47) trees and to the allow removal of 16 additional protected trees to accommodate the construction of a house, a pole barn, and associated improvements. An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential environmental effects pursuant to the California Environmental Quality Act (CEQA). Potential impacts were identified to biological resources. Identified impacts have been avoided or mitigated where feasible. The project as designed complies with the General Plan and the Cachagua Area Plan.

On August 25, 2010, the Planning Commission considered the Uribe Use Permit application. Several concerns were raised and the hearing was continued to October 13, 2010, to allow time for additional review of requested information. The primary concerns expressed at the Planning Commission were incomplete plans, lack of clarity regarding the fire department requirements, lack of clear information regarding the tree mitigation strategy, and inconsistency of conditions of approval. Since August 25, 2010, staff has worked with the applicant to gather clear information and to revise the project based on that information.

See **Exhibit A** for more detail.

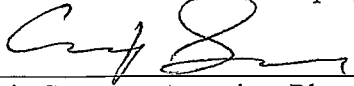
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- Environmental Health Division

- √ Water Resources Agency
- √ Cachagua Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by the Water Resources Agency, RMA – Public Works Department, and Cachagua Fire Protection Department have been incorporated into the Conditions of Approval attached as Exhibit 1 to the draft resolution (**Exhibit B**).

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



Craig Spencer, Associate Planner
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September 21, 2010

cc: Front Counter Copy; Planning Commission; Cachagua Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Jacqueline R. Onciano, Planning Services Manager; Craig Spencer, Project Planner; Carol Allen, Senior Secretary; Nancy Skei, neighbor; Don Uribe, Owner; Planning File PLN040707

Attachments: Exhibit A Project Discussion
Exhibit B Draft Resolution, including:
1. Conditions of Approval
2. Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map
Exhibit D Cachagua Fire Department Letter
Exhibit E Mitigated Negative Declaration
Exhibit F Biological Report
Exhibit G Forest Management Plan
Exhibit H Comments on the Mitigated Negative Declaration

This report was reviewed by Jacqueline R. Onciano, Planning Services Manager

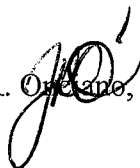


EXHIBIT A
Project Discussion

PLN040707 – Uribe
Use Permit

Planning Commission
October 13, 2010

EXHIBIT A
PROJECT DISCUSSION
Uribe (PLN040707)

Background

On August 25, 2010, the Planning Commission considered the Uribe Use Permit application (PLN040707). During the hearing, several questions and concerns were raised including, incomplete plans, lack of clarity on the fire department requirements, lack of clear information on the tree mitigation strategy, and inconsistency of conditions of approval. Ultimately, the Planning Commission continued the project to October 13, 2010 to allow time to research and clarify the project information. Staff has revisited the siting and design of the proposed structures with the applicant following the August 25, 2010 Planning Commission hearing.

Fire Department Requirements

Staff met with the fire department and the applicant on September 10, 2010 to discuss requirements for fire clearance, driveway improvements, and access to structures. For fire clearance, tree limbs must be removed within 10 feet of the roof of the proposed structure and trees should not be closer than 5 feet to the house. All trees within 30 feet of the house should be limbed at least 6 feet from the ground. Also within 30 feet of the house, the under-story and vegetation must be green. Beyond 30 feet up to 100 feet from the house, maintenance of fuel load must occur including removal of dead limbs and brush. Driveways must be at least 12 feet wide with a vertical clearance of at least 15 feet. Where driveways exceed 8 percent slope, all weather surfaces are required. A fire department turnaround is required at the confluence of the driveway and house. Access to the water tanks near the proposed pole barn is also required; however, no turnaround is needed at this location.

Trees

Having gained clear direction from the fire department, staff met with the applicant at the site to discuss how the fire department requirements and the proposed structure locations impact the trees on the property. The house location was re-staked at the property approximately 5 feet to the north of the location previous shown on the site plans. In moving the house to the north, five trees previously proposed for removal are preserved. Additionally, further inspection of the site revealed that one tree mapped in on the site plan and previously proposed for removal, did not actually exist. Conversely, in reviewing the driveway and tree locations, one tree not previously proposed for removal was identified as needing to be removed for the driveway access to the pole barn and water tanks. Given the topography of the site and the location of healthy trees, and the driveway requirements, the new siting of the house appears to better meet the goals and policies of the Zoning Ordinance and the General Plan.

Pole Barn, Water Tanks, and the Neighbor

Alternate locations of the proposed pole barn and water tanks were discussed in detail at the site. The location of these structures is one of the primary concerns of a neighbor to the subject project. The neighbor has been living in their house for several years in this remote part of the County and greatly desires to maintain their privacy and views of the forest setting. As originally proposed, the Pole barn would be located on a flat area near the property line, highly visible by the neighbor, but not requiring additional tree removal. Planting trees at the property line, with time, will provide some screening of the development from the neighbors view. However, during the September site visit, two alternate locations were discussed that would provide less visibility both now and in the future. Alternate location number 1 would rotate the pole barn and place it in between a 19 inch and 10 inch oak tree north of the original location. This location would take advantage of the screening of one oak tree, would still be visible to the neighbor but to a lesser

degree, and would likely involve significant trimming of a 19 inch oak. Alternate location number 2 would place the barn south of the original location requiring the removal of one 16 inch oak tree and one 18 inch madrone tree. Alternate location number 2 provides a solution that is most desirable for both the applicant and the neighbor but involves removal of two additional trees. The location of the water tanks was also agreed upon. Additionally, the water tanks will be located near the pole barn behind existing vegetation and would be installed so that the tanks are located one behind the other when viewed from the neighbor's property. No trees will be removed for the installation of the water tanks.

Oak woodland mitigation

The previously proposed scenic easement and conservation area was inspected. The conservation area contains steep slopes that are covered in trees and vegetation with the exception of a driveway easement to a neighboring property. The proposed easement has been removed from the site plan because reasonably foreseeable development, in the area previously within the easement, is likely to be restricted given the topography and vegetation in relation to the current land use policies. Absent adequate room to replant or preserve on-site, a more effective mitigation or compensation strategy is suggested. Pursuant to Public Resources Code 21083.4 payment of fees to the Oak woodlands Conservation fund is an acceptable form of mitigation. Contributing to the Oak woodlands fund would help finance efforts to purchase and preserve oak woodland within Monterey County. The amount to be contributed would be equal to the cost of replanting 48 oak trees off-site (63 trees to be removed – 15 trees to be replanted on-site) as calculated by a certified arborist. The fee is anticipated to be approximately \$1,344. 00 (See Condition 26).

Updated Plans

Following the site visit, the plans were revised to reflect new information. The septic tank and water tank locations have been added, the correct tree removal information has been updated, the proposed water well has been removed from the plans, the driveway location has been updated and the project data has also been corrected. The Pole barn is now shown in Alternate location number 1, but may be modified based on the review of the other locations previously described. Staff recommends approving alternate location number 2 because the trees proposed for removal are not significant and this alternate location promotes harmony among neighbors. The project description reflects the tree removal for alternate location No. 2 (14 trees + 2 trees for the barn = 16 trees total).

Fees

At the August 25, 2010 hearing, the Planning Commission discussed the permit fees related to the code enforcement action and the Use Permit. Consideration of a fee waiver has been added to the project description for the Planning Commission's review. The chain of events leading to the fee waiver started with the alleged visit to the Planning offices in 2004, where misinformation or misunderstanding lead to the applicant's belief that trees could be removed 3 feet from the ground. Following the miscommunication in the Planning Offices, 47 trees were removed at the site without permits. A stop work notice was issued and corrective measures were pursued. Still in 2004, an application request for a Use Permit was submitted to correct the violation. The application request sat dormant until mid-2007 when application materials and fees were submitted which involved only clearing the code enforcement case for tree removal.

On August 27, 2007, a fee of \$12,360.78 was submitted to the Planning Department for a Use Permit (approximately \$6,700) and Environmental Review (approximately \$5,400). In reviewing the fee waiver request, staff has considered several different options base on both monetary factors and circumstantial factors.

First, the amount of staff time spent on the project would total well over \$19,000 at a rate of \$150.00/hr (rate adopted by the Board in 2007). Over 130 hours of staff time has been accounted for on this project for both Planning review and Code enforcement related actions (even after time is subtracted for inefficiencies). Using this approach, the double fee Use Permit could be substantiated to recover costs associated with processing the permit related to the code action. If the Use Permit fee were doubled the new total permit fee would be approximately \$19,000 and there would be an outstanding balance of \$6,710.45.

Second, the current Use Permit fee for tree removal could be charged. The difference is that at the time the original application was submitted, there was not a separate fee for a Use Permit involving tree removal. This scenario would include payment of fees for a Use Permit in 2007 amounting to approximately \$6,700 (which have already been paid) and assessing a fee of \$2,547.57 as the “double fee” based on today’s fee schedule. This would result in total fees of approximately \$15,000 and an outstanding balance of \$2,547.57.

Finally, the Planning Commission could waive half of the original Use Permit fee. There is an argument that the code enforcement action was brought about from acting in good faith reliance upon information provided by the Planning Department. Similarly, with the fees, much time and money have been invested under certain assumptions and agreements leading to this point. Added to this scenario, using the same general idea as in the second option above, if the entire fee were revisited today, the total fee, doubling the Use Permit “tree removal” fee and adding the environmental review fee, would be less than the total fees already paid for the project $[(\$2,547.57 \times 2) + \$5,989.48 = \$11,084.62]$. Waiving half the original Use Permit fee pursuant to the Board adopted fee waiver procedures, than doubling that fee due to the retroactive code enforcement permit pursuant to Title 21 Section 21.84.140 MCC, would result in balancing the fees paid to date no further fees would be assessed.

Staff has presented evidence for waiving half the Use Permit fee in the recommended Findings and Evidence given the history of the project.

Conclusion

With the recommended conditions and mitigations, the Uribe project is consistent with the General Plan and the Cachagua Area Plan and will have a less than significant impact on the environment. No other significant impacts have been identified.

EXHIBIT B
Draft Resolution
Attached Conditions (B-1) and
Site Plan (B-2)

PLN040707 – Uribe
Use Permit

Planning Commission
October 13, 2010

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

Don Uribe PLN040707

RESOLUTION NO.

Resolution by the Monterey County Planning
Commission:

- 1) Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan;
- 2) Approving a fee waiver request for half of the Use Permit fee; and
- 3) Approving a Use Permit to clear a violation (CE040207) involving the removal of 47 protected trees and to allow the removal of an additional 16 protected trees to accommodate the construction of a new 2,700 square foot one-story single family dwelling with a 1,349 square foot attached two-car garage, a 720 square foot detached pole barn, two- 5,000 gallon water tank, installation of a septic system, and approximately 1,100 cubic yards of grading (1,000 cut/100 fill).

(PLN040707, Don Uribe, 39007 Tassajara Road, Carmel Valley, Cachagua Area Plan (418-311-007-000))

The Uribe application PLN040707 came on for public hearing before the Monterey County Planning Commission on October 13, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) Plan Consistency During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Cachagua Area Plan,
- Cachagua Area Plan, Inventory and Analysis,
- Monterey County Zoning Ordinance Title 21

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) Zoning Consistency The property is located at 39007 Tassajara Road,

Carmel Valley (Assessor's Parcel Number 418-311-007-000, Cachagua Area Plan). The parcel is zoned Resource Conservation with a B-6 overlay, which allows the first single family dwelling per lot and accessory structures to the principal use (residential) as a principally permitted uses. Removal of more than three (3) trees is subject to a Use Permit and finding for the tree removal are contained herein. Therefore, the project is an allowed land use for this site.

- c) Site Visit The project planner conducted a site inspection on June 29, 2010 and September 14, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- d) Tree Removal The project design minimizes tree removal given the circumstances in accordance with applicable goals and policies of the Cachagua Area Plan. A Use Permit entitlement is included consistent with Section 21.64 of the Monterey County Zoning Ordinance, Title 21 (*see Finding No. 6 with supporting evidence*).
- e) Biological Impacts The proposed development involves removal of trees and vegetation for the construction of a new single family dwelling and pole barn within oak woodlands. According to the Forest Management Plan prepared for the project, the impacted area contains approximately 10% of the trees on the site and the removal of some trees may benefit the forest habitat because the tree and vegetation cover is currently too dense. Thinning of small trees (8" or less) at the site is recommended to improve the health of the forest and decrease fire hazard. However, consistent with the Zoning Ordinance requirements, the applicant has agreed to replant trees onsite where healthy forest density permits. Tree replacement planting will be provided along the eastern property line where space is available, to help screen the new development from the neighbors view. Pursuant to the Forest Management Plan recommendations approximately 15 oak trees could be replanted at the site including along the eastern property line. Given the location of the project near the road and given the over-crowded state of vegetation on site, the project will not have a significant impact on forest habitat and biological resources. As designed and conditioned, the project is consistent with the applicable plans and policies protecting biological resources and habitat at the site. A dusky-footed wood rat nest was previously identified at the site; however, the dusky-footed wood rat has since been removed from listing by the California Department of Fish and Game and no further action is necessary to avoid impacts to this species.
- f) Fire Hazards The Uribe property is located within an area that is considered an extremely high fire hazard zone. To address the fire hazard, the project involves consideration of fire clearance zones including tree and vegetation removal (**see Condition No. 23**), fire suppression systems, adequate emergency access, and building construction and material requirements for urban/wild land interface areas. The project has been reviewed by the Cachagua Fire Department and recommended conditions have been incorporated where appropriate. Conditions and mitigations for the project include limbing trees within 10 feet of the roof of the proposed structure and within 5 feet of the side walls of the house. All trees within 30 feet of the house will be limbed at least 6 feet from the ground. Also, within 30 feet of the house, the

under-story and vegetation must be green. Beyond 30 feet up to 100 feet from the house, maintenance of fuel loads will occur by removing dead limbs and brush. Driveways must be at least 12 feet wide with a vertical clearance of at least 15 feet. Where driveways exceed 8 percent slope, all weather surfaces will be installed. A fire department turnaround is required at the confluence of the driveway and house. Access to the water tanks near the proposed pole barn is also required; however, no turnaround is needed at this location. The project as designed, conditioned, and mitigated is consistent with fire hazard policies of the 1982 General Plan, the Cachagua Area Plan, and State fire protection standards.

- g) Traffic Tassajara Road is accessed off of Carmel Valley Road in the Cachagua area. The subject project involves construction of a new single family dwelling on a currently vacant legal lot of record which will add traffic trips to Carmel Valley road. Construction of new habitable structures in Carmel Valley is subject to a traffic mitigation fee pursuant to Monterey County Code Chapter 18.60 The Uribe property involves construction of one (1) new single family dwelling on a legal lot of recorded created by a minor subdivision in 1972 in the expanded impact area. Payment of appropriate traffic impact fees to help fund needed improvements to Carmel Valley Road is required (**Condition 15**). Payment of the traffic fees is consistent with Monterey County policies and the project will not conflict with any of the applicable traffic policies or regulations.
- h) Fees A fee of \$12,360.78 has been paid for the subject project including a \$6,710.45 Use Permit fee, a \$5,369.28 Environmental Review fee and plan storage and GP Implementation fees. All fees were credited to the project in 2007. At the time the fees were assessed, consideration was given to events leading to the violation including allegations of misinformation at the Planning Office public counter. In light of the circumstances, a decision was made not apply the double fee required by Monterey County Zoning Ordinance Title 21 Section 21.84.140. Only the standard Use Permit fee was assessed (the double fee would only apply to the entitlement needed to clear the violation and not the environmental review fee). Revisiting the fee today, the current fee for the same entitlements would amount to slightly less than the total amount already paid because a new fee for a Use Permit "tree removal" has been adopted in the fee schedule since the time that the project was credited. The tree removal use permit is less than the Use Permit "general" that was applied to all projects prior to adoption of the current fee schedule. A double fee using the current fee schedule would amount to \$5,095.14 (double fee Use Permit "tree removal") plus a \$5,989.48 environmental review fee for a total of \$11,084.62. Also, it is recognized that concessions have been made and much time and money has been invested under the agreements and assumptions made in the past. In light of all the information in the record, circumstances exist that warrant waiving half of the Use Permit application fee pursuant to the Board Adopted fee waiver request procedures which grants the Planning Commission the authority to waive fees. Waiving the fees in this case does not relieve the applicant from financial responsibilities to mitigate for the impact to the trees at the site.

- i) LUAC The project was not referred to the Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because environmental review was deemed necessary; however, the Cachagua LUAC does not maintain enough members to have a quorum, and recommend action on projects within the area. Therefore, no LUAC review has occurred.
- j) Plans and Reports in Project File 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 PLN040707.

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: Planning Department, Cachagua Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - b) Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - *“Preliminary Archaeological Reconnaissance” (LIB040287) prepared by Archaeological Consulting, Salinas, CA, June 10, 2004.*
 - *“Forest Management Plan” (LIB040288) prepared by Staub Forestry & Environmental Consulting, Felton, CA, September 1, 2004.*
 - *“Biological Assessment” (LIB100197) prepared by Rana Creek Habitat Restoration, CA, September 2004*
 - *“Geotechnical Report” (LIB100198) prepared by Grice Engineering and Geology Inc., Salinas, CA, April 2008*
 - *“Percolation and Groundwater Study” (LIB100199) prepared by Grice Engineering and Geology Inc., Salinas, CA, April 2008.*
 - c) Staff conducted a site inspection on June 29, 2010 and September 10, 2010 to verify that the site is suitable for this use.
 - d) 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 PLN040707.

3. **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:**
- a) The project was reviewed by RMA - Planning Department, Cachagua Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available and will be provided on-site. The project will be connected to Jamesburg Mutual Water Company (JMWC). The project is listed in the connection list for the JMWC. The applicant has proposed a septic plan that will meet setbacks to trees and has been adequately sized to accommodate the proposed structures. The Environmental Health Division has reviewed the project and determined that adequate facilities will be available on-site.
 - c) Fire protection standards and on-going maintenance for fire clearance is required for the long-term safety of residence of the proposed structure from wild land fires. A condition of approval has been incorporated to require that adequate defensible space be provided and that on-going annual maintenance be conducted in accordance with the Cachagua Fire Protection District standards and direction (**Condition No. 23**).
 - d) Preceding findings and supporting evidence for PLN040707.

4. **FINDING:** **NO VIOLATIONS** - The project site has been in violation of the Monterey County Zoning Ordinance (Title 21) since 2004 due to the removal of 47 protected trees without a permit (CE040207). The proposed project rectifies the violation and would bring the subject property in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and RMA - Building Services Department records and is aware of a pending code violation CE040707 for the removal of 47 protected trees without the benefit of a Use Permit on the subject property.
 - b) Staff conducted a site inspection on June 29, 2010 and September 14, 2010 to verify current conditions and the existing nature of the violation on the subject property.
 - c) The proposed project rectifies the existing violation regarding removal of 47 protected Oak and Madrone trees on the subject property (CE040207). When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations. The proposed house and project takes advantage of the previously cleared area with additional tree removal required to accommodate the development. The project involves a Use Permit that would allow the removal of 63 trees 47 of which have already been removed. Approval of the Use Permit and compliance with conditions of approval would result in permitting the tree removal thus eliminating the violation.
 - d) Zoning violation abatement costs have been paid in light of the request to waive half the Use Permit fees being granted pursuant to this action.

- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN040707.

5. **FINDING:** **CEQA (Mitigated Neg Dec)** - On the basis of the whole record before the Monterey County Planning Commission, 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 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) 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 (PLN040707).
 - c) The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant impacts will occur. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN040707).
 - d) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetic resources, air quality, biological resources, geology and soils, hazards/hazardous materials, and greenhouse gases.
 - e) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan 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 C-1**. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (**Condition No. 7**)
 - f) The Draft Mitigated Negative Declaration ("MND") for PLN040707 was prepared in accordance with CEQA and circulated for public review from July 23, 2010 through August 23, 2010 (SCH#: 2010071058). Issues that were analyzed in the Draft Mitigated Negative Declaration ("MND") include aesthetic resources, air quality, biological resources, geology and soils, greenhouse gases, and hazards/hazardous materials
 - g) 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 Department of Fish and Game (DFG) 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 Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The site potentially supports nesting birds and wildlife. Therefore, the project will be required to pay the State fee of \$2,010.25 plus a fee of \$50.00 payable to the Monterey

County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- h) Two comments on the MND were received from neighbors of the proposed project. The comments did not relate to the conclusions made in the MND or adequacy thereof. The comments included requests for preservation of trees beyond those already removed, relocation of the proposed pole barn away from the neighboring property, and planting of trees along the property line to act as a buffer. Private views are not protected in the Cachagua area and the requests did not raise concerns regarding impacts not already addressed in the MND. These requests have been considered and the applicant is willing to provide landscape screening along the property line. The comments do not affect the conclusions or adequacy of the MND.
- i) 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 negative declaration is based.
- j) Potentially significant impacts were identified to biological resources from construction-related impacts to the Dusky-footed wood rat which was a State listed species and to residents of the proposed dwelling from hazards including extreme fire danger; however mitigations are required that avoid the dusky-footed wood rat and provide fire protection consistent with fire department standards which reduce impacts from wild fire to a less than significant level.
- k) The project is consistent with Public Resources Code (PRC) Section 21083.4 and the project will not result in the conversion of oak woodlands. The site is located in a forested area and is a 5.3 acre, legal lot of record. The proposed project would result in the removal of approximately 45 oaks and 18 madrone trees. The 63 trees being considered for removal make-up less than 10 percent of the forest/tree cover on the property. A conservation easement protecting a large area of vegetated slopes and hillsides was proposed as part of the project. However, given the nature of the site, it is unlikely that the area within the previously proposed easement could be developed. Therefore, the conservation area did not effectively mitigate for the project impacts. A more effective mitigation would be to contribute to the Oak woodland Conservation Fund. Contribution of fees to the oak woodland Conservation Fund is equivalent or more effective in mitigating or avoiding potential significant effects and in itself will not cause any potentially significant effect on the environment. Fees paid to the Oak Woodland Conservation Fund go towards purchasing privately owned oak woodlands for placement in conservation easements to protect habitat throughout Monterey County. The fee is based on the costs of replacing the trees removed (63), at 2:1 with 5-gallon size trees, minus credit for replanting on site (15 trees) for a total of \$1,344.00. Payment of this fee is consistent with the requirements of PRC Section 21083.4 (see **Condition No. 26**).

6. **FINDING:** **TREE REMOVAL** –The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

- EVIDENCE:**
- a) The project includes application for the removal of 63 trees. In accordance with the applicable policies of the Cachagua Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the authority to grant said permit has been met.
 - b) In order to grant a permit for the removal of more than three protected trees, the findings contained in Title 21 Section 21.64.260.D.5 must be made. The required findings include:
 - a. The tree removal is the minimum required under the circumstances; and
 - b. The tree removal will not involve the risk of environmental impacts; OR
 - c. That the tree is a hazard.
 - c) The Cachagua Area Plan Policy 8.2.2 states “The removal of native trees shall be discouraged and shall be allowed only in conjunction with: (1) an approved timber harvest plan, (2) an approved agricultural management plan, (3) an approved discretionary permit, (4) with administrative approval for 3 or less trees, or (5) in emergency situations.” The project includes a discretionary permit for removal of 45 Oak trees and 18 Madrone trees greater than 6 inches in diameter. 47 oak and madrone trees have already been removed (CE040207).
 - d) Forest Management Plan (FMP) was prepared by Staub Forestry & Environmental Consulting on September 1, 2004. The FMP concludes that the tree removal will not involve the risk of significant adverse environmental impacts to the forest, soils, and associated topics.
 - e) Measures for tree protection during construction have been incorporated as conditions and include tree protection fencing and hand excavation and root bridging within the driplines of trees to be preserved.
(Condition No. 10).
 - f) The 5.3 acre property is located near the eastern edge of the Los Padres National Forest and contains a dense tree and vegetation cover as well as moderately steep slopes. The proposed project has been sited on the flattest portion of the property which is a ridge running parallel to Tassajara Road. The project site takes advantage of the gentler slopes, the previously removed trees, and the existing access road which will need only minor improvements for access to the proposed structures. Alternate locations for the proposed house have been considered. The plans have been modified from the original proposal to move the house to the north to save 5 trees. Moving the house further would either impact driveway access to the pole barn and water tanks or would require additional grading due to topography and be undesirable for the applicant who desires to use the shade of the trees to improve energy efficiency. Given all of these factors the house and driveway, as designed, have been sited to minimize the removal of protected trees.
 - g) In addition to the 14 trees proposed for removal (not including the 47 previously removed), 2 trees will be removed for construction of a pole barn. Alternative locations for the pole barn that would not require removal of trees have been considered; however, consideration of topographic conditions including limiting grading, vegetation location and forest conditions, and the given the desires of the property owner and the neighbor, the circumstances of the case dictate that removal of the two additional trees furthers other desirable goals, polices, and

conditions. Therefore the removal of the two additional trees is warranted in this case.

- h) The removal will not involve a risk of adverse environmental impacts. The Forest Management Plan prepared for the project suggests that removal of some trees and vegetation (thinning) will benefit the overall forest habitat at the site because the existing vegetation is overcrowded. The report also recognizes that only a small portion of the site and vegetation on the site will be affected by the development project. An Initial Study/Mitigated Negative Declaration were also prepared for the proposed development and the project was found to have a less than significant effect on the environment as proposed, conditioned, and mitigated (See Finding 5 with supporting Evidence).
- i) Tree Replanting is required on 1:1 basis; however, as described in Evidence g above, the site contains over-crowded conditions for healthy vegetation. Therefore, the forester suggests replanting approximately 15 trees where space permits to avoid further overcrowding (**Conditions 11 and 13**).
- j) Staff conducted a site inspection on June 29, 2010 and September 14, 2010 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- k) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN040707.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Section 21.80.040 D of the Monterey County Zoning Ordinance states, "The Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions, except decisions on appeals made pursuant to subsections A and B of section 21.80.040, of the planning Commission made pursuant to this Title".

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan;
- B. Approving the fee waiver request; and
- C. Approve a Use Permit to clear a violation (CE040207) involving the removal of 47 protected trees and to allow the removal of an additional 16 protected trees to accommodate the construction of a new 2,700 square foot one-story single family dwelling with a 1,349 square foot attached two-car garage, a 720 square foot detached pole barn, two- 5,000 gallon water tank, installation of a septic system, and approximately 1,100 cubic yards of grading (1,000 cut/100 fill), in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of October, 2010 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Director

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 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.

RESOLUTION - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Uribe
 File No: PLN040707 APNs: 418-311-007-000
 Approved by: Planning Commission Date: October 13, 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>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Use Permit (PLN040707) clears a violation (CE040207) involving the removal of 47 protected trees and allows the removal of an additional 16 protected trees to accommodate the construction of a new 2,700 square foot one-story single family dwelling with a 1,349 square foot attached two-car garage, a 720 square foot detached pole barn, two- 5,000 gallon water tank, installation of a septic system, and approximately 1,100 cubic yards of grading (1,000 cut/100 fill); The property is located at 39007 Tassajara Road (Assessor's Parcel Number 418-311-007-000), Cachagua Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated</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>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 418-311-007-000 on August 25, 2010 . The permit was granted subject to 26 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on October 13, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	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	
4.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

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)
5.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable	

<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.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department. If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	
7.		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.	
8.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	

<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>
9.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
10.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	

<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>
		any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
11.		PD012(H) - LANDSCAPING PLAN - CACHAGUA NATIVE 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 landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The landscape plans shall incorporate the recommendations from the biological report and the Forest Management Plan and shall identify the locations of the replacement planting of at least 15 oak trees at the site. Replacement tree planting shall be provided along the eastern property line where space permits. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the	Submit landscape plans and contractor's estimate to RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	

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		Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
12.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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 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)	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. The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant Owner/ Applicant	Prior to the issuance of building permits. Prior to Occupancy / Ongoing	
13.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Steven Staub, dated September 2004 and is on record in the Monterey County RMA - Planning Department, Library No. 040288. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department. Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant Owner/ Applicant	Prior to the issuance of grading and building permits. Prior to Occupancy	

<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>
14.	1.	PDSP001 – DUSKY-FOOTED WOOD RAT NEST REMOVAL (NON-STANDARD) The Dusky-Footed Wood Rat nest identified in the biological report, prepared by Jud Vandevere, shall be disassembled by hand during the non-breeding season between October 1 and December 31 and prior to the commencement of grading activities. (RMA – Planning Department)	Submit a letter from a qualified biologist indicating that the Dusky-Footed Wood Rat nest was properly disassembled during the required time period to the RMA-Planning Department for review and approval	Owner/ Applicant/ Biologist	Prior to issuance of grading or building permits.	
15.		PW0006 – CARMEL VALLEY The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCD). (RMA - Public Works)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
16.		WR2 - STORMWATER CONTROL 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. 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. 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 any grading or 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>
17.		<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>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
18.		<p>FIRE002 - ROADWAY ENGINEERING Where road grades on the shared access road 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</p>	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>
		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. (Cachagua FPD)	Applicant shall schedule fire dept. clearance inspection for each phase of development.	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)
19.		<p>FIRE007 - DRIVEWAYS</p> <p>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 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.</p> <p>(Cachagua FPD)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</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>
20.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. The new dwelling shall have its own permanently posted 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. (Cachagua FPD)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</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>
21.		<p>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</p> <p>The minimum fire protection water supply shall be 9,800 gallons for the proposed project. The reviewing authority may require additional fire protection water supply if deemed necessary during fire department inspection. 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. (Cachagua FPD)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</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>
22.		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES</p> <p>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 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. (Cachagua FPD)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	
23.	2.	<p>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</p> <p>Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Tree limbs shall be removed within 10 feet of chimneys and roof. Within 30 feet of the house, vegetation shall be limited to "green landscaping" and all trees shall be</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>	

<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>
		limbed up to 6 feet from the ground. Beyond 30 feet, up to 100 feet dead limbs shall be removed from the ground up to 6 feet above the ground and underbrush shall be managed to reduce fire loads. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. . (Cachagua FPD)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
			Ongoing annual maintenance to remove dead vegetation within the defensible space as directed by the Cachagua Fire Protection District shall be required and is the sole responsibility of the owner/occupant.	Owner/ Applicant	Ongoing	
24.		FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) 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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Cachagua FPD)	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	

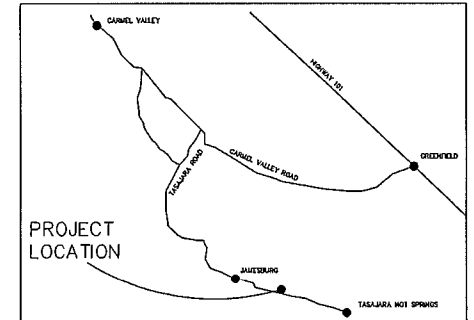
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
25.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures shall require a minimum of ICBO Class A roof construction. (Cachagua FPD)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
26.		PDSP001 – PAYMENT TO THE OAK WOODLAND CONSERVATION FUND (NON-STANDARD) The Owner/applicant shall contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, for the purpose of purchasing oak woodlands conservation easements, as specified under paragraph (1) of subdivision (d) of that section and the guidelines and criteria of the Wildlife Conservation Board. The amount of the contribution shall be \$1,344.00 which is equal to the cost of planting 48 5-gallon oak trees off-site. This fee was calculated based on number 7 of Appendix I of the Oak Woodland Impact Decision Matrix-2008 prepared by the UC Integrated Hardwood Range Management Program. (RMA- Planning Department)	Contribute \$1,344.00 to the Oak Woodland Conservation Fund and submit evidence showing that the fee has been paid to the RMA – Planning Department.	Owner/ Applicant	Prior to removing any trees.	

DATA TABLE

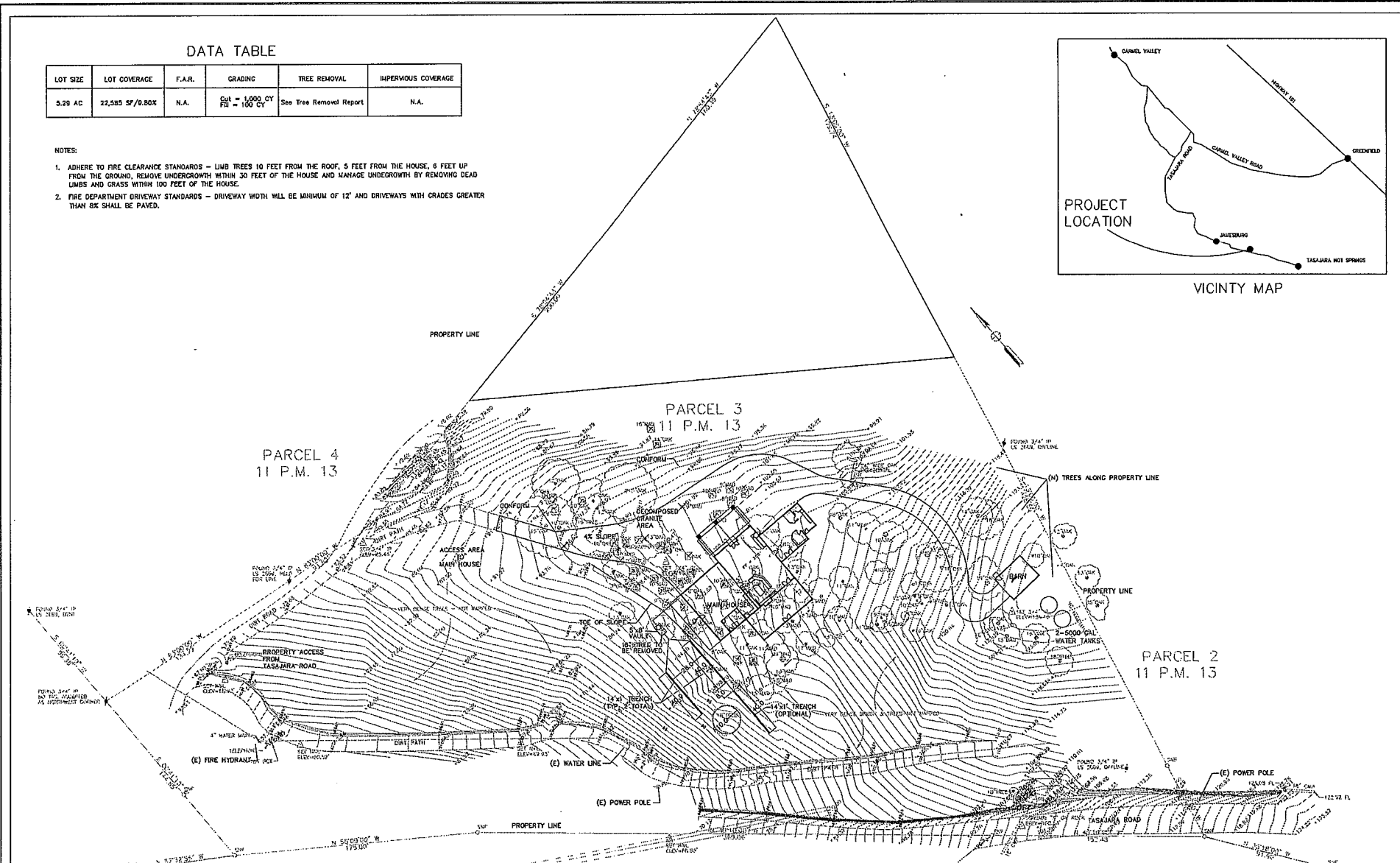
LOT SIZE	LOT COVERAGE	F.A.R.	GRADING	TREE REMOVAL	IMPERVIOUS COVERAGE
9.29 AC	22,585 SF/0.80%	N.A.	Cut = 1,000 CY Fill = 100 CY	See Tree Removal Report	N.A.

NOTES:

- ADHERE TO FIRE CLEARANCE STANDARDS - LIMB TREES 10 FEET FROM THE ROOF, 5 FEET FROM THE HOUSE, 6 FEET UP FROM THE GROUND, REMOVE UNDERGROWTH WITHIN 30 FEET OF THE HOUSE AND MAINTAIN UNDERGROWTH BY REMOVING DEAD LIMBS AND GRASS WITHIN 100 FEET OF THE HOUSE.
- FIRE DEPARTMENT DRIVEWAY STANDARDS - DRIVEWAY WIDTH SHALL BE MINIMUM OF 12' AND DRIVEWAYS WITH GRADES GREATER THAN 8% SHALL BE PAVED.



VICINITY MAP



DATE	BY	DATE	REVISIONS
3/22/15	Urb	12:18:43 AM	

Raul Loberin Jr., P.E.
C5314B

1281 (Timbers Drive
415.723.0071 TEL
San Jose, CA 95118
4reos@earthlink.net

Urbe Residence
Site Plan

PREPARED FOR: Mr. Don Uribe

DATE SUBMITTED: 3/6/06

SHEET NUMBER	1
OF	1
SCALE	1"=20'
VERTICAL	1"=20'
HORIZONTAL	1"=20'
SHEET NUMBER	

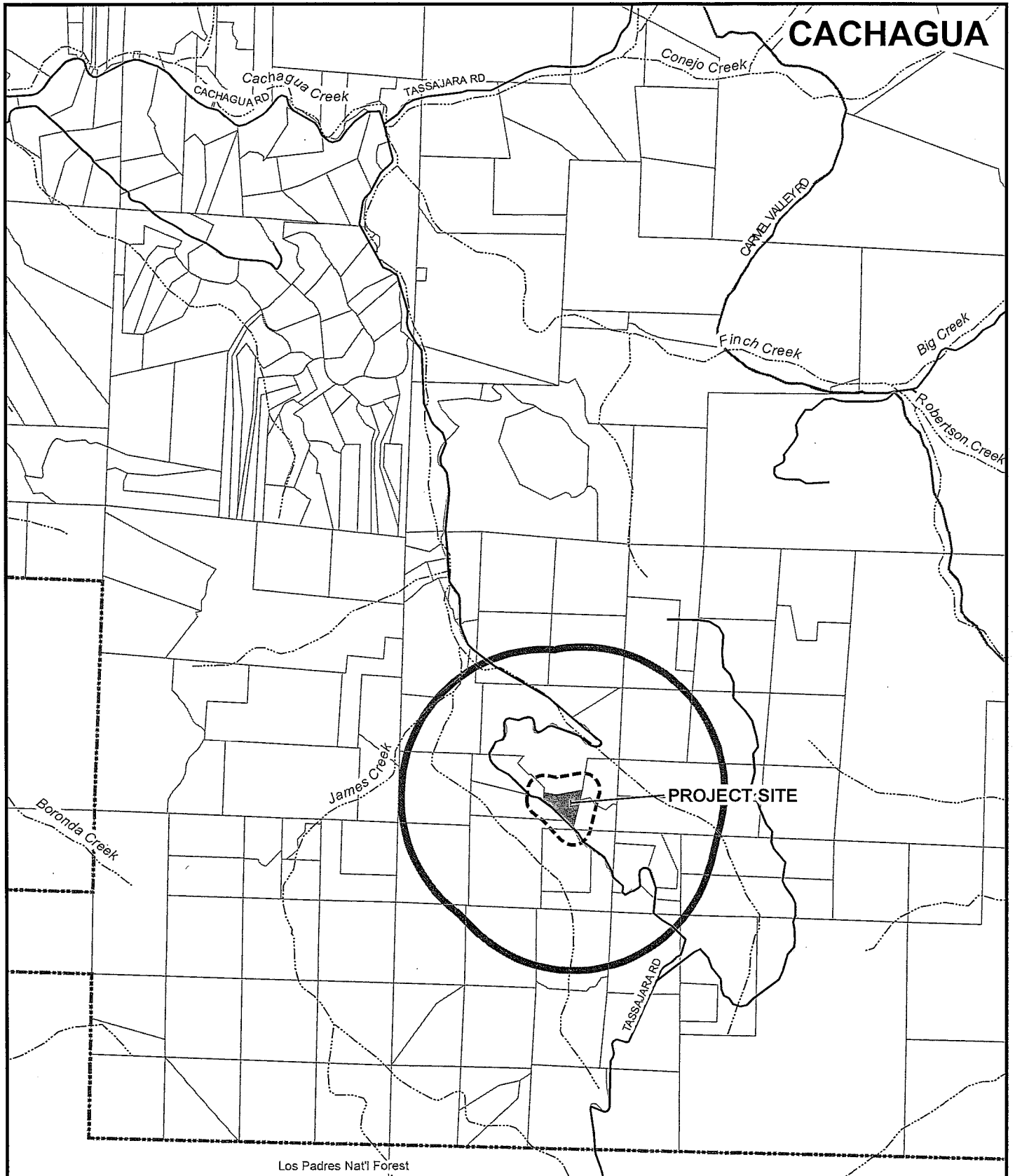
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

EXHIBIT C
Vicinity Map

PLN040707 – Uribe
Use Permit

Planning Commission
October 13, 2010




CACHAGUA

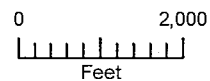


APPLICANT: URIBE

APN: 418-311-007-000

FILE # PLN040707

 300' Limit  2500' Limit  City Limits



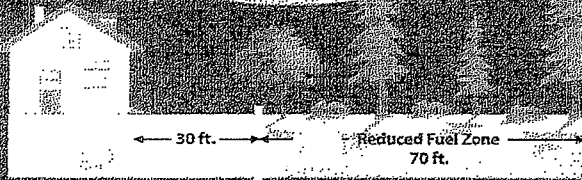
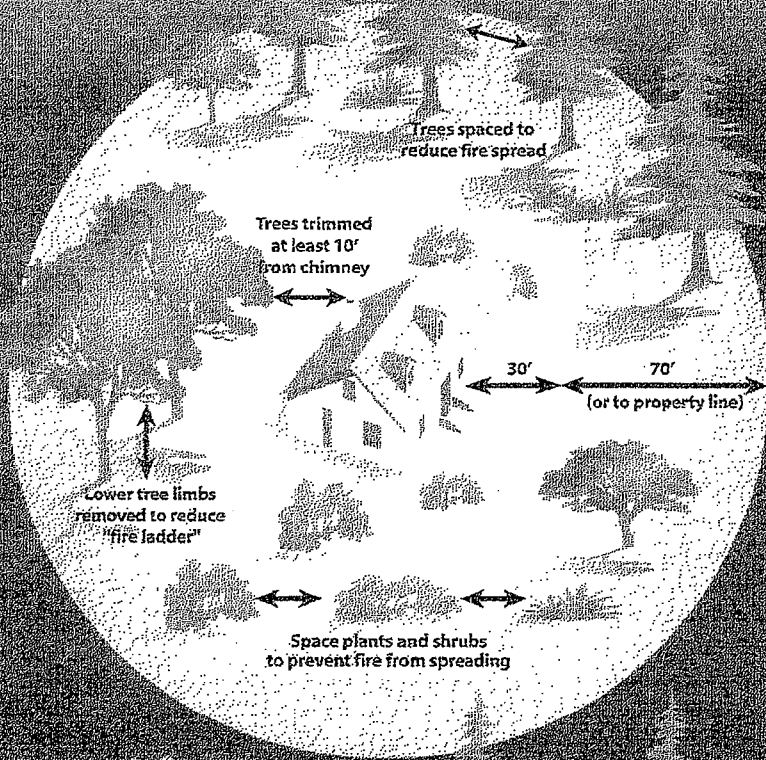
PLANNER: NICHOLSON

EXHIBIT D
Cachagua Fire Department Letter

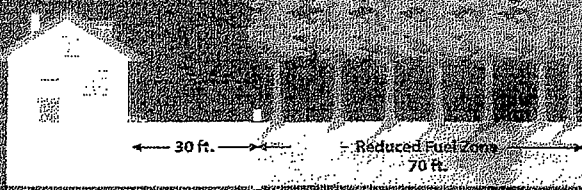
PLN040707 – Uribe
Use Permit

Planning Commission
October 13, 2010

100' DEFENSIBLE SPACE MAKING YOUR HOME FIRE-SAFE



or



Contact your local CAL FIRE office, fire department, or Fire Safe Council for tips and assistance.

www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A Defensible Space of 100 feet around your home is required by law. The goal is to protect your home while providing a safe area for firefighters.

Clearing Zone

– Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

Fuel Reduction Zone

– The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

- Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.
- Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical “fire ladder.”

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than 1/2 inch mesh.

1. These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CAL FIRE office for more details.



OUTSIDE



Design/Construction

(For new Wildland Urban Interface Construction or Remodels)

- Use ignition resistant construction (effective January 1, 2008) for roofs/roof assemblies, gutters, vents, decks, exterior walls, exterior windows.
- Enclose the underside of eaves, balconies and above ground decks with fire resistant materials
- Show your 100 foot Defensible Space on plot plan
- Build your home away from ridge tops, canyons and areas between high points of a ridge
- Consider installing residential sprinklers
- Make sure that electric service lines, fuse boxes and circuit breaker panels are installed and maintained per code
- Contact qualified individuals to perform electrical maintenance and repairs

Access

- Make sure that your street name sign is visibly posted at each street intersection
- Post your house address so it is easily visible from the street, especially at night
- Address numbers should be at least 3 inches tall and on a contrasting background
- Identify at least two exit routes from your neighborhood
- Clear flammable vegetation at least 10 feet from roads and five feet from driveways
- Cut back overhanging tree branches above access roads
- Construct roads that allow two-way traffic
- Make sure dead-end roads, and long drive ways have turn-around areas wide enough for emergency vehicles
- Design bridges to carry heavy emergency vehicles
- Post clear road signs to show traffic restrictions such as dead-end roads, and weight and height limitations

Roof

- Install a fire resistant roof. Contact your local fire department for current roofing requirements
- Remove dead leaves and needles from your roof and gutters
- Remove dead branches overhanging your roof and keep branches 10 feet from your chimney
- Cover your chimney outlet and stovepipe with a nonflammable screen of 1/2 inch or smaller mesh

Landscape

- Create a Defensible Space of 100 feet around your home. It is required by law
- Create a "FLAME, CLIP AND SHEAR POINT" by removing all flammable vegetation within 30 feet immediately surrounding your home
- Then create a "REMOVE THE REST" in the remaining 70 feet or to your property line. You have two options in this area:
 - A. Create horizontal and vertical spacing between plants. The amount of space will depend on how steep your property is and the size of your plants.
 - B. Large trees do not have to be removed as long as all of the plants beneath them are removed.
- Remove lower tree branches at least six feet from the ground
- Landscape with fire resistant plants
- Maintain all plants with regular water, and keep dead branches, leaves and needles removed.
- When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer

Yard

- Stack woodpiles at least 30 feet from all structures and remove vegetation within 10 feet of woodpiles
- Above ground Liquefied Petroleum Gas (L.P.-gas) containers (500 or less water gallons) shall be located a minimum of 10 feet with respect to buildings, public ways, and lot lines of adjoining property that can be built upon. - CFC 3804.3
- Remove all stacks of construction materials, pine needles, leaves and other debris from your yard
- Contact your local fire department to see if debris burning is allowed in your area; if so, obtain a burning permit and follow all local air quality restrictions

Emergency Water Supply

- Maintain an emergency water supply that meets fire department standards through one of the following:
 - a community water/hydrant system
 - a cooperative emergency storage tank with neighbors
 - a minimum storage supply of 2,500 gallon on your property (like a pond or pool)
- Clearly mark all emergency water sources
- Create easy firefighter access to your closest emergency water source
- If your water comes from a well, consider an emergency generator to operate the pump during a power failure

California Department of Forestry and Fire Protection

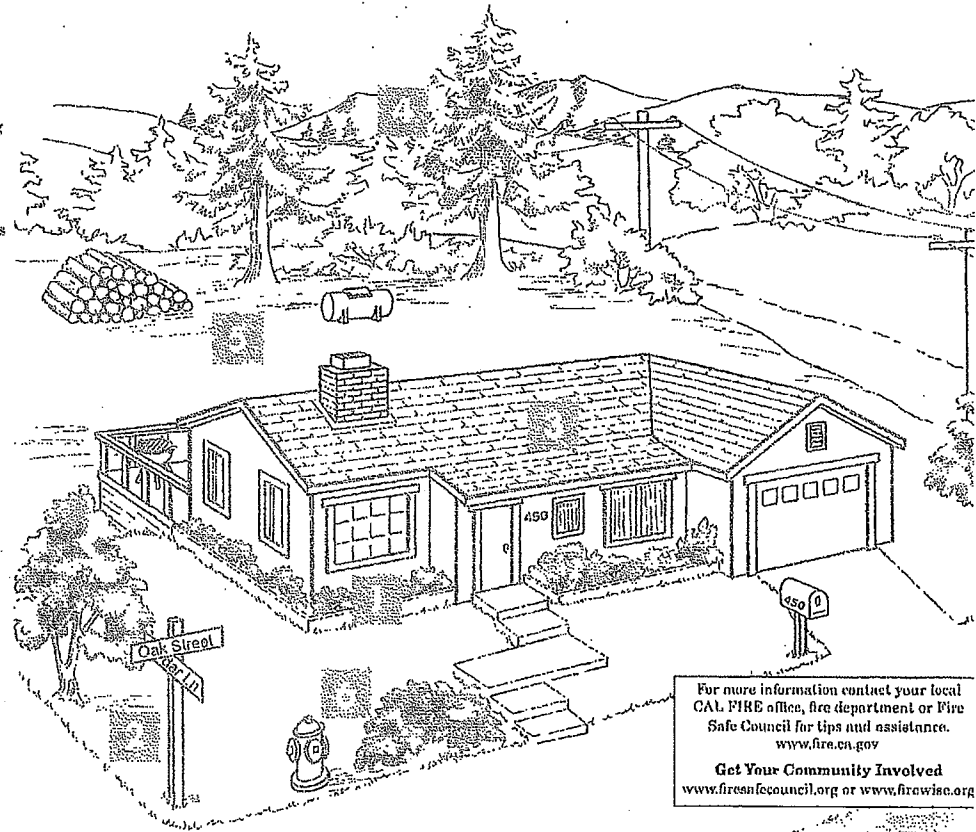
Homeowners Checklist



How To Make Your Home Fire Safe



www.fire.ca.gov



For more information contact your local CAL FIRE office, fire department or Fire Safe Council for tips and assistance.
www.fire.ca.gov

Get Your Community Involved
www.firewise.org or www.firewise.org