

MONTEREY COUNTY PLANNING COMMISSION

Meeting: April 29, 2015	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a 2,921 square foot single family dwelling, a 625 square foot attached garage a 595 square foot guesthouse and associated grading (1,189 cubic yards cut and fill) within a Visual Sensitivity ("VS") Zoning Overlay District; 2) a Use Permit to allow the removal of nine trees; and 3) a Design Approval.	
Project Location: 25701 Box Canyon Lane, Salinas	APN: 161-552-034-000
Planning File Number: PLN150038	Owner/Applicant: Ashley & Luis Amaral Agent: In Studio Architecture
Planning Area: Toro Area Plan	Flagged and staked: Yes
Zoning Designation: "RDR/B-8-VS (20)" [Rural Density Residential with Building Site and Visual Sensitivity Overlays (20 foot height restriction)]	
CEQA Action: Previously-Certified Final Environmental Impact Report	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Consider the previously-certified Final Environmental Impact Report for Markham Ranch Subdivision, per Section 15162 of the CEQA Guidelines;
- 2) Approve the Combined Development Permit (PLN150038) based on the findings and evidence and subject to the conditions of approval (**Exhibit B**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

PROJECT OVERVIEW:

The project consists of the construction of a single-family dwelling on a vacant 8.3 acre lot, located at 25701 Box Canyon Lane, Salinas, within the Markham Ranch Subdivision. The project includes the construction of a 2,921 square foot single-family dwelling, a 625 square foot attached garage a 595 square foot guesthouse and associated grading (1,189 cubic yards cut and fill). The proposed dwelling and guesthouse are consistent with the uses allowed and site development standards of the Rural Density Residential (RDR) Zoning District, and the regulations for guesthouses, within the Zoning Ordinance.

The proposed construction requires an Administrative Permit and Design Approval because the project site is located within a Visual Sensitivity (VS) Zoning Overlay District. Pursuant to the Visual Sensitivity Map within the Toro Area Plan, the subject property is identified as "sensitive" because the site has the potential to be visible from Corral de Tierra Road, a designated scenic road. In addition, because of the visual sensitivity area, the Zoning Maps indicate that all structures are limited to a maximum height of 20 feet. Based on review of the staking and flagging on the property, the proposed project will not be visible from Corral de Tierra and is consistent with the height limitations of the zoning district. The siting and design were found consistent with the neighborhood by the Markham Ranch Homeowner's Association and Toro Land Use Advisory Committee. Height verification and exterior lighting conditions (Conditions No. 7 and 12), consistent with visual sensitivity policies in the Toro Area Plan, have been applied to the approval of this project.

The project also includes a Use Permit to allow the removal of nine (9) Coast Live Oak trees for development of the single-family dwelling, guest-house and driveway. Four of the nine trees to be removed are considered landmark. All trees are in fair condition except for one which has root decay. The project is consistent with the tree removal findings within Section 21.64.260.D.5 of

the Monterey County Zoning Ordinance because the proposed tree removal is the minimum required under the circumstances and the removal will not create an adverse environmental impact. Two designs were initially reviewed by planning staff; the one proposed and an alternative design closer to the entrance of the property. Both designs propose no disturbance to slopes over 25%. The alternative design would require the removal of 19 Coast Live Oaks. Based on design review and on-site investigation, the proposed tree removal is considered the minimum required under the circumstances.

Pursuant to the Tree Assessment/Forest Management Plan (Exhibit E) prepared by arborist and forester, Frank Ono, no long-term impacts are anticipated due to tree removal or construction. Short-term impacts due to tree removal and construction are negligible, subject to recommended tree replacement, tree protection, tree maintenance, and forest management plan objectives which have been applied as standard conditions of approval (Conditions No. 5, 6, 8, and 16).

The project is adequately addressed by a previously-certified Final Environmental Impact Report (EIR) for the Markham Ranch Subdivision (Exhibit F). Consistent with Section 15162 of the CEQA Guidelines, a subsequent EIR is not required because there are no substantial changes or new information that would make the certified EIR irrelevant in regards to residential development on the proposed legal lot. The EIR identifies erosion control, drainage and prairie falcon habitat on or near the subject property. Mitigation measures related to these potential impacts have been applied as conditions of approval (Conditions No. 13, 17, 18, and 24).

The project, as conditioned, is consistent with the Toro Area Plan, Monterey County Zoning Ordinance (Title 21) and mitigation measures within the Markham Ranch Subdivision. Therefore, staff recommends that the Planning Commission approve the project.


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

- √ RMA-Public Works Department
- √ RMA-Environmental Services
Environmental Health Bureau
- √ Water Resources Agency
Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by RMA – Environmental Services, RMA – Public Works, and the Water Resources Agency has been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

On March 23, 2015, the Toro Land Use Advisory Committee reviewed and unanimously recommended approval of the project (Exhibit D). The recommended approval is contingent on project review by the Markham Ranch Homeowner’s Association and that the project is located within an approved building envelope approved as part of the Markham Ranch Subdivision. On December 3, 2014, the project was reviewed and approved by the Markham Ranch Homeowner’s Association. Upon review of the Markham Ranch Subdivision Final Map (Tract 1027, recorded January 29, 1986), there are no designated building envelopes for the subdivision.

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



Dan Lister – Assistant Planner

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April 2, 2015

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Dan Lister, Project Planner; Luis & Ashley Amaral, Owner; Luis Vargas – In Studio Architecture, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN150038

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map
Exhibit D Toro Advisory Committee Minutes (LUAC)
Exhibit E Tree Assessment/Forest Management Plan
Exhibit F* Markham Ranch Subdivision Final EIR (#81-114)

*A copy of the document can be reviewed at the RMA – Planning Department, located at 168 W. Alisal St. 2nd Floor, Salinas, 93901.

This report was reviewed by John Ford, RMA-Service Manager.



EXHIBIT A
PROJECT INFORMATION FOR PLN150038

Project Title: Amaral	Primary APN: 161-552-034
Location: 25701 Box Canyon Lane, Salinas	Coastal Zone: No
Applicable Plan: Toro Area Plan	Zoning: RDR/B-8-VS(20)
Permit Type: Combined Dev. Plan	Plan Designation: Residential
Environmental Status: Certified EIR	Final Action Deadline: 5/26/2015
Advisory Committee: Toro LUAC	

Project Site Data:

Lot Size: 8.3ac	Coverage Allowed: 25%
Existing Structures: vacant	Coverage Proposed: 1.1%
Proposed Structures: 4,141sf	Height Allowed: 20'
Total Square Feet: 4,141sf	Height Proposed: 20'

Resource Zones and Reports:

Environmentally Sensitive Habitat: None	Erosion Hazard Zone: High
Botanical Report #: N/A	Soils/Geo. Report # PLN150082
Forest Mgt. Report #: LIB150080	Geologic Hazard Zone: IV
Archaeological Sensitivity Zone: High	Traffic Report #: N/A
Archaeological Report #: LIB150081	
Fire Hazard Zone: Very High	

Other Information:

Water Source: Cal-Am	Sewage Disposal: Septic
Water District/Company: MPWMD	Sewer District Name: N/A
Fire District: Mo. Co. Regional	Grading (cubic yards): 1,189
Tree Removal (Count/Type): Nine (9) Oaks	

**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:

AMARAL (PLN150038)

RESOLUTION NO. _____

Resolution by the Monterey County Planning
Commission

- 1) Finding the project is adequately addressed by the Certified Final Environmental Impact Report for Markham Ranch Subdivision, per Section 15162 of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a 2,921 square foot single family dwelling, a 625 square foot attached garage a 595 square foot guesthouse and associated grading (1,189 cubic yards cut and fill) within a Visual Sensitivity ("VS") Zoning Overlay District; 2) a Use Permit to allow the removal of nine trees; and 3) a Design Approval.
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

[PLN150038, Amaral, 25701 Box Canyon Lane,
Salinas, Toro Area Plan (APN: 161-552-034-000)]

The Amaral application (PLN150038) came on for public hearing before the Monterey County Planning Commission on April 29th, 2015. 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:** **PROJECT DESCRIPTION:** The proposed project is a Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a 2,921 square foot single family dwelling, a 625 square foot attached garage, a 595 square foot guesthouse and associated grading (1,189 cubic yards cut and fill) within a Visual Sensitivity ("VS") Zoning Overlay District; 2) a Use Permit to allow the removal of nine Coast live oak trees; and 3) a Design Approval.

 EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150038.
2. **FINDING:** **CONSISTENCY:** The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate

- for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Toro Area Plan;
 - Monterey County Zoning Ordinance (Title 21);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 25701 Box Canyon Lane, Salinas (Assessor's Parcel Number 161-552-034-000), Toro Area Plan. The parcel is zoned "RDR/B-8-VS (20)" [Rural Density Residential with Building Site and Visual Sensitivity Overlays (20 foot height restriction)] which allows residential development (Section 21.16.030, Zoning Ordinance). The project is consistent with all Site Development Standards of the "RDR" Zoning District (Section 21.16.060, Zoning Ordinance). Therefore, the project is an allowed land use for this site, and consistent with applicable development standards
 - c) The proposed guesthouse is consistent with the uses allowed and site development standards of the "RDR" Zoning District (Section 21.16.030.B and 21.16.060, Zoning Ordinance), and consistent with the regulations for guesthouses, Chapter 21.64.020 of the Monterey County Zoning Ordinance.
 - d) The project is located within a Building Site (B-8) Overlay District, Chapter 21.42 of the Monterey County Zoning Ordinance, which restricts development or intensification of land use due to water supply issues in the area. The project is the first single-family dwelling and guesthouse on the property, which are not affected by restrictions of the "B-8 Overlay District (Section 21.42.030.H, Zoning Ordinance and T-1.7, Toro Area Plan).
 - e) The project site is located within a Visual Sensitivity (VS) Zoning Overlay District (Chapter 21.46, Zoning Ordinance). Pursuant to the Visual Sensitivity Map (Figure #16) of the Toro Area Plan, the subject property is identified as "sensitive" because the site has the potential to be visible from Corral de Tierra Road, a designated scenic road. In addition, because of the visual sensitivity area, the Zoning Maps indicate that all structures are limited to a maximum height of 20 feet. Based on the proposed plan, staking and flagging on the property and site investigation, the proposed project will not be visible from Corral de Tierra, and is consistent with the height limitations of the zoning district. The siting and design of the project were found consistent with the neighborhood by the Markham Ranch Homeowner's Association and Toro Land Use Advisory Committee which is consistent with the regulations found in Chapter 21.44, Design Control, of the Monterey County Zoning Ordinance. Height verification and exterior lighting conditions (Conditions No. 7 and 12), consistent with visual sensitivity policies in the Toro Area Plan (T-3.1 and T-3.5), are applied to the approval of this project.
 - f) The project planner conducted a site inspection on February 3, 2015 to verify that the project on the subject parcel conforms to the plans listed

above.

- g) The project was reviewed by the Toro Land Use Advisory Committee (LUAC) based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 14-373. This application warranted referral to the LUAC because the project requires a public hearing before the Planning Commission. On March 23, 2015, the LUAC unanimously recommended approval of the project as long as the project is reviewed by the Markham Ranch Homeowner's Association and that the project is located within approved building envelopes. On December 3, 2014, the project was reviewed and approved by the Markham Ranch Homeowner's Association. Review of the Markham Ranch Subdivision Final Map (Tract 1027, recorded January 29, 1986) shows there are no designated building envelopes for the subdivision.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150038.

3. **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, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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 following reports have been prepared:
 - "Tree Assessment/Forest Management Plan" (LIB150080) prepared by Frank Ono, Salinas, CA, dated February 25, 2015.
 - "Preliminary Cultural Resources Reconnaissance" (LIB150081) prepared by Susan Morley, Marina, CA, dated December 2014.
 - "Geotechnical Report" (LIB150082) prepared by Grice Engineering, Inc., dated September 2014. "Drainage Capacity" letter added on March 15, 2015.

The technical reports indicate that there are no physical or environmental constraints that would make that the site unsuitable for the use proposed.

- c) As noted in preceding Findings and Evidence, staff visited the project site on February 3, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150038.

4. **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 the RMA - Planning, Monterey County

Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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 will be provided. A septic system is proposed to be installed for wastewater needs. Water services will be provided by Cal-Am Water Services. The septic system and water services were reviewed by the Environmental Health Bureau and Water Resources Agency and found the water services and septic system are adequate for the proposed project.
- c) As noted in preceding Findings and Evidence, staff visited the project site on February 3, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150038.

5. **FINDING:** **NO VIOLATIONS:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and conducted an on-site inspection. There are no known violations on the subject parcel.
 - b) As noted in preceding Findings and Evidence, staff visited the project site on February 3, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150038.

6. **FINDING:** **CEQA – Previously Certified EIR:** Pursuant to Section 15162 of the CEQA Guidelines, the Planning Commission finds that the project does not require a subsequent EIR based on the following findings:
- 1) No substantial changes are proposed by the project which will require major revisions to the previous EIR due to new significant environmental effects;
 - 2) No substantial changes occurred with respects to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant environmental effects; or
 - 3) No new information of substantial importance has been provided which was not known at the time of the previous EIR.

- EVIDENCE:**
- a) The project is located within Markham Ranch Subdivision which a Final Environmental Impact Report (EIR) was certified on December 7, 1982 by the Monterey County Board of Supervisors (EIR No. 81-114).
 - b) The project proposes residential development on a vacant 8.3 acre lot identified in the Markham Ranch Subdivision EIR as Lot No. 22. The Markham Ranch EIR identifies that the property, due to the natural topography, creates a natural drainage which may create erosion hazards and run-off, and that the property is located within 2,000 feet from a known prairie falcon habitat. Mitigation Measures No. 1, 3, and 8 require erosion control and drainage plans and construction restrictions between January 10th to June 1st in order to protect the prairie falcon

habitat.

- c) Based on current resource maps and policies within the Monterey County 2010 General Plan and Toro Area Plan, no significant changes are proposed by the project, or will be undertaken by the project, which identifies new significant environmental effects. Based on technical reports (see Finding 3, Evidence B), there is no new information of substantial importance which would require revision to the Markham Ranch EIR.
- d) Mitigation measures within the Markham Ranch EIR for erosion control, drainage control and bird/raptor nesting protection are consistent with the standard conditions applied to the project (Condition No. 13, 17, 18, and 24).
- e) As noted in preceding Findings and Evidence, staff visited the project site on February 3, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150038.

7. **FINDING:** **TREE REMOVAL – INLAND:** 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 the removal of nine (9) Coast Live Oak trees. In accordance with the applicable policies of the Toro Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the criteria to grant said permit have been met (Section 21.64.260.D.3.a, Zoning Ordinance).
 - b) The Toro Area Plan, policies T-3.7, discourages the removal of healthy oak trees. Section 21.64.260.D.5 of the Monterey County Zoning Ordinance requires that tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.
 - c) The project includes a Use Permit to allow the removal of nine (9) Coast Live Oak trees for development of the single-family dwelling, guest-house and driveway. Four of the nine trees to be removed are considered landmark.
 - d) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. Two designs were initially reviewed by planning staff; the one proposed and an alternative design closer to the entrance of the property. Both designs propose no disturbance to slopes over 25%. The alternative design would require the removal of 19 Coast Live Oaks. Based on design review and on-site investigation, the proposed tree removal is considered the minimum required under the circumstances.
 - e) The removal will not involve a risk of adverse environmental impacts. Pursuant to the Tree Assessment/Forest Management Plan (LIB150080), no long-term impacts are anticipated due to tree removal or construction. Short-term impacts due to tree removal and construction are negligible, subject to recommended tree replacement, tree protection, tree maintenance, and forest management plan objectives in the Tree Assessment which have been applied as standard conditions of approval (Conditions No. 5, 6, 8, and 16).

f) As noted in preceding Findings and Evidence, staff visited the project site on February 3, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150038.

8. **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 that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find the project consistent with the Certified Final Environmental Impact Report for Markham Ranch Subdivision, per Section 15162 of the CEQA Guidelines;
2. Approve a Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a 2,921 square foot single family dwelling, a 625 square foot attached garage, a 595 square foot guesthouse and associated grading (1,189 cubic yards cut and fill) within a Visual Sensitivity ("VS") Zoning Overlay District; 2) a Use Permit to allow the removal of nine trees; and 3) a Design Approval. The project is in general conformance with the attached plan and subject to the attached conditions all being attached hereto and incorporated herein by reference; and
3. Adopt a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 29th day of April, 2015.

Mike Novo, Secretary

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 Monterey County RMA-Planning and RMA-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.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN150038

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN150038) consists of: 1) an Administrative Permit to allow the construction of a 2,921 square foot single family dwelling, a 625 square foot attached garage a 595 square foot guesthouse and associated grading (1,189 cubic yards cut and fill) within a Visual Sensitivity ("VS") Zoning Overlay District; 2) a Use Permit to allow the removal of nine trees; and 3) a Design Approval. The property is located at 25701 Box Canyon Lane, Salinas (Assessor's Parcel Number 161-552-034-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 RMA - Planning. 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. 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ____) was approved by the Planning Commission for Assessor's Parcel Number: 161-552-034-000 on April 29, 2015. The permit was granted subject to 24 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The property owner agrees as a condition and in consideration of 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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)

**Compliance or
Monitoring
Action to be Performed:**

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to 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, consistent with the Tree Assessment/Forest Management Plan prepared by Frank Ono (LIB150080), shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (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 RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

8. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to Construction Permit Final, the applicant shall replace each tree approved for removal as follows:
- Replacement ratio recommended by arborist (LIB150080): 2:1 ratio for replacement of landmark trees, 1:1 for replacement of non-landmark trees. The replacement trees shall be Coast Live Oak. Replacement size and spacing shall be consistent with the recommendation provided in the Tree Assessment/Forest Management Plan prepared by Frank Ono (LIB150080).

Compliance or Monitoring Action to be Performed: Prior to Construction Permit Final, the Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter or report prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

9. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. 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 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 Monterey County RMA - Planning. 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)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the 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.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

10. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:

- Only 1 guesthouse shall be allowed per lot.
 - Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 600 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - The guesthouse height shall not exceed 15 feet nor be more than one story.
- (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning.

11. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on April 29, 2018 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

12. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the Monterey County Zoning Maps and Monterey County Zoning Ordinance, the project site has a 20 foot height limit and the guesthouse has a 15 foot height limit. To ensure consistency with the height limits of the area, the applicant shall have a height benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

13. PDSP001 - PRAIRIE FALCON EYRIE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Consistent with Mitigation Measure No. 8 of the Markham Ranch Subdivision Environmental Impact Report (#81-114), construction activities between January 10th and June 1st shall be prohibited to protect prairie falcon habitat. (RMA - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, construction activities between January 10th and June 1st shall be prohibited.

14. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the Combined Development Permit (Planning File No.: PLN150038) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

15. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) 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 Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

16. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Tree Assessment/Forest Management Plan (Library No. LIB150080), was prepared by Frank Ono on February 25, 2015 and is on file in Monterey County RMA - Planning. All development and maintenance shall be in accordance with this report." (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

On an on-going basis, the Owner/Applicant shall comply with on-going maintenance measures and Forest Management Plan.

17. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Consistent with Mitigation Measure No. 1 and 3 of the Markham Ranch Final Environmental Impact Report (#81-114), the applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services & RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

18. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Consistent with Mitigation Measure No. 2 of the Markham Ranch Subdivision Final Environmental Impact Report (#81-114), the applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services and RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

19. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations in the project Geotechnical Report prepared by Grice Engineering, Inc. The Grading Plan shall be reviewed by a licensed practitioner to ensure the Geotechnical Report recommendations have been incorporated in the plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Grading Plan.

20. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

21. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

22. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

23. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

24. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

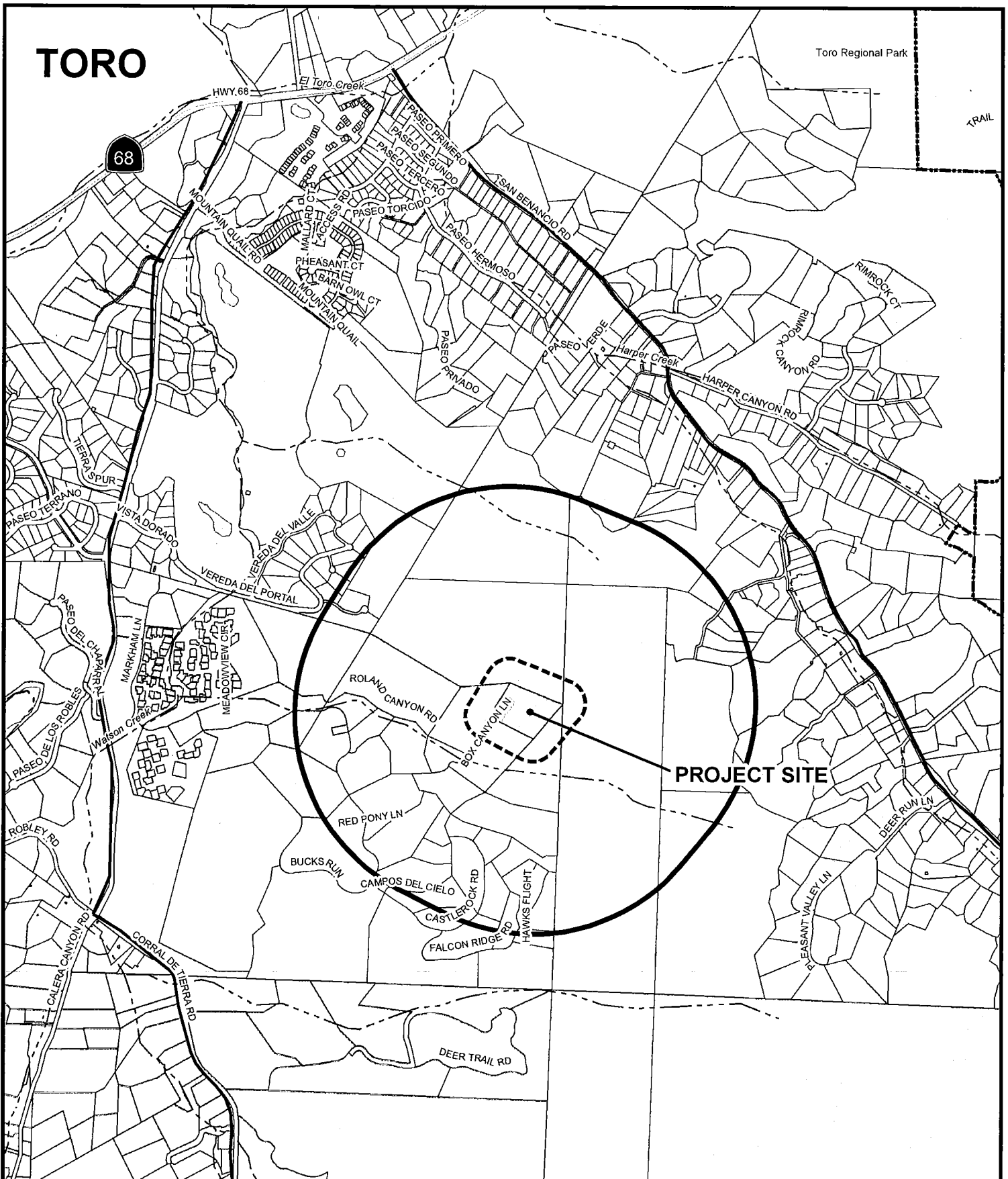
Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. The condition is consistent with Mitigation Measure No. 5 of the Markham Ranch Subdivision Final Environmental Impact Report (#81-114). (Water Resources Agency and RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

TORO

Toro Regional Park

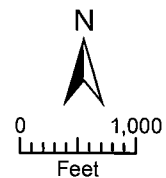


APPLICANT: AMARAL

APN: 161-552-034-000

FILE # PLN150038

2500' Limit 300' Limit Water



PLANNER: LISTER

Exhibit C

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Toro**

Please submit your recommendations for this application by: **March 23, 2015**

Project Title: AMARAL LUIS J & ASHLEY S

File Number: PLN150038

Planner: LISTER

Location: 25701 BOX CANYON LN SALINAS

Project Description:

Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a 2,921 square foot single family dwelling, a 625 square foot attached garage a 595 square foot guesthouse and associated grading; 2) a Use Permit to allow the removal of seven trees; and 3) a Design Approval. The property is located at 25701 Box Canyon Lane, Salinas (Assessor's Parcel Number 161-552-034-000), Toro Area Plan.

Was the Owner/Applicant/Representative present at meeting? Yes X No _____

Luis Amaral - Owner
Matt Gourley - Builder for Amaral, Gourley Construction
Luis Vargas - Architect for Amaral residence

Was a County Staff/Representative present at meeting? Ramon Montano, Planning Department (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Owner, Architect, and Builder, presented the project plans including elevations to the assembled LUAC.			Project plans conform to the 20-foot maximum height elevation, as required by the Markham Ranch zoning. The residence is of a Mediterranean design, compatible with the neighborhood.

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)
Mike Weaver asked where on the lot is the designated building envelope? Almost all, if not all, of the big lots (43) on the Markham Ranch Subdivision had County designated building envelopes.		The property owner, his builder, and his architect did not know of a building envelope. Owner purchased the property approximately one year ago. County representative Ramon Montano attempted phoning Project Planner Dan Lister, but could not reach him by phone. Ramon Montano did not know the building envelope location on the property.
Beverly Bean asked why the location of the proposed house and guesthouse weren't on the fairly level treeless area of the property? She noted that the proposed area for this construction further up Box Canyon, would necessitate the removal of nine oak trees? Or was it seven oak trees as the LUAC referral states?		Clarification from the owner was that the requested number of oak trees to be removed was nine. Frank Ono is his Arborist. However, the owner stated he would comply with the Planning Department's requirements for replacement trees, be it box or 1-gallon Oak starters.
Kerry Varney asked if the applicant brought exterior color samples?		No color samples provided, however, owner indicated neutral, Earth-tone type colors.

ADDITIONAL LUAC COMMENTS:

Mike Weaver noted both sides of the property are steep slopes and are dedicated County Scenic Easement. The owner is aware of this and is not proposing building on these sides. Building lots were created by the Planning Department in conjunction with the Markham developers in the 1980's. This lot is one of three un-built lots remaining in the Markham Ranch.

Building envelopes were selected to minimize oak tree removal, intrusion into biological areas, including Kites, Hawks, and Falcon areas, as well as consideration of slope and access and visuals.

Beverly Bean stated that the relatively level area closer to the front part of the lot, is absent of oak trees and would be the logical location of a building envelope and a place to build, instead of building further up the canyon as it gets steeper and has multiple mature oak trees.

Applicant Amaral stated he chose his preferred building sites for his home and guesthouse because it was further away from his neighbor Mr. Locke.

Ron Vandergrift asks if the plans were presented to the Home Owners Association? He said the LUAC always asks if there is a Homeowner's Association Board and if they've given clearance.

Ramon Montano states that Planning does not recognize Homeowner's Associations.

Kerry Varney states he has a letter in the LUAC file from Clint Thelander. The Homeowner's Association

ADDITIONAL LUAC COMMENTS (CONTINUED):

Architectural Review Committee approved the building plans on 12-3-14.

Varney passes the letter around for reading. It is a letter from Management Company Clint Thelander and Associates. A careful reading of the letter states that under a subsection of the Homeowner's Association rules this project was presented to the Architectural Review Committee, who approved it.

Mike Weaver states he knows a member on the Board of the Homeowner's Association, spoke to him while visiting, and he didn't know anything about this application.

The applicant states he knows Mr. Evans. He's on the Board and he approved it.

Mike Weaver said it is his understanding that Mr. Evans used to be on the Homeowners Board. Regardless, Evans and Kobrinsky are related and that's who Amaral purchased the lot from about a year ago.

Mike Weaver stated that the design of the house is attractive and conforms to the surrounding neighborhood.

The house elevation conforms to the zoning for Markham at 20-foot high maximum. The issue as he sees it is not the house design, which is attractive, but;

The issue is where is the building envelope?

Is this all inside the building envelope? He can support this house design and separate guesthouse if they are inside the designated Markham Map building envelope. Planner Ramon Montano tried calling project planner Dan Lister before the meeting started to ask this question and cannot reach him. Perhaps the LUAC might approve the house plans with a condition that they be inside the designated building envelope wherever that may be revealed to be. He suspects it is on the flatter treeless area.

He also suggests that although Planning may not recognize the Homeowner's Association, it would behoove the applicant to contact the Board for their review as they may also have rules about times for construction trucks to come and go.

There may be HOA fees that need to be discussed. Although the County may not require it, the LUAC could add it as a recommendation.

Applicant indicates he doesn't have a problem with contacting the HOA Board. He says he has spoken to his most immediate Neighbor, Mr., Locke.

Weaver is asked if that was a Motion for Approval. Weaver responds it was suggestions. Some may have others.

Beverly Bean says the plans would require four landmark Oak trees coming out. Instead there is the big empty parcel in an empty grove where it could go. Instead, now the flagging for the house and the guesthouse is where the Oak trees are. The project application needs correcting as there are nine Oaks flagged on the property, not seven.

Ron Vandergrift makes a Motion for Approval subject to a condition that the house and guesthouse are inside the approved building envelope.

Mike Weaver seconds the motion.

Kerry Varney calls for discussion. He asks that the motion include a correction to the proposed project description to be 9 Oak trees instead of 7.

Beverly Bean says, and suggests the approval of the HOA Board be secured.

Maker and second agree. Motion to Approve subject to:

- 1) Buildings are inside the approved Markham Building Envelope for this lot.
- 2) Project application description is changed from 7 to 9 Oak trees.
- 3) Suggest approval of the H.O.A. Board be secured.

RECOMMENDATION:

Motion by: Ron Vandergrift (LUAC Member's Name)

Second by: Mike Weaver (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Vandergrift, Weaver, Bean, Rieger, Mueller, Baker, Varney (7)

NOES: None

ABSENT: Kennedy, Keenan (2)

ABSTAIN: None

Tree Assessment/
Forest Management Plan
Amaral Residence

Prepared for:

Ashley and Luis Amaral

Prepared by:

Frank Ono
Urban Forester
Member Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

February 25, 2015

Owner:

Ashley and Luis Amaral
P.O. Box 7195
Spreckels, CA 93962

Architect:

In Studio Architecture
132 West Gabilan Street
Salinas, CA 93901

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for this site located at 25701 Box Canyon, Salinas CA. The project proposes to build a single story single family home with detached guest house within a stand of coast live oak trees. The project requires the removal of nine trees which are located within building or driveway footprint areas with retention and protection of trees adjacent to construction. There will also be grading near several of the retained oak trees that may warrant attention. Total oak tree removal on this lot is estimated to be 5% or less of total trees with proposed soil disturbance to less than 40,000 square feet of soil on a total of 8.3 acres (361, 548 square feet) of land. This report identifies and addresses the potential affects that the project may have to the existing tree resources on site as well as listing recommendations for the health of trees for this project.

ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owners, Ashley and Luis Amaral have requested I document an assessment of effects to protected trees in proximity to proposed development areas. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of oak trees 6" in diameter or greater measured at 24 inches above grade.
- Review proposed building site plans as provided by Mr. Luis Vargas, architect, In Studio Architecture.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.

- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 21 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me dated December 23, 2014 by In Studio Architecture and Grading plans dated February 19, 2015 by Grice Engineering to assess potential construction affects to trees within or adjacent to construction activities. It is not the intent of this report to be a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or for another's failure to complete the work in accordance with the plans and specifications. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE/ GOAL

This tree Assessment/Forest management report is prepared for this parcel due to proposed construction activities intended for this site which may affect Oak trees. Oaks are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance. The reports purpose is to independently assess existing trees that are on site and to determine what trees maybe affected by the proposed project. The goal is to protect and maintain the Toro Area forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for Ashley and Luis Amaral, owners of the property at 25701 Box Canyon Road, Salinas CA by Frank Ono, Urban Forester and ISA Certified Arborist (S.A.F. #48004 and ISA #536) due to proposed construction. Monterey County requires a forest management plan when tree removal is necessary of protected native trees regardless of size or amount so as to preserve and maintain the forest and its beneficial uses. The County identifies Coast live oak trees as native tree species requiring special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 161-552-034-000
- 2) Location: 25701 Box Canyon Road, Salinas CA
- 3) Parcel size: 8.3 Acres
- 4) Existing Land Use: The parcel is undeveloped and zoned RDR/B-8 –VS (20)
- 5) Slope: The parcel is located within a canyon formed from terraced alluvial sand. Slopes range from 10%-20% within the developable area where the project is sited, slopes range to over 50% outside the developable areas.
- 6) Soils: The parcel is located on loamy fine sand about 12"- 20" deep. Clay subsoil is found generally at a depth of 15 to 20 inches. Runoff is slow to medium and erosion hazard is moderate. This is considered a moderately productive Monterey Pine soil type. Site index averages 75, which means that on average an 100-year old tree will be 75 feet tall.
- 7) Vegetation: The vegetation type is a mixture of oak woodland, chaparral, and grassland. There are 175 trees estimated to be on the lot of various diameter classes. Crown cover (primarily oaks) is open and estimated to cover approximately 30% of the lot; the remainder of the lot is covered by either chaparral type plants, grasses and herbaceous perennials or rock formations. Main perennial groundcover below the oaks consists of poison oak, blackberry, and coffee berry.
- 8) Forest Condition and Health: The forest condition and health is evaluated with the use of the residual trees and those of the surrounding oaks as a complete stand. The trees found on the site range from poor (almost dead) to healthy. Oak twig borers (*Agrilus angelicus*), were observed at the time of my assessment on a few of the oaks but not at significant levels. No obvious signs of current infestations of pests such as California Oak Moth (*Phryganidia californica*) or diseases such as Sudden Oak Death (SOD) (*Phytophthora ramorum*) were apparent at the time of my assessment.

BACKGROUND/PROJECT DESCRIPTION

All meetings and field review focused on areas immediately surrounding the proposed development. This project intends to build a 2921 square foot single family house with 625 square foot garage and 595 square foot detached guest house. Total grading is expected to disturb 39, 204 square feet of soil, which includes driveway area and areas beneath trees to accommodate walks, walls etc. Trees adjacent or within construction areas have been assessed for health and condition and focuses on incorporating the preliminary location of site improvements with consideration for the general goals desired of the landowner, The assessment concludes with an opinion of whether individual trees should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site, and summarizes details observed or discussed during this stage of the planning process.

- The site is forested mainly with coast live oak of varying diameter and condition.
- Seven trees were proposed for removal either because they are in the building footprint or are adversely effected by grading. During the site assessment, two additional trees not identified on the site map were field identified in the driveway area. These are trees #2546 -10"+15" oak and #2566 -27" oak which also need to be removed for a total of nine trees.
- Several of the trees to be removed on the property are of landmark size (24" or greater in diameter). Trees #2566 -27", #2543 -34", #2544 -23+24" double, and #2545 -oak) are landmark size oaks.
- Two trees were found in the field that will require limb removal to accommodate proper ingress and egress of the proposed driveway (#2563 – 24" oak requires removal of a 16" diameter limb and #2564 – double 24" diameter oak requires removal of a 13" diameter limb).
- Two trees requiring grading within their root zone areas are to be retained. Tree #2555 is a 17" oak requiring grading around its root zone to accommodate a staircase pathway; grading is to be approximately 25% or less of its root crown area and the tree is expected to survive the grading process. Tree #2563 must have grading around its root crown to accommodate grade transitions for the driveway; grading encompasses removal of topsoil area to achieve driveway grade, other than surface roots it is unknown what roots may be discovered, however it is anticipated that the tree will survive the grading activities. The most important thing is that the soils around the root crown areas be intact and kept at original root collar level.
- No alternate building sites were considered for this assessment as the site constrained by pre-existing conditions and scenic easements which contribute to lack of available building space.

PROJECT ASSESSMENT/CONCLUSION

The study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. This proposal to build a single-family residence, guesthouse and driveway are planned to maintain the existing oak woodland environment allowing the forest to continue to exist and regenerate over time. The majority of the property contains tree cover, which will remain undisturbed. No watercourses are near the planned construction. Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long-term as well. The greatest attempt has been made to identify and remove those trees likely to experience such a decline.

Short Term Impacts

Site disturbance will occur during driveway and home construction. Approximately 39,204 square feet of the parcel may be effected by the improvements planned (home site, driveway, and grading). This is approximately 11% of the parcel size. Short term site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and/or trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities.

Long Term Impacts

No significant long-term impacts to the forest ecosystem are anticipated due to the large amount of area designated as Scenic Easement, and the relatively small amount of area that will be occupied by the proposed residence and driveway. Approximately 11% of the parcel will be altered by the project. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.

RECOMMENDATIONS

Tree removal

The following trees must be removed with this design

ID	Diameter	Species	Condition	Position	Comment	Treatment
2543	34	Oak	Fair	Codominant		Remove
2544	23,24	Oak	Fair	Dominant		Remove
2545	27	Oak	Fair	Dominant		Remove
2547	16	Oak	Poor	Codominant	Root Decay	Remove
2548	19	Oak	Fair	Codominant		Remove
2549	14	Oak	Fair	Codominant		Remove
2550	14	Oak	Fair	Codominant		Remove
2551	11,4	Oak	Fair	Codominant		Remove
2566	27	Oak	Fair	Dominant		Remove

Tree Planting

Because tree removal is recommended replacement planting will be necessary. The site is large enough to accommodate replacement planting at a two for one ratio for landmark size trees and one to one for trees removed less than 24" in diameter. This would mean eight five gallon or larger oaks for the trees removed that are landmark size and five trees for those removed less than 24" in diameter (total 13 oak trees). Trees should be planted in those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Replacement trees should be five gallon stock or larger, when available. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Grinding of stumps onsite is permissible.

Tree Protection and Standards

Tree Protection:

Prior to the commencement of construction or grading activity, the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Fencing shall be kept in place and in good functional working order during all phases of construction until identified for removal by the Arborist or forester.
- Fencing is not to be attached to the tree but free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of six feet above grade and should be placed to the farthest extent possible from the trees base to protect the area within the trees drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10-12 foot distance after a determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not allowed adjacent to trees on the property especially within fenced areas.

Grading and excavation:

- Trees #255, #257, #2563A, #2560, #2561, and #2562 appear to have higher than normal grade changes with this design which should be monitored during grading activity.

- All trenching, grading or any other digging or soil removal expected to encounter tree roots must be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree will be done by hand where practical, roots greater than 3-inches diameter must be bridged or pruned appropriately.
- Any roots cut should will be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots that are damaged or torn during grading or excavation must be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Tree Pruning

It is understood that the pruning of trees will be expected for this site. Pruning will also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated on trees adjacent to construction. Those trees that require pruning and possible monitoring are the closest to the proposed structure and driveway. Trees in need of pruning are:

- 2564 Remove 13" limb
- 2563 –Remove 16" limb
- 2563A –Minor crown raising
- 2563B –Minor crown raising
- 2555 –Crown raising

Tree should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.

- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning- limbs under 2 inch diameter are removed
 2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter
 3. Structural Enhancement – limbs greater than 4 inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V- shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one- quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown- raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

Following construction, a qualified forester/arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Best Management Practices

The following practices must be implemented and adhered to (there are exceptions as indicated in the report):

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General-principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- E) Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with clear thick plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion in order to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. Proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long term maintenance of the forest, as verified in this plan or in subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed in order to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees which are located close to the construction site shall be protected from inadvertent

damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

- A) Maintain a spark arrester screen atop each chimney.
- B) Maintain spark arresters on gasoline-powered equipment.
- C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
- D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing and mowing will normally be the methods of choice

10. Irrigation: In order to avoid further depletion of groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over watering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid introduction of the following pest species:

- A) Pampas grass
- B) Genista (Scotch broom, French broom)
- C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan, when the proposed removal falls within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information and justification for removal of trees outside of the developed area if proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered as failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:


 _____ February 25, 2015
 Frank Ono, Member SAF#48004 and ISA Certified Arborist #536 Date

Recommendations Agreed to by landowner:

 Landowner Date

Forest Management Plan approved by:

 Director of Planning Date

TREE CHART

The following are trees observed during the assessment:

ID	Diameter	Species	Condition	Position	Comments	Treatment
2541	11,18	Oak	Good	Dominant		
2542	16	Oak	Fair	Codominant		
2543	34	Oak	Fair	Codominant		Remove
2544	23,24	Oak	Fair	Dominant		Remove
2545	27	Oak	Fair	Dominant		Remove
2546	10,15	Oak	Fair	Codominant		
2547	16	Oak	Poor	Codominant	Root Decay	Remove
2548	19	Oak	Fair	Codominant		Remove
2549	14	Oak	Fair	Codominant		Remove
2550	14	Oak	Fair	Codominant		Remove
2551	11,4	Oak	Fair	Codominant		Remove
2552	10	Oak	Fair	Codominant		
2553	10	Oak	Fair	Codominant		
2554	8	Oak	Fair	Codominant		
2555	17	Oak	Fair	Codominant		Grading
2556	18	Oak	Good	Codominant		Prune
2557	28	Oak	Fair	Dominant		Grading
2558	14	Oak	Fair	Codominant		
2559	12	Oak	Good	Codominant		
2560	10	Oak	Good	Codominant		
2561	9	Oak	Fair	Codominant		
2562	14	Oak	Fair	Codominant		
2563	26	Oak	Fair	Codominant	Fungus	Prune 16" limb
2564	24,24	Oak	Fair	Codominant	Lean	Prune 13" limb
2565	20	Oak	Good	Dominant		
2566	27	Oak	Fair	Dominant		Remove
2563A	24,18	Oak	Fair	Codominant		Grading
2563B	30	Oak	Fair	Dominant		

PHOTOGRAPHS

Tree #2566



Limb from #2564 will need to be removed



Trees #2547, #2548, and #2550, will need removal

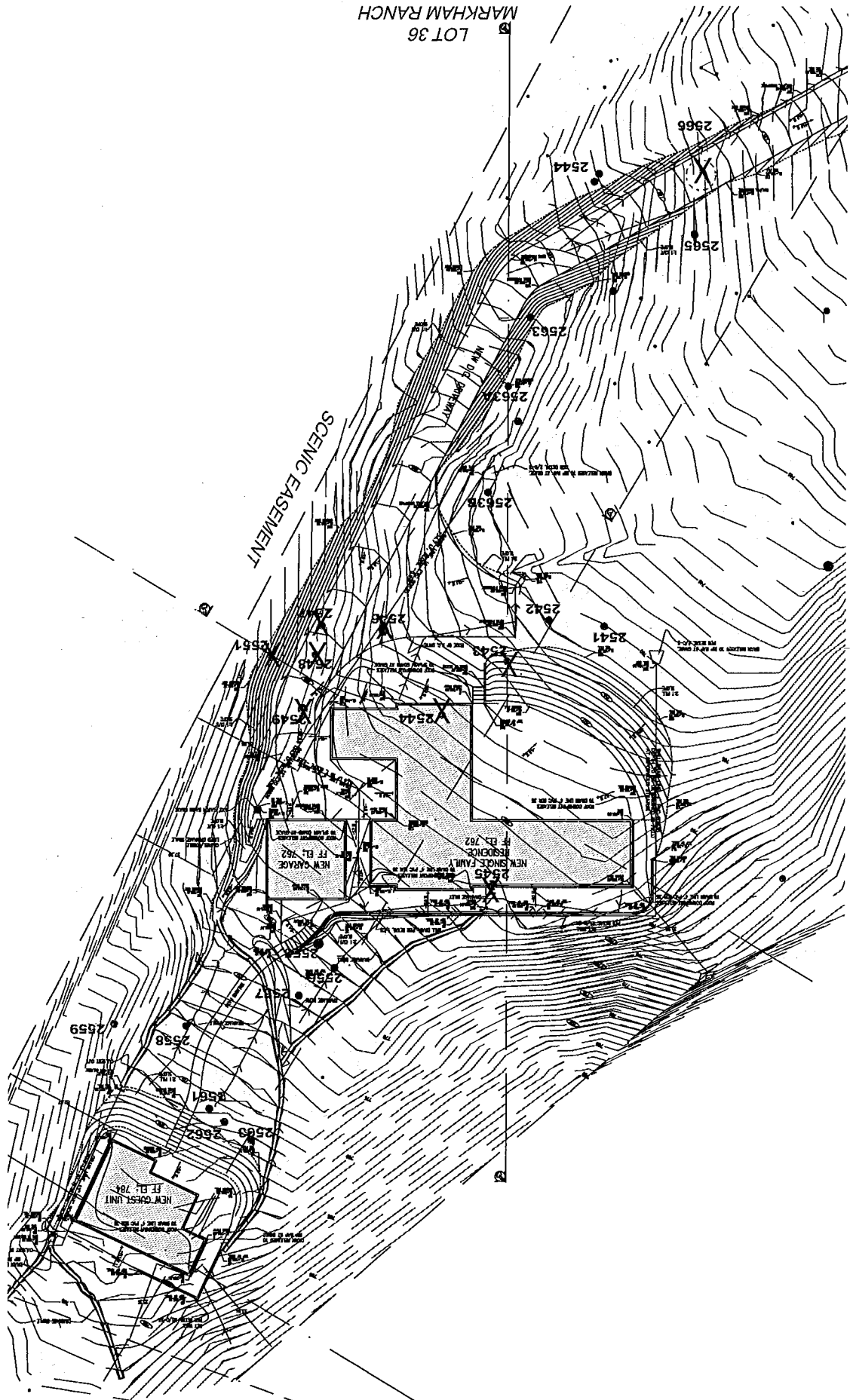
Tree #2549 and #2551 will need removal



Tree #2546

Trees #2543 and #2544





(S 69° 56' 24" E 190.00')
(S 70° 9' 51" E 107.95')

