

# Exhibit C

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## **DRAFT RESOLUTION**

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

In the matter of the application of:

**Carlo Parco (Barkwick) (PLN160136)**

#### **RESOLUTION NO. 17 -**

Resolution by the Monterey County Planning  
Commission:

- 1) Adopting a Mitigated Negative Declaration;  
and
- 2) Approving a Combined Development Permit  
consisting of:
  - a. Coastal Administrative Permit to  
allow the construction of an  
approximately 3,000 square foot one-  
story single family residence with  
attached garage and an approximately  
1,050 square foot detached recreation  
room;
  - b. Coastal Development Permit to allow  
the removal of five (5) Coast live oak  
trees and the “after-the-fact” removal  
of one (1) Landmark Coast live oak  
tree, for a total of six (6) Coast live  
oaks;
  - c. Coastal Development Permit for  
development within 100 feet of  
Environmentally Sensitive Habitat  
Area. (ESHA- central maritime  
chaparral plant community, Pajaro  
Manzanita, Hooker's Manzanita,  
Monterey ceanothus);
- 3) Adopting a Mitigation Monitoring and  
Reporting Plan.

15630 Plaza Serena, Salinas, North County Land Use  
Plan (APN: 129-096-034-000)

**The Carlo Parco (Barwick) application (PLN160136) came on for public hearing before the Monterey County Planning Commission on December 13, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

## FINDINGS

1. **FINDING:** **CONSISTENCY / VIOLATIONS EXIST** – The proposed project and/or use, as conditioned, is consistent with the 1982 Monterey County General Plan, the North County Land Use Plan, the Monterey County Coastal Implementation Plan (Part 2), and the requirements of the applicable zoning ordinance (Title 20), to include Monterey County Code (MCC) Chapter 20.14 (Low Density Residential Zoning District) and other County ordinances related to land use development. A tree removal violation exists on the property (Case File No. 16CE00044) for the removal of one (1) 24-inch in diameter Coast live oak. Approval of this Combined Development Permit, which includes a Coastal Development Permit for the after-the-fact removal of the subject Coast live oak tree would bring the property into conformance.
- EVIDENCE:**
- a) The proposed project involves the following:
    - a. Coastal Administrative Permit to allow the construction of an approximately 3,000 square foot one-story single family residence with attached garage and an approximately 1,050 square foot detached recreation room;
    - b. Coastal Development Permit to allow the removal of five (5) Coast live oak trees and the “after-the-fact” removal of one (1) Landmark Coast live oak tree, for a total of six (6) Coast live oaks; and
    - c. Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area. (ESHA- central maritime chaparral plant community, Pajaro Manzanita, Hooker's Manzanita, Monterey ceanothus);
  - b) The property is located at 15630 Plaza Serena, Salinas (Assessor's Parcel Number 129-096-034-000), North County Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 2.5 acres per unit (Coastal Zone) [LDR/2.5 (CZ)], which allows single-family dwellings as a principal use and accessory structures to any principal use, subject to granting of applicable coastal development permits. Therefore, the project is an allowed land use for this site.
  - c) The project planner reviewed the project application materials and County records to verify that the proposed project on the subject parcel conforms to the plans listed above.
  - d) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the is aware of one (1) active violation existing on the subject property. A tree removal violation exists on the property (Case File No. 16CE00044) for the removal of one (1) 24-inch in diameter Coast live oak. Approval of this Combined Development Permit, which includes a Coastal Development Permit for the after-the-fact removal of the subject Coast live oak tree would bring the property into conformance.
  - e) ESHA. Development within 100 feet of mapped or field identified environmentally sensitive habitats is nonexempt development and requires a Coastal Development Permit (MCC, Section 20.14.030 of Title 20). Biological studies identified as central maritime chaparral plant community, Pajaro Manzanita, Hooker's Manzanita, Monterey

ceanothus ESHA.

- f) Mitigation Measure No. 1, Action 1f. (Condition 28) has been incorporated requiring a conservation and scenic easement be conveyed to the County of Monterey over those portions of property where central maritime chaparral (which includes Pajaro manzanita, Hooker's Manzanita and Monterey ceanothus) exists. Compliance with the mitigation requires the execution of a conservation and scenic easement in accordance with the procedures in Monterey County Code § 20.64.280.A.
- g) Tribal Cultural Resources. County records identify the project site to be located within an area of low sensitivity for prehistoric cultural (archaeological) resources, which means that there is a low possibility that the project area was suitable for Native American habitation. However, in accordance with Assembly Bill 52 requirements, a tribal consultation was held with the Tribal Chairwoman of the Ohlone Costanoan Esselen Nation (see Finding No. 4, Evidence i).
- h) Tree Removal. The Forest Resources Development Standards contained in Section 20.144.050 of the *Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan Area*, identifies Coast live oaks, 6 inches or more in diameter as protected trees. Coast live oaks of 24 inches or more in diameter are not only protected, but are considered "landmark" trees with specific findings for their removal. Coast live oaks are protected trees requiring special consideration for their management. Section 20.144.050 – Forest Resources, of the Coastal Implementation Plan, states that a "Forester's Assessment and Recommendation" is required for removal of three or more trees requiring a Coastal Development Permit. The development includes the removal of six (6) protected oak trees including one (1) previously removed landmark oak tree (landmark oak tree is an oak tree of 24 inches or more in diameter); as well as the removal of eight (8) non-landmark eucalyptus. The protected Coast live oak trees range in size from six inches in diameter to 10 inches in diameter and one (1) removed 24 inch in diameter landmark tree. The Coast live oaks are located within the proposed main house building footprint area and in the proposed main home's leach field area. The eight non-landmark eucalyptus trees proposed for removal are located within the proposed main home's footprint area. The *Tree Resource Assessment dated September 5, 2017*, prepared by Frank Ono, Urban Forestry, certified arborist, concludes that the proposed tree removal is the least amount possible on the site, given the constraints of the property, which include a scenic easement located on the middle of the property. The arborist states that no alternative re-siting, relocation or reduction of in development area where tree removal could be avoided exists, since the proposed single family residence is located in an area with the least amount of tree cover on the subject property.
- i) The proposed project will be referred to the North County Coastal/Non-Coastal Land Use Advisory Committee (LUAC) for review at their meeting on December 6, 2017. This report was written prior to December 6, 2017, therefore the LUAC's summary and recommendation is not available.

- j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN160136.
2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, North County 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 were prepared for the proposed project:
    - Soil Investigation Report (Design Phase) (LIB170401) prepared by GMD Foundation & Soil Engineering, Salinas, CA, May 2, 2017.
    - Tree Resource Assessment (LIB170398) prepared by Frank Ono, Certified Arborist, Pacific Grove, CA, September 5, 2017.
    - Biological Survey (LIB170399), prepared by Ed Mercurio, Salinas, CA, November 14, 2016.
    - Biological Survey Update (LIB170400), prepared by, Ed Mercurio, Salinas, CA, September 15, 2017.
  - c) County staff independently reviewed these reports and concurs with their conclusions. With the implementation of mitigation measures for biological resources and implementation of conditions of approval for soils and tree resources there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
  - d) The proposed residence is not located on a site that is mapped as visually sensitive or a visual resource; nor located on or near a scenic vista.
  - e) 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 PLN160136.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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 facilities are available. Public water will be provided by Plaza Serena Water System. The parcel will be served by two (2) septic systems; one system to serve the proposed single family dwelling and one system to serve the proposed recreation structure. The septic system to serve the proposed recreation room shall be a minimum of 750 gallons and 500 square feet of drainfield. The primary and secondary drainfield shall be installed at initial construction. The Environmental Health Bureau reviewed the project application and did not require any conditions.
- c) See Finding Nos. 1 and 2, and associated evidence.
- d) 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 PLN160136.

4. **FINDING:**

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

**EVIDENCE:**

- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
- b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN160136).
- c) The Initial Study identified several potentially significant effects, but revisions have been made to the project and applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval (Condition 5).
- e) A Draft Mitigated Negative Declaration (MND) was prepared in accordance with CEQA and circulated for public review from October 17, 2017 to November 15, 2017. (SCH#:2017101036).
- f) Issues that were analyzed in the Mitigated Negative Declaration include: Biological Resources and Tribal Cultural Resources.
- g) Pursuant to Section 20.144.040 of the Coastal Implementation Plan, Environmentally Sensitive Habitat Areas (ESHA) located in the North County Land Use Plan area are unique, limited and fragile resources of Statewide significance, and are important to the enrichment of present and future generations of County residents and visitors. Biological

surveys for the project confirmed that ESHA occurs on the subject property consisting of: Central maritime chaparral plant community, Pajaro Manzanita, Hooker's Manzanita, and Monterey ceanothus.

- h) Pajaro manzanita and Hooker's manzanita are both present in places close to the existing driveway. Impacts to these plants would result from widening of the driveway to meet current fire standards. In addition to the sensitive plant species located near the existing driveway, the biologist confirmed the presence of a large area of maritime chaparral on the property, containing Pajaro manzanita, Hooker's manzanita and Monterey ceanothus located north of the proposed home site. No removal of these plants is anticipated; however, trimming may be necessary. Recommended mitigations for biological resources have been included as one mitigation measure with several actions (see Conditions 21-28) and implementation would reduce the construction impacts to the identified ESHA to a less than significant level.
- i) In accordance with the requirements of Assembly Bill 52, staff consulted with the Tribal Chairwoman of the Ohlone/Costanoan-Esselen Nation. Although the site is located in a low archaeological sensitivity zone with a low possibility that the project area was suitable for Native American habitation, the Tribal Chairwoman expressed concerns with the proposed project as it involves removal of Coast live oaks, which are considered important and frequented by her people for food and burials, and excavation for the proposed septic and septic leach field areas. Therefore, it was recommended that an approved tribal monitor be onsite during the removal of the proposed Coast live oaks and excavation of the septic and septic leach field areas. In order to reduce potential impacts to tribal cultural resources such as artifacts, human remains, and/or a sacred site, a mitigation measure requiring an OCEN tribal monitor to observe the removal of the Coast live oaks and the excavation activities for the proposed septic and septic leach field areas has been incorporated. Therefore, the potential for inadvertent impacts to cultural resources would be less than significant through implementation of a County standard project condition for halting work and Mitigation Measure No. 2 (Condition 29).
- j) The initial study documented that the project would have a less than significant impact to tree resources through implementation of a condition of approval requiring replanting of eight (8), five-gallon or larger Coast Live Oaks trees in locations near or adjacent to the removed trees and monitoring of these trees for three years. All recommendations in the Tree Resource Assessment report have been made conditions of approval of the project. See Conditions 7, 10, 11, 12 and 13.
- k) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN160136) and are hereby incorporated herein by reference.
- l) Staff analysis contained in the Initial Study and the record as a whole



indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. Condition No. 6.

- m) Staff did not receive any comment letter(s) during the public review period.
- n) Monterey County RMA-Planning, located at 1441 Schilling Place, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based.

5.        **FINDING:**        **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**    a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea, development within 300 feet of the mean high tide line of the sea where there is no beach, development within 300 feet of the top of the seaward face of any coastal bluff, and development that is permitted in the underlying zone as a conditional use (i.e.; development within 100 feet of environmentally sensitive habitat; tree removal).

### **DECISION**

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

- 1) Adopt a Mitigated Negative Declaration; and
- 2) Approve a Combined Development Permit consisting of:
  - a. Coastal Administrative Permit to allow the construction of an approximately 3,000 square foot one-story single family residence with attached garage and an approximately 1,050 square foot detached recreation room;
  - b. Coastal Development Permit to allow the removal of five (5) Coast live oak trees and the “after-the-fact” removal of one (1) Landmark Coast live oak tree, for a total of six (6) Coast live oaks;
  - c. Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area. (ESHA- central maritime chaparral plant community, Pajaro Manzanita, Hooker's Manzanita, Monterey ceanothus);
- 3) Adopt a Mitigation Monitoring and Reporting Plan. In general conformance with the attached plans and subject to 20 conditions of approval and 9\* mitigation measures, all being attached hereto and incorporated by reference.

\*(Note: There are actually two mitigation measures: one for tribal monitoring and one for ESHA. The ESHA measure has six actions, granted a mitigation monitoring number).

**PASSED AND ADOPTED** this 13th day of December, 2017, upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Jacqueline R. Onciano, Planning Commission 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 PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services offices 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

PLN160136

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN160136) allows: 1) a Coastal Administrative Permit to allow the construction of an approximately 3,000 square foot one-story single family dwelling with attached two-car garage and an approximately 1,050 square foot. detached recreation room; 2) Coastal Development Permit for the removal of six (6) Coast Live Oaks, one of which is an "after-the-fact removal of a Landmark Coast Live Oak of approximately 24 inches in diameter; and 3) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (Pajaro Manzanita, Hooker's Manzanita, Monterey ceanothus). The property is located at 15630 Plaza Serena, Salinas (Assessor's Parcel Number 129-096-034-000), North County Land Use 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** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Combined Development Permit (Resolution Number \*\*\*) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 129-096-034-000 on December 13, 2017. The permit was granted subject to 29 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 grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

**Compliance or** Prior to the issuance of grading and building permits, certificates of compliance, or  
**Monitoring** commencement of use, whichever occurs first and as applicable, the Owner/Applicant  
**Action to be Performed:** 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** If, during the course of construction, cultural, archaeological, historical or  
**Monitoring Measure:** 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** The Owner/Applicant shall adhere to this condition on an on-going basis.  
**Monitoring**  
**Action to be Performed:**

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, or recordation of Certificates of Compliance, 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. 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.

## 6. PD005 - FISH & GAME FEE NEG DEC/EIR

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

## 7. 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:

"The following reports were prepared for the proposed project:

- Soil Investigation Report (Design Phase) (LIB170401) prepared by GMD Foundation & Soil Engineering, Salinas, CA, May 2, 2017.
- Tree Resource Assessment (LIB170398) prepared by Frank Ono, Certified Arborist, Pacific Grove, CA, September 5, 2017.
- Biological Survey (LIB170399), prepared by Ed Mercurio, Salinas, CA, November 14, 2016.
- Biological Survey Update (LIB170400), prepared by, Ed Mercurio, Salinas, CA, September 15, 2017.

All development 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.

## 8. 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.

## 9. (PD-Non-standard) Deed Restriction Recreation Structure- Non Habitable

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating that the detached recreation structure shall not contain a kitchen; it is not a guesthouse or a second dwelling unit and as such, is not a habitable structure. (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 of the single family residence, the Owner/Applicant shall submit proof of recordation of the document to RMA-Planning.

## 10. PD049 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to RMA-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.



## 11. 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, approved by certified arborist, 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.

## 12. 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.

### 13. (PD-Non-standard)-Tree Resource Assessment Recommendations

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Tree Removal: The development includes the removal of six (6) oak trees including one (1) previously removed landmark oak tree (landmark oak tree is an oak tree of 24 inches or more in diameter) ; as well as the removal of eight (8) non-landmark eucalyptus. A table of these trees is shown on page 16 of the Tree Resource Assessment report dated September 5, 2017, prepared by Frank Ono, Certified Arborist. The arborist concludes that the proposed number of trees to be removed is the minimum possible given the site constraints of the property and the proposed tree removal will not significantly affect air movement or noise levels. Trees to be removed are on edges of existing stands of trees and will not disrupt forest continuity or have a negative effect to prevailing sun/wind exposure to trees. The arborist provides recommendations that would reduce impacts to a less than significant levels. These recommendations include, preconstruction meeting and training session with construction staff to educate them on tree protection measures, replanting requirements which include, eight (8), five-gallon or larger Coast Live Oaks trees in locations near or adjacent to the removed trees and monitoring of these trees for three years. All recommendations in the Tree Resource Assessment report would be hereby made conditions of approval of the project.

**Compliance or Monitoring Action to be Performed:** Applicant/Certified Arborist shall follow the recommendations contained in the September 5, 2017 Tree Resource Assessment for the subject property (LIB170398) and provide documentation by a Certified Arborist to the RMA-Planning Dept of each that the recommendations, at each step, contained in said report have been followed. These include: preconstruction meeting and training session with construction staff to educate them on tree protection measures, replanting requirements which include, eight (8), five-gallon or larger Coast Live Oaks trees in locations near or adjacent to the removed trees and monitoring of these trees for three years.

### 14. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Grading Plan incorporating the recommendations from the project Soil Investigation Report prepared by GMD Foundation & Soil Engineering. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (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 the Grading Plan for conformance with the geotechnical recommendations.

## 15. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

**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.

## 16. 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. This inspection requirement shall be noted on the Erosion Control Plan. (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.

## 17. 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. This inspection requirement shall be noted on the Erosion Control Plan. (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.

## 18. STORMWATER CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan shall incorporate the measures identified on the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

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

## 19. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Soil Investigation Report. (RMA- Environmental Services)

**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.

## 20. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

## 21. MITIGATION MEASURE NO. 1; ESHA (Overall Project)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Mitigation Measure No. Overall Project: In order to maximally protect and preserve all Pajaro manzanitas, Hooker's manzanitas on or near the areas to be developed, to allow for wildlife corridor passage and the eradication of invasive exotic plants, the following measures shall occur:

- ☐ All Pajaro manzanitas and Hooker's manzanitas in areas that could be impacted by development will be marked by orange construction fencing prior to the start of construction. If it is determined that any Pajaro manzanitas or Hooker's manzanitas will have to be removed, these will be replaced with two of local origin (2:1 mitigation). Any transplanted Pajaro manzanitas will also be supplemented with one additional one.
- ☐ Conservation easements or scenic easements shall be dedicated to preserve sensitive habitat areas on the property, which include the ridge top and north slope areas of central maritime chaparral north of the proposed home site and the area north of the proposed driveway just west of the home site. (See the attached map of sensitive plant species locations at the end of the Biological survey update dated September 15, 2017).
- ☐ A preconstruction survey for the presence of sensitive wildlife that could potentially be impacted by construction activities shall be conducted ten days prior to the start of the work. If construction or tree trimming begins between April 1 and August 31, the survey shall also include breeding birds.
- ☐ Storage and staging areas for construction shall be on already cleared land and shall not be on or close to areas of natural habitat.
- ☐ Perimeter fencing, if present, shall be of a type to allow wildlife to cross. Wire fencing shall have a clearance of eighteen inches between the ground and the first wire and can be any height. Board fencing shall have at least two panels on a side, or every ten feet, with at least fifteen inches between boards.
- ☐ Curbs at the edges of driveways, parking areas, or driveways, will be low and have rounded contours, to allow amphibians, reptiles, invertebrates and other small animals to cross them easily.
- ☐ All landscaping and restoration plantings on the property shall be composed primarily of native plants of local origin. Other native plants and drought tolerant, fire resistant plants with similar requirements to our native vegetation may also be planted immediately around the home. All other restoration plantings shall be plants native to the area, preferably of local origin. A native plant seed mix from stock of local origin shall be used to restore impacted native understory and ground cover as well as for erosion control. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies as well as native plant nurseries.
- ☐ Invasive exotic plants will, as much as possible, shall be removed from the property. The invasive exotics observed to be on the Barwick Property on my survey are: Hottentot Fig (*Carpobrotus edulis*), French Broom (*Genista monspessulana*) and

Pampas Grass (*Cortaderia jubata*).

**Compliance or Monitoring Action to be Performed:** See subsequent Mitigation Measure Actions 1a-1f.

## 22. MITIGATION MEASURE NO. 1; ESHA (Driveway Widening)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Mitigation Measure No. 1- Driveway Widening

The proposed driveway widening may have potential impacts to sensitive plant species, including Pajaro manzanita (*Arctostaphylos pajaroensis*) and Hooker's manzanita (*Arctostaphylos hookeri* ssp. *hookeri*), which are both present in places close to the existing driveway's edges.

The widening of the driveway will require the removal of the sensitive plants, these would be transplanted to an area within the property designated by the qualified biologist. The transplanted Pajaro or Hooker's manzanitas will also be supplemented with one additional plant of local origin (2:1 mitigation). See the attached map of sensitive plant species locations at the end of the Biological survey update dated September 15, 2017.

All sensitive plants that could potentially be impacted by driveway construction will be surrounded by orange construction fencing prior to the start of construction.

**Compliance or Monitoring Action to be Performed:** See Mitigation Measure Actions 1a to 1f.

## 23. MITIGATION MEASURE NO. 1 (ESHA); Action 1a

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce construction impacts to less than significant levels to sensitive species (central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus); and in order to allow for wildlife corridor passage and the eradication of invasive exotic plants, the following shall occur (project impacts separated by "driveway widening" and "overall project"): See Mitigation Measure Action 1a below.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action No. 1a: Prior to issuance of a construction permit, the owner/applicant shall incorporate a note on construction plans that the project shall comply with the specifications contained in the Biological survey update for the Barwick Property, 15360 Plaza Serena, Salinas, California, 93907, APN 129-096-034-000, Ed Mercurio, Biological Consultant, 647 Wilson Street, Salinas, CA 93901, September 15, 2017.

#### 24. MITIGATION MEASURE NO. 1 (ESHA); Action 1b

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce construction impacts to less than significant levels to sensitive species (central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus); and in order to allow for wildlife corridor passage and the eradication of invasive exotic plants, the following shall occur (project impacts separated by "driveway widening" and "overall project"): See Mitigation Measure Action 1b below.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action No. 1.b: Prior to issuance of a construction permit, the owner/applicant shall submit three (3) copies of a landscaping plan. The landscaping plan shall be accompanied by a letter from a qualified biologist, informing that the landscaping plan follows the recommendations contained in the Biological survey update for the Barwick Property, 15360 Plaza Serena, Salinas, California, 93907, APN 129-096-034-000, Ed Mercurio, Biological Consultant, 647 Wilson Street, Salinas, CA 93901, September 15, 2017. This includes information regarding the sensitive species replantation (if applicable), showing this on the landscaping plan, landscaping and restoration plantings consisting primarily of native plants and the plan for eradication of invasive exotic plants, as stipulated in the Mitigation Measure No. 1.

#### 25. MITIGATION MEASURE NO. 1 (ESHA); Action 1c

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce construction impacts to less than significant levels to sensitive species (central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus); and in order to allow for wildlife corridor passage and the eradication of invasive exotic plants, the following shall occur (project impacts separated by "driveway widening" and "overall project"): See Mitigation Measure Action 1c below.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action No. 1.c: Prior to occupancy of the residence, the landscape shall be installed. After installation, the project planner concurrently with a qualified biologist shall inspect the landscaping in order to determine that the landscaping was done in accordance with the approved landscaping plan.

#### 26. MITIGATION MEASURE NO. 1 (ESHA); Action 1d

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce construction impacts to less than significant levels to sensitive species (central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus); and in order to allow for wildlife corridor passage and the eradication of invasive exotic plants, the following shall occur (project impacts separated by "driveway widening" and "overall project"): See Mitigation Measure Action 1d below.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action No. 1.d: A preconstruction survey for the presence of sensitive wildlife that could potentially be impacted by construction activities shall be conducted ten days prior to the start of the work. If construction or tree trimming begins between April 1 and August 31, the survey shall also include breeding birds. A written statement by the qualified biologist that performed the preconstruction survey shall be submitted to the RMA-Planning Dept. with the conclusions and next steps.

## 27. MITIGATION MEASURE NO. 1 (ESHA); Action 1e

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce construction impacts to less than significant levels to sensitive species (central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus); and in order to allow for wildlife corridor passage and the eradication of invasive exotic plants, the following shall occur (project impacts separated by "driveway widening" and "overall project"): See Mitigation Measure Action 1e below.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action No. 1.e:  
Maintenance and monitoring of all the areas stipulated in Mitigation Measure 1, including the status of the central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus, shall be monitored and inspected at the following times by a qualified biologist:

- Once within the three months following completion of the development; and
- Once per year, in the spring season, for the following three years.

The qualified biologist shall submit a written report on each inspection to RMA-Planning Department. The report shall include contingency measures.

## 28. MITIGATION MEASURE NO. 1 (ESHA); Action 1f

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce construction impacts to less than significant levels to sensitive species (central maritime chaparral plant community, Pajaro manzanita, Hooker's manzanita and Monterey ceanothus); and in order to allow for wildlife corridor passage and the eradication of invasive exotic plants, the following shall occur (project impacts separated by "driveway widening" and "overall project"): See Mitigation Measure Action 1f below.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action No. 1.f: The applicant shall convey to the County those portions of property where central maritime chaparral (which includes Pajaro manzanita, Hooker's Manzanita and Monterey ceanothus) exists through the execution of a conservation and scenic easement in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by the Director of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to the final inspection of the construction permit for the single-family dwelling. The following are the steps to take:

1. The applicant shall submit a signed and notarized Subordination Agreement, if required, to RMA-Planning for review and approval.
2. Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.
3. Submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with metes and bound description developed in consultation with a certified professional, to the RMA-Planning for review and approval.



## 29. MITIGATION MEASURE NO. 2 (Tribal Monitor)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** An OCEN tribal monitor shall observe the removal of the six Coast live oaks, identified for removal on the subject plans, which includes the stump of the 24 -inch oak tree previously cut. The monitor shall also be on-site for the excavation activities for the proposed septic and septic leach field areas for the proposed single family residence and the proposed detached recreation room. The OCEN tribal monitor shall have the authority to stop the excavation to analyze resources. If any artifacts are found, the property owner shall return the artifacts to the OCEN tribal monitor. If any remains are found the excavation shall stop and the coroner shall be contacted immediately.

**Compliance or Monitoring Action to be Performed:** Prior to final of construction permit(s) for grading and/or building, the owner/applicant shall submit a letter from the tribal monitor to RMA-Planning verifying all work was done according to the OCEN tribal requirements and the outcome of the monitoring.

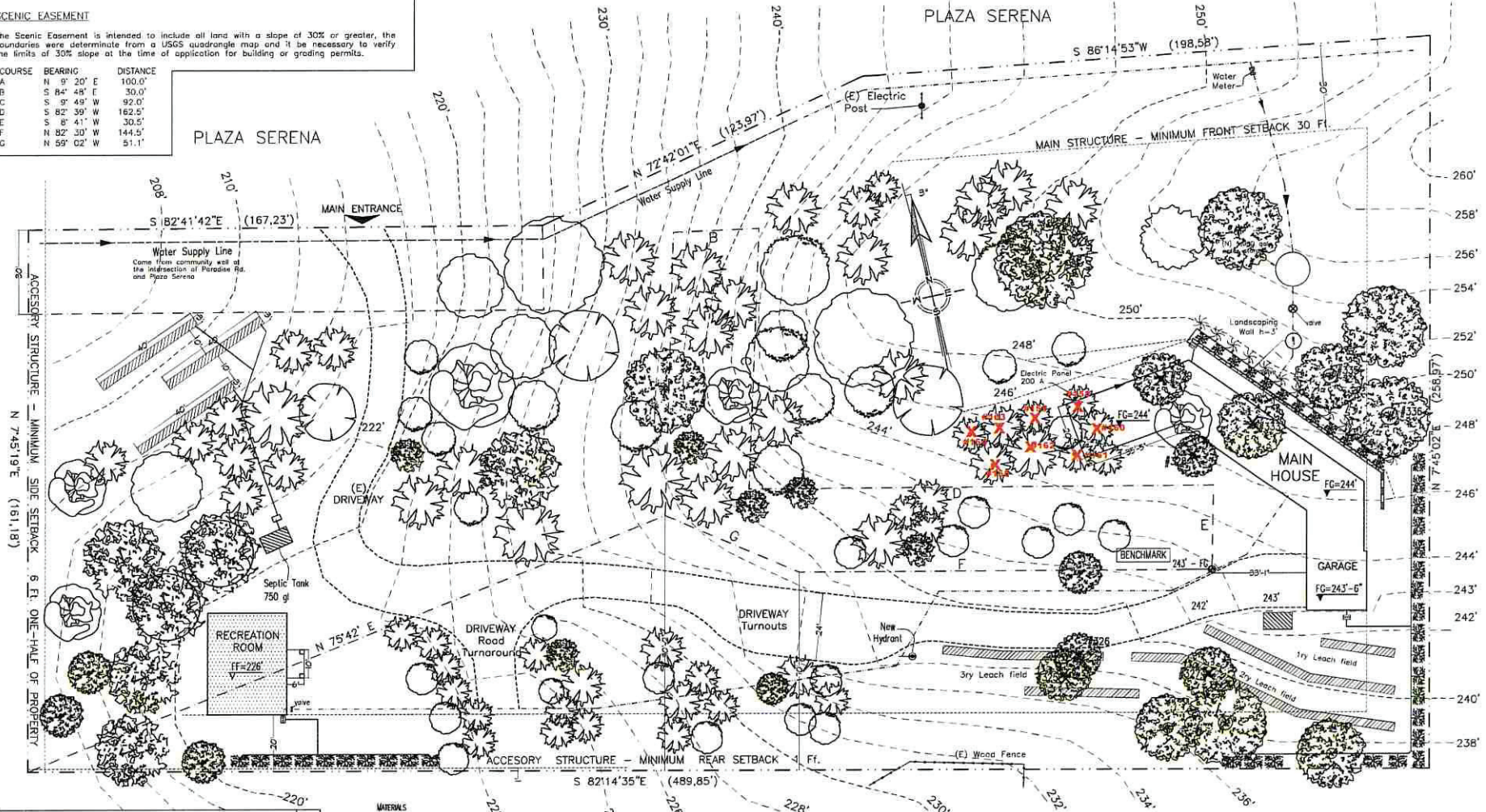
# SCENIC EASEMENT

The Scenic Easement is intended to include all land with a slope of 30% or greater, the boundaries were determined from a USGS quadrangle map and it be necessary to verify the limits of 30% slope at the time of application for building or grading permits.

COURSE	BEARING	DISTANCE
A	N 9° 20' E	100.0'
B	S 84° 48' E	30.0'
C	S 9° 45' W	92.0'
D	S 82° 39' W	162.5'
E	S 8° 41' W	30.5'
F	N 82° 30' W	144.5'
G	N 59° 02' W	51.1'

## PLAZA SERENA

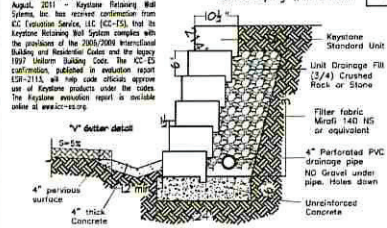
## PLAZA SERENA



### CC-15 EVALUATION REPORT

August, 2011 - Keystone Planning, Inc. has received notification from CC Evaluation Service, LLC (CC-ES), that its Keystone Retaining Wall System complies with the provisions of the 2008/2009 International Building and Residential Codes and the Agency 1997 Uniform Building Code. The CC-ES certification, published in evaluation report 15R-211, all help save critical approval use of Keystone products under the codes. The Keystone evaluation report is available online at [www.keystone.com](http://www.keystone.com).

### Landscaping Wall Details



### MATERIALS

Gravel surface

Flowers surface

Keystone

CAK TREES to remove

EUCALYPTUS to remove

IRRIGATION LEGEND

Main Gate valve

Irrigation valve

PVC Water Supply

Drip tubing polypropylene

### MULCHES

(Rate per 1,000 sq. ft.)

Material: Crushed or Smooth stone.

Rate: 10 cubic yds (10-12 tons).

Depth of application: 3 inches.

Remarks: Use 1/2" to 3/4" washed stone.

Best for small areas, not suitable for slopes. Not generally used with vegetation.

### IRRIGATION TIMING SCHEDULE

Cycles per week Minutes per cycle

SPRING 2 7

SUMMER 2 10

FALL 2 5

WATER Water only during extended dry periods

NOTE: Each point must have a drip nozzle

### Landscaping plants

NOTE: Install mulches on the garden areas. Grass is NOT acceptable.

Scientific Name	Common Name	SIZE	Characteristics
<i>Ceanothus griseus</i>	Carmel Creeper, Wild Lilac	1 gallon	Slow growing evergreen shrub to 1.5-3 feet tall and wide. Flowers bloom in clusters of light blue. California native, extremely drought tolerant, requires little to no water once established. Best used as a groundcover. Fire-resistant for defensible space. Growth Rate: Slow. Exposure: Full sun. Water Needs: Low (Water-wise). Season: Year-round flower. Color: Blue. Drought tolerant. Fire Resistant. Evergreen flowering.
<i>Eschscholzia californica</i>	California Poppy	1 gallon	Feathery, highly dissected, blue-green leaves close the 1-2 ft. stems of this popular, perennial wildflower. Showy, 1-3 in. wide, four-petaled flowers are open only on sunny days. The flowers are solitary and long-stalked and vary in color from orange to yellow. Each of the solitary petals has a deep-orange spot at its base. California poppy is often used in wildflower mixes. It is easy to grow, drought tolerant, and reseeds so readily that it can become weedy. In natural conditions, it blooms most heavily from March to May. This bloom period can be extended with supplemental water.
<i>Prunus ilicifolia</i>	Holly Leaf Cherry	2 gallons	Is an evergreen shrub to tree, average 14 ft. high and has clusters of white flowers in spikes in March that cover the entire plant, and in the fall is very showy, covered with large red cherries. Native to the California coast ranges from Mexico north to above San Francisco Bay. Full sun exposure, low water requirements after established, and needs good drainage. Birds love the fruit. When young, this species is killed at 20°F., but after the first year will survive 0°F. or lower. Excellent foundation plant and/or privacy hedge. The fruits are edible.

## LANDSCAPING Plan

SCALE 1" = 4'

Project: BARWICK RESIDENCE

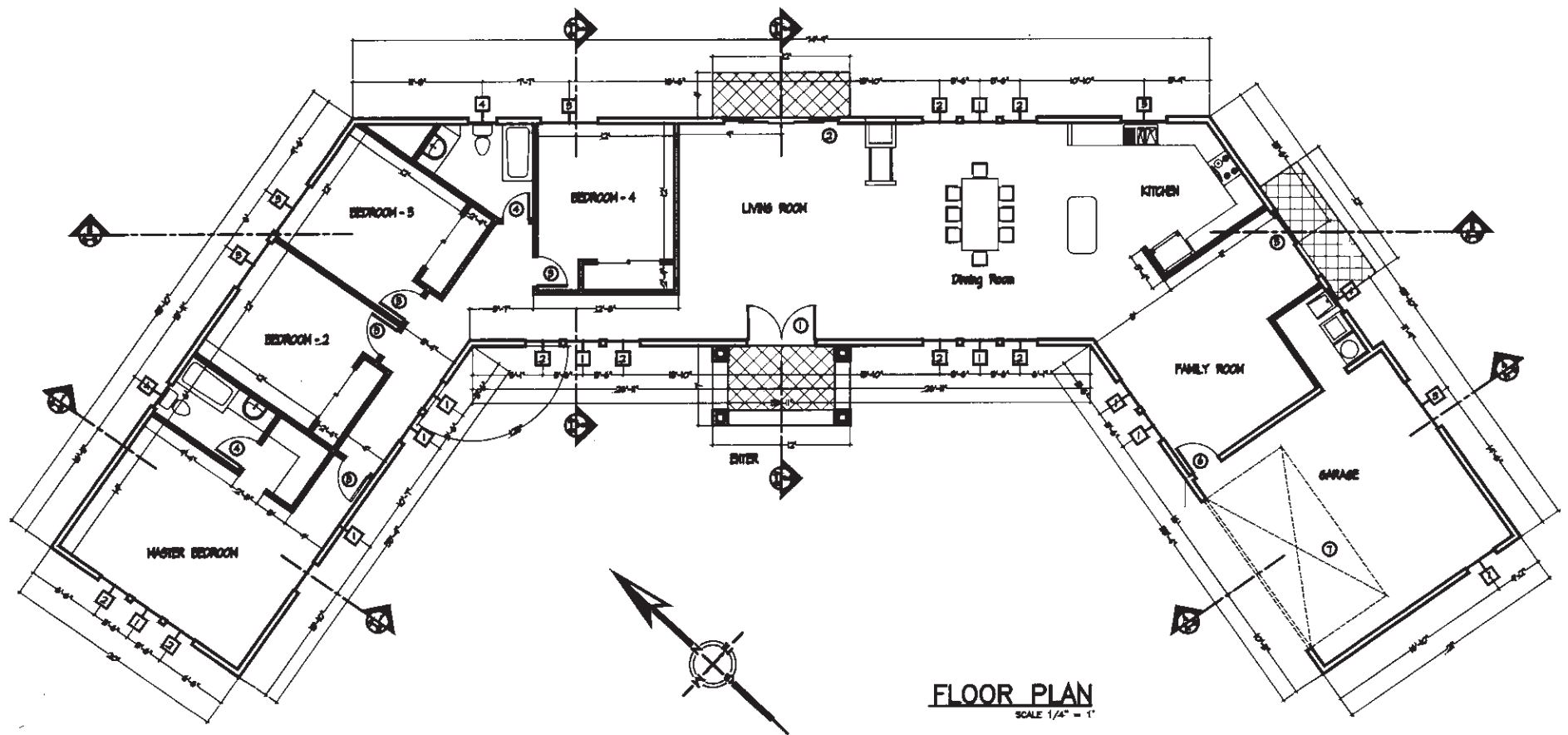
15360 PLAZA SERENA, Solana Beach, CA 92087

APR # 123-095-034-000

Owner: David & Jenny Smith - PH 855 981-8017

Sept 1 2017

A-11



WINDOW SCHEDULE					
#	TYPE	FINISH	GLAZ.	SWD (#xH)	Qty
1	FIXED	VINYL	Double-glass	3' x 6'	10
2	HUNG	VINYL	Double-glass	3' x 6'	6
3	SLIDE	VINYL	Double-glass	6' x 6'	4
4	HUNG	VINYL	Double-glass	30" x 4'	3
5	SLIDE	VINYL	Double-glass	4' x 4'	1

DOOR SCHEDULE					
#	TYPE	FINISH	GLAZ.	SWD (#xH)	Qty
1	FRENCH DOOR	VINYL	Temp.	6' x 6'	1
2	SLIDE DOOR	VINYL	Temp.	10' x 6'	1
3	HUNG	WOOD	Temp.	2'-6" x 6'-6"	4
4	HUNG	WOOD	Temp.	2'-6" x 6'-6"	2
5	SLIDE DOOR	VINYL	Temp.	7' x 6'	1
6	HUNG	WOOD	Temp.	3'-0" x 6'-6"	1
7	ROLL-UP	WOOD	Temp.	16' x 6'	1



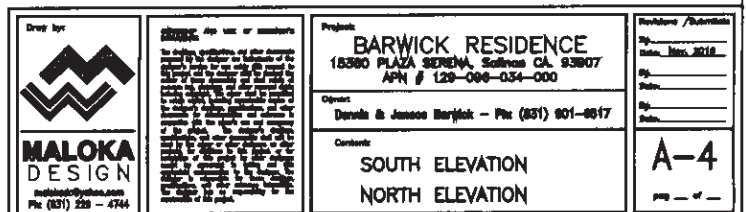
**NOTES:** See notes on drawings.  
 1. All doors and windows to be installed in accordance with the manufacturer's instructions.  
 2. All doors and windows to be installed in accordance with the manufacturer's instructions.  
 3. All doors and windows to be installed in accordance with the manufacturer's instructions.  
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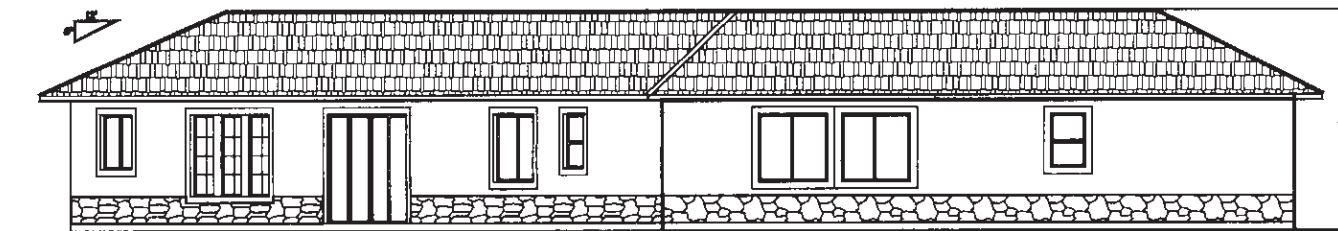
Project: <b>BARWICK RESIDENCE</b> 16360 PLAZA SEVEN, Salinas CA 93807 APN # 126-086-034-000	Revision / Submittal Rev. _____ Date: _____ Rev. _____ Date: _____ Rev. _____ Date: _____
Owner: Danilo & Janice Barwick - P/O (831) 901-8517	Contents: <b>FLOOR PLAN          DOOR &amp; WINDOW SCHEDULE</b>
<b>A-3</b> Page _____ of _____	



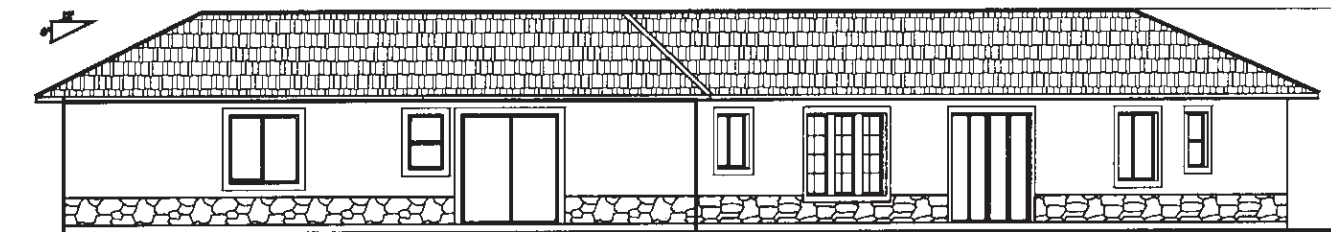
This architectural elevation drawing shows a single-story house with a gabled roof covered in shingles. The exterior walls are light-colored, and the foundation is made of stone. The house features a central entrance with a double door, flanked by windows. To the left of the entrance is a large multi-paned window, and to the right is a smaller window. The roofline is marked with a small 'A' on the right side, indicating the roof pitch.

BIDDER PRICES	
ROOF	Composition Shingles 40 year. Evaluation Report on type. If felt underlayment
FULL	1/2" 8 ooz shales on 2 layers of grade 15 paper.
WEDGES	Vinyl and Stone
Staircase/vents	Painted Metal





**WEST ELEVATION**  
SCALE 1/4" = 1'



**EAST ELEVATION**  
SCALE 1/4" = 1'

EXTERIOR FINISHES	
ROOF	Asph/Flt Shingles, 40 year, Barkman Report on Spec. 15 for all shingles
WALL	1/2" G. ext. clad on 2 layers of gyp, 1/2" paper.
WINDOWS	Vinyl and Glass
DOORS/ENTRY	Painted Metal



Revisions/Comments  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

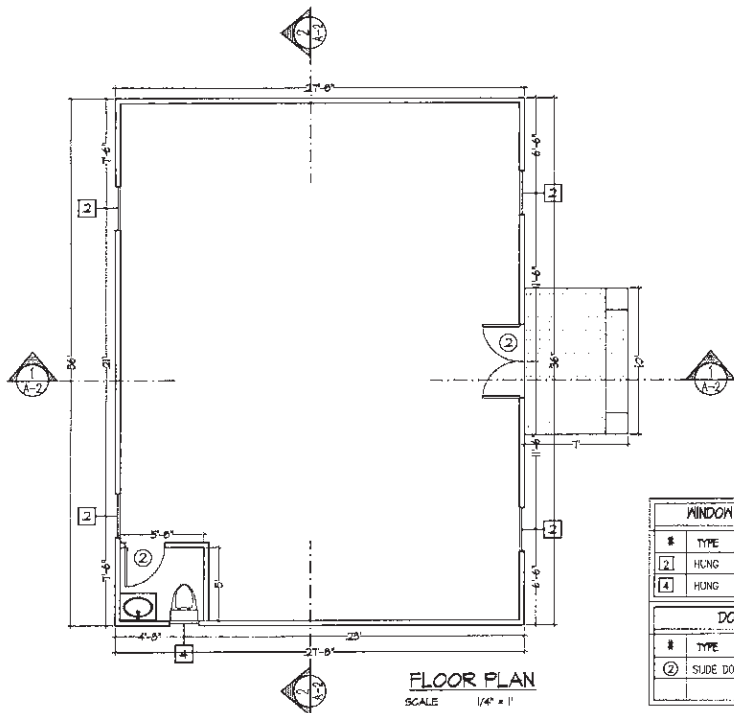


**BARKMAN RESIDENCE**  
14500 N. 14th Street, Suite 100, Phoenix, AZ 85020  
Tel: 602-998-0000  
Fax: 602-998-0001  
www.barkmanresidence.com

WEST ELEVATION  
EAST ELEVATION

**A-5**

PS - 0

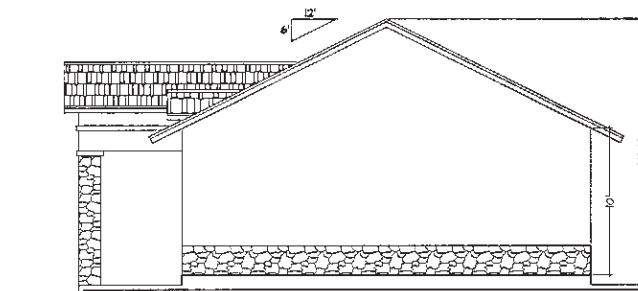


WINDOW SCHEDULE						
#	TYPE	FRAME	GLAZ.	SIZE (H x W)	Qty	Remarks
1	HUNG	VINYL	Clear-glass	3' x 6'	8	Corridors/Ht. bedr.
4	HUNG	VINYL	Clear-glass	30" x 4'	3	Bedrooms/Landry

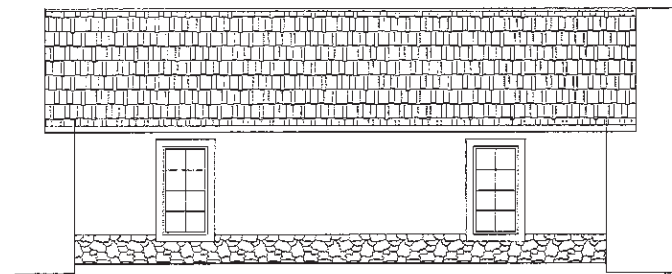
  

DOOR SCHEDULE						
#	TYPE	FRAME	GLAZ.	SIZE (H x W)	Qty	Remarks
2	SLIDE DOOR	VINYL	Temp.	10' x 8'	1	Exterior door

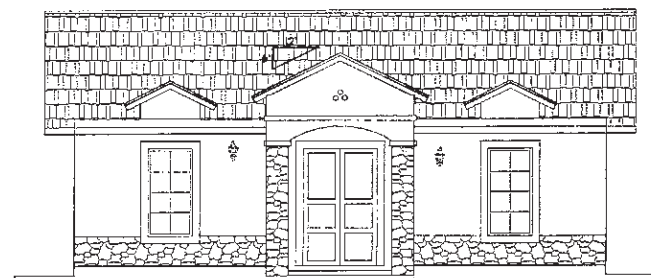
EXTERIOR FINISHES	
ROOF	Composition Shingles 40 year Evaluation Report on type 15 felt underlayment
WALL	7/8" (8 coat stucco) on 2 layers of grade 10" paper
WINDOWS	Vinyl and Glass
Gutters/Vents	Painted Metal



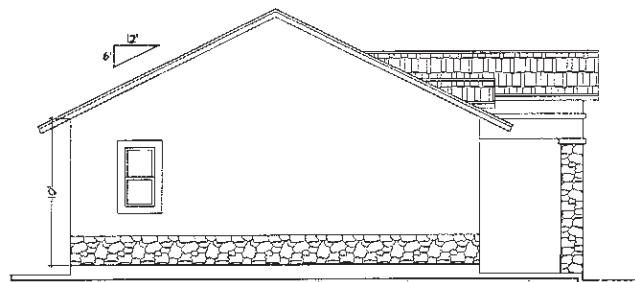
**NORTH ELEVATION**  
SCALE 1/4" = 1'



**WEST ELEVATION**  
SCALE 1/4" = 1'



**EAST ELEVATION (front)**  
SCALE 1/4" = 1'



**SOUTH ELEVATION**  
SCALE 1/4" = 1'

Revisions/Comments  
By: \_\_\_\_\_  
Date: Nov. 2016  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

Drawn by:  
  
**MALOKA DESIGN**  
malokadesign.com  
Ph: (510) 221-4214

OWNER: BARWICK RESIDENCE  
15360 PLAZA SERENA, SALINAS CA 95907  
APN # 129-096-034-000  
OWNER: Derrita & Jones Barwick - Ph: (510) 901-6517

**Project: BARWICK RESIDENCE**  
15360 PLAZA SERENA, Salinas CA 95907  
APN # 129-096-034-000  
Owner: Derrita & Jones Barwick - Ph: (510) 901-6517

Content:  
FLOOR PLAN  
ELEVATIONS  
DOOR & WINDOW SCHEDULE  
EXTERIOR FINISH MATERIALS

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