

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

In the matter of the application of:

SABA AHMED (PLN170822)

RESOLUTION NO. 18-050

Resolution by the Monterey County Zoning Administrator:

- A) Finding the project is construction of small structures including a new single family residence and guesthouse which qualifies as Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
- B) Approving the Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit to allow construction of a new 3,632 square foot one-story single family dwelling with an 864 square foot attached garage;
 - 2) Coastal Administrative Permit to allow construction of a 420 square foot detached guesthouse; and
 - 3) Coastal Development Permit to allow development within 100 feet of ESHA.

[PLN70822, SABA AHMED, 5 Hillcrest Road, Royal Oaks, North County Land Use Plan (APN: 117-081-013-000)]

The Saba application (PLN170822) came on for public hearing before the Monterey County Zoning Administrator on 30 August 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

- 1. **FINDING:** **CONSISTENCY** - The proposed project and use, as conditioned, is consistent with the *1982 Monterey County General Plan (General Plan)*, the *North County Land Use Plan (NCLUP)*, and the requirements of the Title 20 Zoning Ordinance to include Chapter 20.76 (Coastal Administrative Permits) and other County health, safety, and welfare ordinances related to land use development.
EVIDENCE:
 - a) The subject site is 1.41 acres in size and is zoned Medium Density Residential (MDR) in the coastal zone with development density of 4 units per acre (MDR/4(CZ)) in the North County Land Use Plan. Single family residential uses and guesthouses are principally permitted uses in the MDR zoning district subject to a Coastal Administrative Permit in each case. The principally allowed guesthouse is subject to Section 20.64.020 of Title 20.
 - b) The subject parcel is within the Alisal-Elkhorn Slough watershed. Policy 2.9.2 of the *NCLUP* requires an archaeological report for

development within 100 yards of a known archaeological site and within floodways of the Pajaro or Salinas Rivers, McCluskey, Bennett, Elkhorn, Moro Cojo, or Tembladero Sloughs, the Old Salinas River Channel or Moss Landing Harbor. Although the property is within Alisal-Elkhorn Slough watershed, the development is neither within a floodplain nor within 100 yards of a known archaeological site. Furthermore, the subject parcel is low status for archaeological sensitivity. Therefore, an archaeological report was not required.

- c) The project was not referred to the North County Land Use Advisory Committee (LUAC) for review because the project is categorically exempt from CEQA, does not involve variances or design approval subject to a public hearing, or conflict with a lot line adjustment.
- d) Development of the proposed project is within 100 feet of environmentally sensitive habitat (ESHA) which requires a Coastal Development Permit (CST). Pursuant to Section 20.04.030.F, the Zoning Administrator (ZA) may consider approval of a CST when designated by the Planning Director as the Appropriate Authority. There are no significant public policy issues, unmitigable significant adverse environmental impacts, significant changes in the nature of a community or area, nor establishment of precedents or standards by which other projects will be measured.
- e) The proposed project includes development of a principally permitted residential use of the property, an application that is normally considered by the Director of Planning. Due to the presence of Riparian Woodland and Seasonal Wetland, considered ESHA, within 100 feet of proposed development, a public hearing of the project is required. The Chief of Planning designates that the Zoning Administrator is the appropriate hearing body to consider this application.
- f) Section 404 of the Federal Clean Water Act (CWA) protects wetlands as waters of the United States and California Department of Fish and Wildlife (CDFW) has jurisdiction over the intermittent stream up to the Riparian dripline. Therefore, Staff requested a wetlands survey. Coast Range Biological LLC prepared a Wetlands and Biological Assessment for the project March 2018 (File No. LIB180156). The assessment concludes that no direct or indirect impacts on Seasonal Wetland and Riparian Woodland habitats are anticipated from the project with utilization of standard Best Management Practices (BMPs).
- g) In accordance with *NCLUP* Policy 2.3.3.B, the proposed project development is more than 50 feet from the extent of riparian vegetation and more than 100 feet from the landward edge of vegetation of the coastal wetland. Therefore, the proposed design is consistent with provisions of the Local Coastal Program.
- h) Pursuant to Section 20.144.040.B.6 of the North County Coastal Implementation Plan (CIP), a conservation easement dedication shall be required over environmentally sensitive habitat areas (ESHA) as a condition of approval for any development on a parcel containing ESHA (Condition No. 8).

- i) The subject parcel sits on the corner of Hillcrest Avenue and Salinas Road, back-to-back with the lot on the corner of Hillcrest Avenue and Colonial Circle. Therefore, the project qualifies for the setback exceptions set forth in Section 20.62.040.Q of Title 20 for back-to-back lots. Project setbacks are in accordance with the provisions for back-to-back corner lot setback exceptions in Section 20.62.040.Q of Title 20. Therefore, the project is consistent with the setback requirements for the parcel's development zone.
- j) A site inspection was conducted on 10 August 2018 by RMA Staff to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for residential use.
- k) The application, plans, and supporting materials, submitted by the project applicant to Monterey County RMA-Planning for the proposed development, are found in Project File PLN170822.

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, RMA-Environmental Services, North County Fire Protection District, RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The following reports have been prepared:
 - “Soil Investigation Report” (LIB180248) prepared by Geronimo Martin Daliva, CA PE #65185, Salinas, California, 17 September 2017.
 - “Wetlands and Biological Assessment” (LIB180156) prepared by Coast Range Biological, LLC, Santa Cruz, CA, March 2018.
 None of the reports indicate that the site is not suitable for the proposed development.
 - e) A can and will serve letter was provided showing the new residence is entitled to connect to the Pajaro/Sunny Mesa Community Services District (PSMCSD) water system for the provision of residential water service.
 - f) The subject parcel has been confirmed by the County of Monterey as within the boundaries of the Pajaro (Bay Farms) District for the provision of sewer service.
 - g) The parcel is a corner lot on Hillcrest Road intersecting Salinas Road where an existing unpaved driveway cuts the corner. The new entrance is proposed as a 25 foot concrete driveway from Hillcrest, 110 feet from the north property boundary along Salinas Road. Condition No. 12 requires submittal of the driveway plans to RMA-Public Works & Facilities for review and approval, along with an encroachment permit, prior to issuance of building permits. Therefore, project implementation would include proper connection of the driveway to the public road along with safe sight distances.

3. FINDING: CONSISTENCY (ESHA) – Development on the property is proposed within 100 feet of environmentally sensitive habitats

(ESHA) in Monterey County. No adverse environmental impacts are anticipated.

EVIDENCE: a) A Wetlands and Biological Assessment (File No. LIB180156) prepared for the site identifies Riparian Woodland, Seasonal Wetland, and a potential wildlife movement corridor on the property. However, implementation of this project would not impact these areas for the following reasons:

- In accordance with NCLUP Policy 2.3.3.B.1, a 50 foot minimum setback is required from the Riparian Woodland dripline along the drainage swale on the eastern property boundary. Development would occur about 40 feet outside this 50 foot buffer, for a 90 foot total buffer. Therefore, neither implementation nor operation of the residence would adversely affect the existing Riparian Woodland.
- Pursuant to NCLUP Policy 2.3.3.B.4, a 100 foot setback is required from the vegetated landward edge of a coastal wetland. Development would occur about 30 feet outside this 100 foot buffer from the Seasonal Wetland, for a 130 foot total buffer. Therefore, neither implementation nor operation of the residence would adversely affect the Seasonal Wetland.
- The presence of residential development immediately to the east and south of the project site, and agricultural development to the north and west isolates the Riparian Woodland and Seasonal Wetland habitats from providing a movement corridor for native wildlife. Therefore, neither implementation nor operation of the residence would adversely affect a potential wildlife movement corridor.

b) The California red-legged frog (CRLF) is protected by the Federal Endangered Species Act (ESA). The nearest documented (CRLF) occurrence is approximately 0.4 mile southwest of the study area and the subject parcel lacks aquatic habitat for the species. The species requires still or slow-moving ponds during the breeding season, generally December to April, and the intermittent Wetland was dry during the March 2018 assessment. Project implementation would not impact the intermittent Wetland habitat for CRLF. However, Condition 23 requires a fenced boundary no more than 20 feet from the edge of ground disturbance for the development, beyond which no ground disturbance, construction equipment, or personnel shall enter during the duration of construction. Therefore, any dispersed individuals of CRLF that have potential to occur in the vicinity would be protected during construction of the project.

c) There is no tree removal proposed for construction of the new residence. However, the Federal Migratory Bird Treaty Act and the State Fish and Game Code Section 3503 prohibit disturbance or destruction of actively nesting birds. The Wetlands and Biological Assessment (File No. LIB180156) recommends a nesting bird survey no more than 15 days before any site demolition or vegetation clearing during February 1 through August 31 of any year. Therefore, Condition No. 9 requires a nesting survey prepared by a qualified professional biologist/ecologist no more than 15 days before ground disturbance during February 1 through August 31.

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, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau (EHB), 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.
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.
- EVIDENCE:** a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and no violation exists on subject property.
b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170822.
6. **FINDING:** **PUBLIC ACCESS** - The project is consistent with the policies of the Local Coastal Program (LCP) and ordinances related to public trust or public use.
- EVIDENCE:** a) The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights pursuant to Section 20.70.050.B.4 of Monterey County Code. Pursuant to Section 20.70.050.B.4.c of the Monterey County Code, no substantial adverse impact on access, either individually or cumulatively, can be demonstrated.
7. **FINDING:** **CEQA (Exempt):** - Based on substantial evidence in light of the whole project, the project would not have a substantial adverse effect on the environment and no unusual circumstances were identified to exist for the proposed project. Therefore, the project requires no further environmental review under CEQA.
- EVIDENCE:** a) Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303(a), new construction of the first single family residence in residential zones qualifies as a Class 3 categorical exemption. The project includes construction of the first single family dwelling and accessory structures on the subject parcel.
b) No adverse environmental effects were identified during RMA Staff review of the development application during a site visit on 10 August 2018.
c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated

historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

- d) Development is set back beyond the required buffer distances from sensitive habitat on the site and will not adversely impact environmentally sensitive habitat areas or sensitive plant and wildlife species.
- 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 PLN170822.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the decision by the Zoning Administrator is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because a wetland has been identified on the subject property.

DECISION

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

- 1. Find the project Categorically Exempt per Section 15303(a) of CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines;
 - 2. Approve the Combined Development Permit consisting of:
 - a) Coastal Administrative Permit to allow construction of a new 3,632 square foot one-story single family dwelling with an 864 square foot attached garage;
 - b) Coastal Administrative Permit to allow construction of a 420 square foot detached guesthouse; and
 - c) Coastal Development Permit to allow development within 100 feet of ESHA,
- in general conformance with the attached Plan set and subject to conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of August 2018 by:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **AUG 31 2018**

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **SEP 10 2018**

(Coastal Projects)

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 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.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170822

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Combined Development Permit (PLN170822) allows construction of a new 3,632 square foot two-story single family dwelling with a 864 square foot attached garage and a 420 square foot attached guesthouse within 100 feet of ESHA. The property is located at 5 Hillcrest Road, Royal Oaks (Assessor's Parcel Number 117-081-013-000), North County Land Use Plan, Coastal Zone. 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 18-050) was approved by the Zoning Administrator for Assessor's Parcel Number 117-081-013-000 on 30 August 2018. 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 grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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. (County Counsel)

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 County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

4. 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.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and May 1 unless authorized by the RMA Chiefs of Building Services and Planning.

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and May 1.

7. PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) 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 425 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 12 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 a 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 Director of the RMA-Planning.

8. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where the wetland and riparian woodlands exist as delineated in the "Wetlands and Biological Assessment" prepared by Coast Range Biological March 2018 (LIB180156), 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 recording the parcel/final map or prior to issuance of grading and building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to RMA - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map or prior to issuance of grading and building permits, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA - Planning.

9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any vegetation removal or noise, or disturbance during construction that occurs during the typical bird nesting season (February 1 through August 31), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine, if any, active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 15 days prior to ground disturbance or tree removal. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 15 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. Buffer zone distances, which depend to some degree on the species and shall be established in consultation California Department of Fish and Wildlife (CDFW), are typically at least 50 feet around native passerines, 100 feet around special-status passerines, and 300-1,000 feet or more around raptors, depending on the species. Work within established buffer zones shall be postponed until all the young are fledged, as determined by the project biologist

10. PD012(H) - LANDSCAPING PLAN (NO. COUNTY NATIVE)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (Suggested Native Species Landscaping List - North County Coastal Zone) from RMA - Planning. (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."

11. 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.

12. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to (Hillcrest Road). The design and construction is subject to the approval of the RMA. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the RMA-PWF, obtain an encroachment permit from the RMA prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

13. PW0010 - SEWER CONNECTION

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Submit utility improvement plans and construct sewer connection(s). The design and construction is subject to the approval of the RMA. Owner/Applicant shall pay all applicable connection fees. Sewer connection permits are required, and Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the RMA-PWF; obtain a connection permit and encroachment permit, if applicable, from the RMA prior to issuance of building or grading permits; and construct and complete improvements prior to occupancy or commencement of use. Sewer improvements to be constructed in compliance with approved plans. Applicant is responsible to obtain all permits and environmental clearances, any to pay all applicable fees.

14. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

15. WRSP01 - STORMWATER RETENTION PLAN - NORTH COUNTY COASTAL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate stormwater retention measures to emphasize retention of water on-site in order to maximize groundwater recharge. New development and the resulting impervious surfaces shall include measures to collect and conduct runoff to drainage areas/devices capable of minimizing runoff and allowing for stormwater infiltration (e.g., subsurface infiltration trenches, vegetated swales, bioretention filters, rainwater cisterns, etc). An overflow or high flow bypass system shall be provided. A registered civil engineer or other qualified professional shall design the stormwater retention plan in conformance with the water resources policies set forth in the North County Land Use Plan (2.5.3.A.4 & 2.5.3.C.6.c.). The stormwater retention plan shall be reviewed and approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit a stormwater retention plan with the construction permit application.

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

16. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan prepared by a registered civil engineer, that addresses the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan (with supporting calculations) shall include facilities to retain the 95th percentile 24-hour storm, and incorporate the measures identified on the completed 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.

17. 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.

18. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Geotechnical Investigation and the approved Grading and Stormwater Control Plans. (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 professional engineer.

19. 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.

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. GEOTECHNICAL REVIEW CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the grading plan and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

22. 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.

23. PDSP001 - BOUNDARY OF CONSTRUCTION AND STAGING AREA

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The parcel lacks aquatic habitat (ponds) for the California red-legged frog (CRLF). However, Riparian Woodland (~40 feet from onsite development) and Seasonal Wetland (~30 feet from onsite development) along the eastern boundary of the property could provide marginal foraging and sheltering habitat during the rainy season, if standing water is present; and the vegetative cover may facilitate dispersal from offsite breeding locations. These habitats will not be impacted by the project, but low numbers of CRLF individuals could be dispersing in the vicinity at night during the rainy season, and could incidentally occur on the project site.

CRLF is federally protected. Although the nearest documented CRLF occurrence is approximately 0.4 mile southwest of the study area, protective measures would ensure that incidental CRLF occurrences in the vicinity would not be impacted by construction.

Appropriate materials such as debris fencing and wattles shall be implemented for erosion control and control of sediment, pollutants, debris, or other materials from entering the Riparian Woodland or Seasonal Wetland.

Compliance or Monitoring Action to be Performed: Prior to ground disturbance, the applicant/owner shall provide a fenced boundary no more than 20 feet from the edge of ground disturbance for the development north of the building pad. No ground disturbance, construction equipment, or personnel shall enter beyond the fenced boundary during the duration of construction.

On an ongoing basis during construction, the applicant/owner shall ensure continued placement of the fenced boundary.

24. 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 Wetlands and Biological Assessment (Library No. LIB180156) was prepared by Coast Range Biological in March 2018, and is on file in Monterey County RMA - Planning. 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.

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Salinas Road

APN: 117-081-014-000

APN: 117-081-003-000

APN # 117-081-013-000
1.41427 Acres

APN: 117-081-012-000

Hillcrest Avenue
50' ROW

Site Plan
scale: 1"= 20'



Vicinity Map
no scale



Project Data Summary:

Project Name: Ahmed Saba
APN#: 117-081-013-000

Parcel Size: 1.41427 Acres, 61,605 sq. ft.

General Plan Land Use Designation
LCP: Residential - Medium Density

Zoning: MDR/4(CZ)

Current Status: Vacant

Proposed:

Lot Coverage:

Structures:

Residence ----- 3,632 sq.ft.
Guest House ----- 420 sq.ft.
Garage ----- 864 sq.ft.
Breezway ----- 64 sq.ft.
Covered Porch ----- 216 sq.ft.
Uncovered Decks
and Stairs ----- 482 sq.ft.
Total Structures ----- 5,678 sq.ft.
Lot Coverage ----- 9%

Grading:

Estimated Cut ----- 20 yards
Estimated Fill ----- 40 yards

Tree Removal:

No Trees are proposed to be removed.

Impervious Coverage:

Proposed Structures ----- 5,678 sq.ft.
Conc. Walks & Drives ----- 1,411 sq.ft.
Total Impedrvious Area ----- 7,089 sq.ft.

Parking:

Required ----- 3
(2 per residence, 1 for guest house)
Proposed ----- 4
(2 in garage, 2 @ driveway)

Utilities:

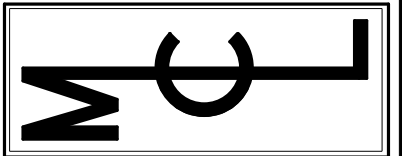
Water ----- Pajaro/Sunny Mesa
Sewer ----- Bay Farms District
Power ----- PG&E

Sheet Index:

A-0 - Site Plan
A-1 - Floor Plans
A-2 - Elevations
E-1 - Exterior Lighting Plan
G-1.1 - Grading/Drainage Plans
G-1.2 - Grading Sections & Details
L-1 - Landscaping Plan
L-2 - Fuel Management Plan

revisions:	by:

prepared by:
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Proposed Residence For:

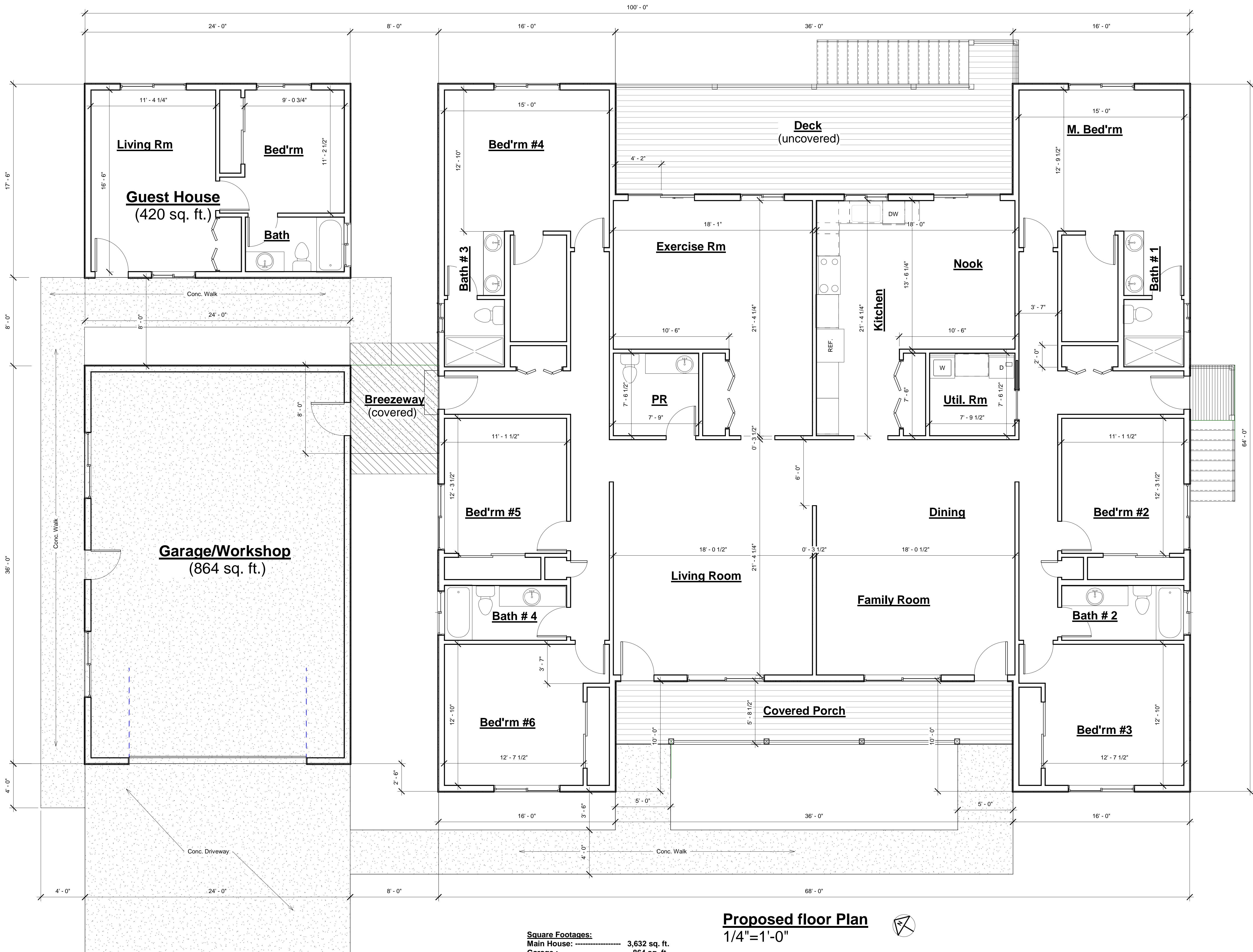
Ahmed Saba

5 Hillcrest Road, Monterey County
APN #117-081-013-000

DRAWN BY:	MLC
CHECKED	
DATE:	April 12, 2018
SCALE:	as noted
JOB NO.	1709-1
SHEET:	

A-0

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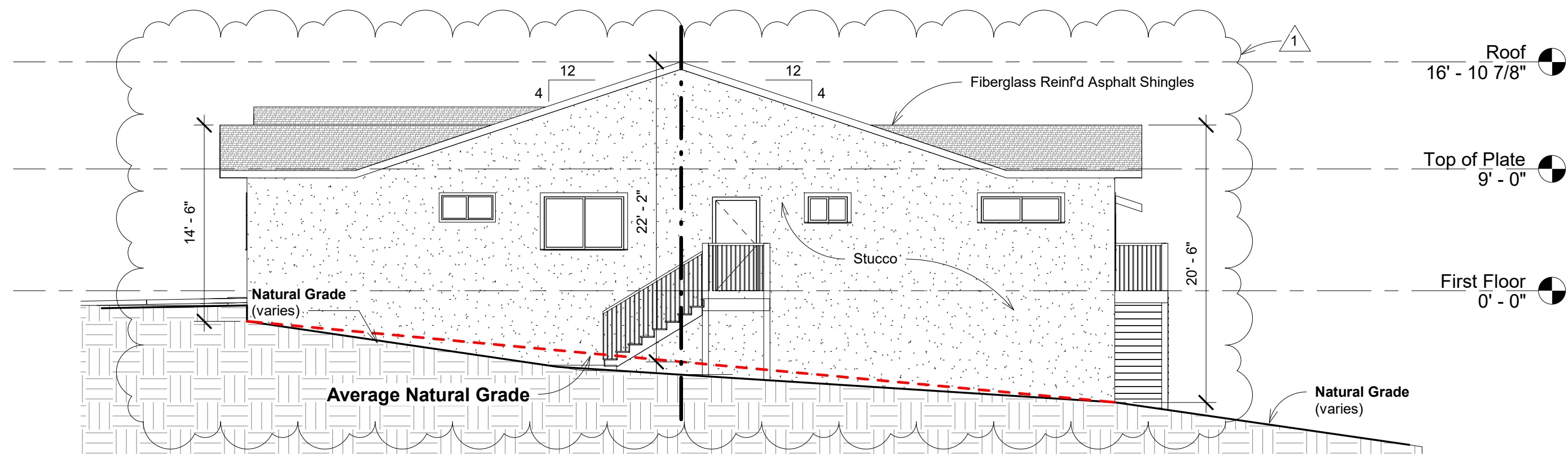
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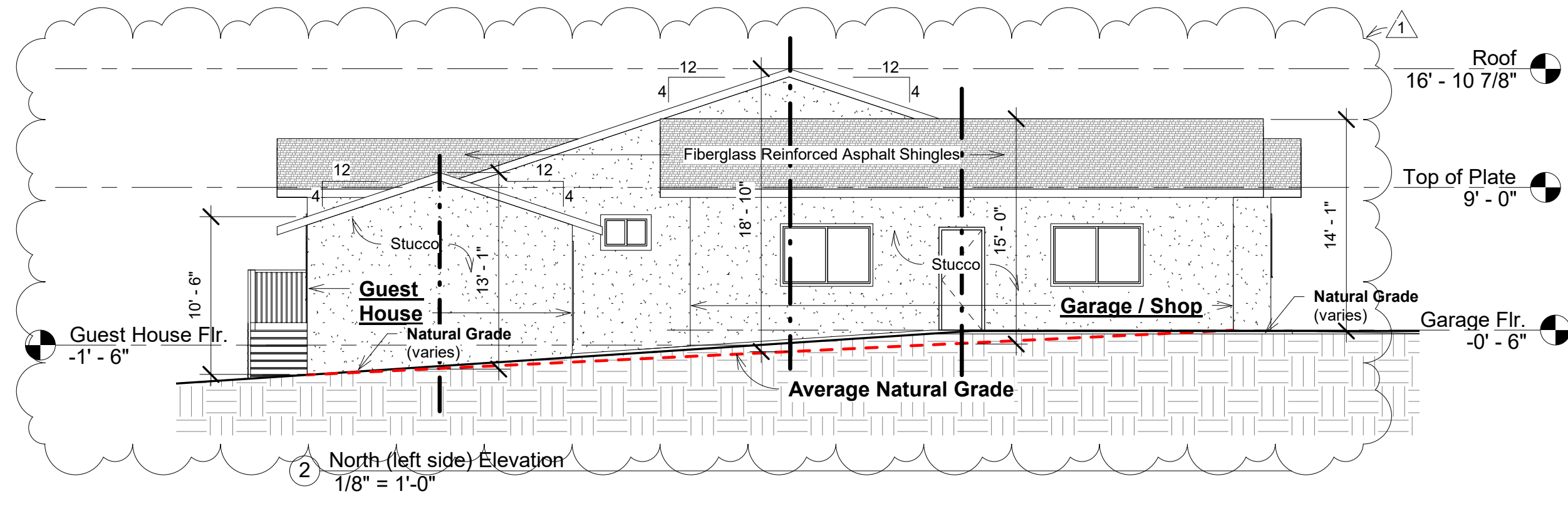
Proposed Residence For:
Ahmed Saba
5 Hillcrest Road, Monterey County
APN #117-081-013-000

DRAWN BY:	MLC
CHECKED:	
DATE:	April 12, 2018
SCALE:	as noted
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SHEET:	

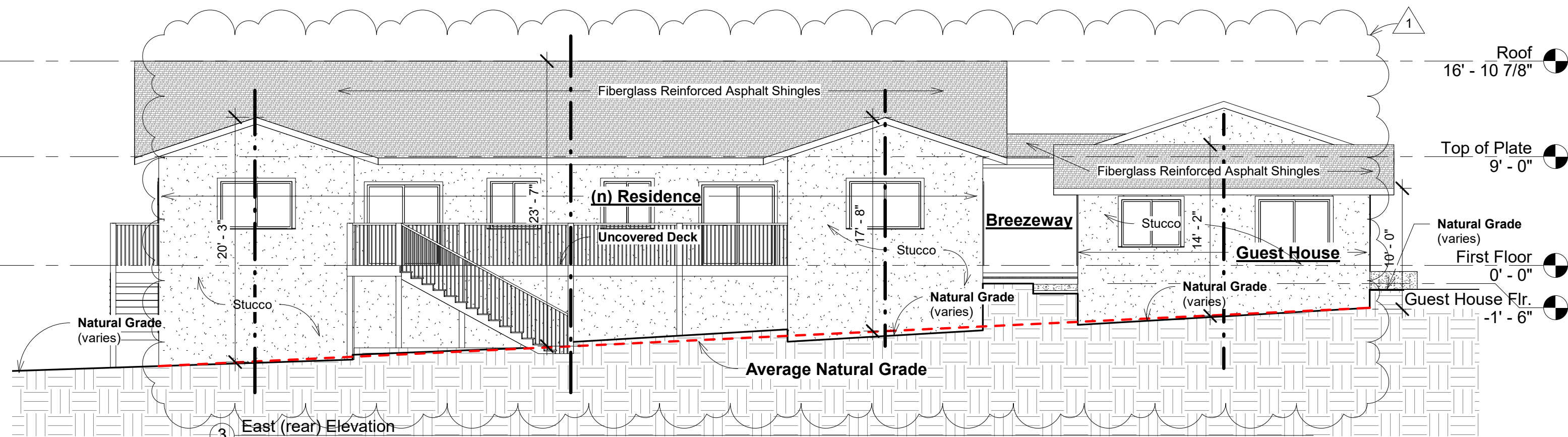
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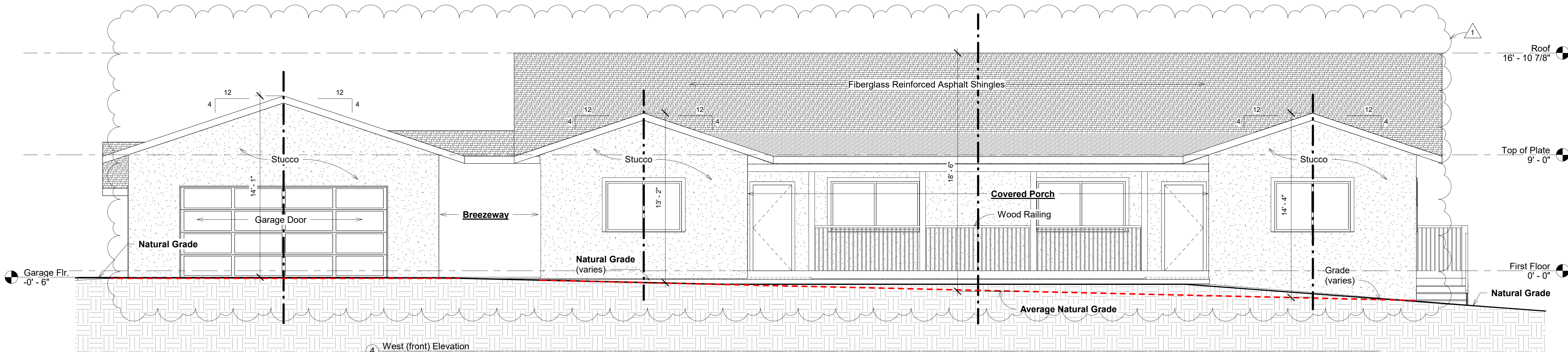
1 South (left side) Elevation
1/8" = 1'-0"



2 North (left side) Elevation
1/8" = 1'-0"



3 East (rear) Elevation
1/8" = 1'-0"



4 West (front) Elevation
1/4" = 1'-0"

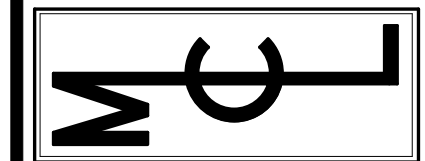
Exterior Colors:

All colors are as per Kelly Moore Paints as follows;

Base Exterior Walls ----- #KM4941 "City Dweller" L RV51
Exterior Trim ----- #KM4943 "Subway" LRV26
Windows ----- #KM14 "Frost"
Doors ----- #KM159 "Sequoia Redwood" LRV10

revisions:	by:
April 16, 2018	MLC
8-10-2018	MLC

prepared by:
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Proposed Residence For:

Ahmed Saba

5 Hillcrest Road, Monterey County
APN #117-081-013-000

DRAWN BY:	MLC
CHECKED :	
DATE:	April 12, 2018
SCALE:	as noted
JOB NO.:	1709-1
SHEET:	

A-2



Exterior LED Light, Wall Mounted @ 80" AFF
9" Weathered Pewter Outdoor LED Wall Lantern
as by Hampton Bay, model # HB7058-304
Integrated LED, 950 Lumens, 3000K ,
Dusk to Dawn Photocell & Dark Sky Compliant.

Specifications

Dimensions

Assembled Depth (in.)
7.25 in
Assembled Height (in.)
9.13 in
Assembled Width (in.)
7.50 in
Product Depth (in.)
7.25
Product Height (in.)
9.125
Product Length (in.)
7.5
Product Width (in.)
7.5

Details

<https://www.homedepot.com/p/Hampton-Bay-9-in-Weathered-Pewter-Small-Outdoor-LED-Wall-Lantern-with-Open-Bottom-HB7058-304/300388719>

0
Outdoor Lighting Features
Dark Sky Dusk to Dawn,Rust Resistant,Water Resistant,Waterproof,Weather Resistant
Package Quantity
1
Power Type
Hardwired
Product Weight (lb.)
2.09lb
Returnable
90-Day
Style
Classic
Watt Equivalence
100

Warranty / Certifications

Manufacturer Warranty
3-Year Limited Warranty

<https://www.homedepot.com/p/Hampton-Bay-9-in-Weathered-Pewter-Small-Outdoor-LED-Wall-Lantern-with-Open-Bottom-HB7058-304/300388719>

4/3/2018 Hampton Bay 9 in. Weathered Pewter Small Outdoor LED Wall Lantern with Open Bottom-HB7058-304 - The Home Depot

Actual Color Temperature (K)
3000
Color Rendering Index (CRI)
80
Color Temperature
Bright White
Exterior Lighting Product Type
Outdoor Lanterns
Fixture Color/Finish
Weathered Pewter
Fixture Material
Steel
Glass/Lens Type
No glass/lens
Included
Hardware Included
Light Bulb Type Included
Integrated LED
Lumens
915
Number of Bulbs Required

<https://www.homedepot.com/p/Hampton-Bay-9-in-Weathered-Pewter-Small-Outdoor-LED-Wall-Lantern-with-Open-Bottom-HB7058-304/300388719>

Salinas Road

APN # 117-081-013-000
1.41427 Acres

(e) Power Pole
(P.G.&E.)

(e) Fire HD

(e) Power Pole
(P.G.&E.)

Hillcrest Avenue
50' ROW

(e) Power Pole
(P.G.&E.)

Legend

L-1 —14 ea.— Exterior LED Light, Wall Mounted @ 80" AFF
as by Hampton Bay, model # HB7058-304
Integrated LED, 950 Lumens, 3000K ,
Dusk to Dawn Photocell & Dark Sky Compliant.

MS-1 —9 ea.— Motion Sensor with Photocell controlled by
manual ON and OFF switch that does not
override to ON.

Exterior Lighting Concept Plan

scale: 1"= 20'



revisions:	by:

prepared by:

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MLC

Proposed Residence For:

Ahmed Saba

5 Hillcrest Road, Monterey County
APN #117-081-013-000

DRAWN BY:	MLC
CHECKED	:
DATE:	April 12, 2018
SCALE:	as noted
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E-1

BACKFILL AND COMPACTION NOTES

1. THE BACKFILLED PORTION OF THE REINFORCED MATERIALS SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATTER AND SHALL CONFORM WITH THE FOLLOWING GRADATION LIMITS AS DETERMINED BY ASTM D-422: (100 PERCENT PASSING THE 1/2" IN SIEVE, 0 TO 50 PERCENT PASSING THE NO. 40 SIEVE, 0 TO 30 PERCENT PASSING THE NO. 200 SIEVE). THE PERCENT PASSING THE NO. 200 SIEVE SHALL ALSO HAVE A PLASTICITY INDEX OF LESS THAN 5. IN ADDITION, THE "INFILL MATERIALS" SHALL HAVE A PH BETWEEN 3 AND 9 AND AN ORGANIC CONTENT LESS THAN 5%.
2. THE FILL IN THE BACKFILL ZONE SHALL BE PLACED IN A MAXIMUM 8-INCH LIFTS (LOOSE MEASURE) AND UNIFORMLY COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST (D-698).

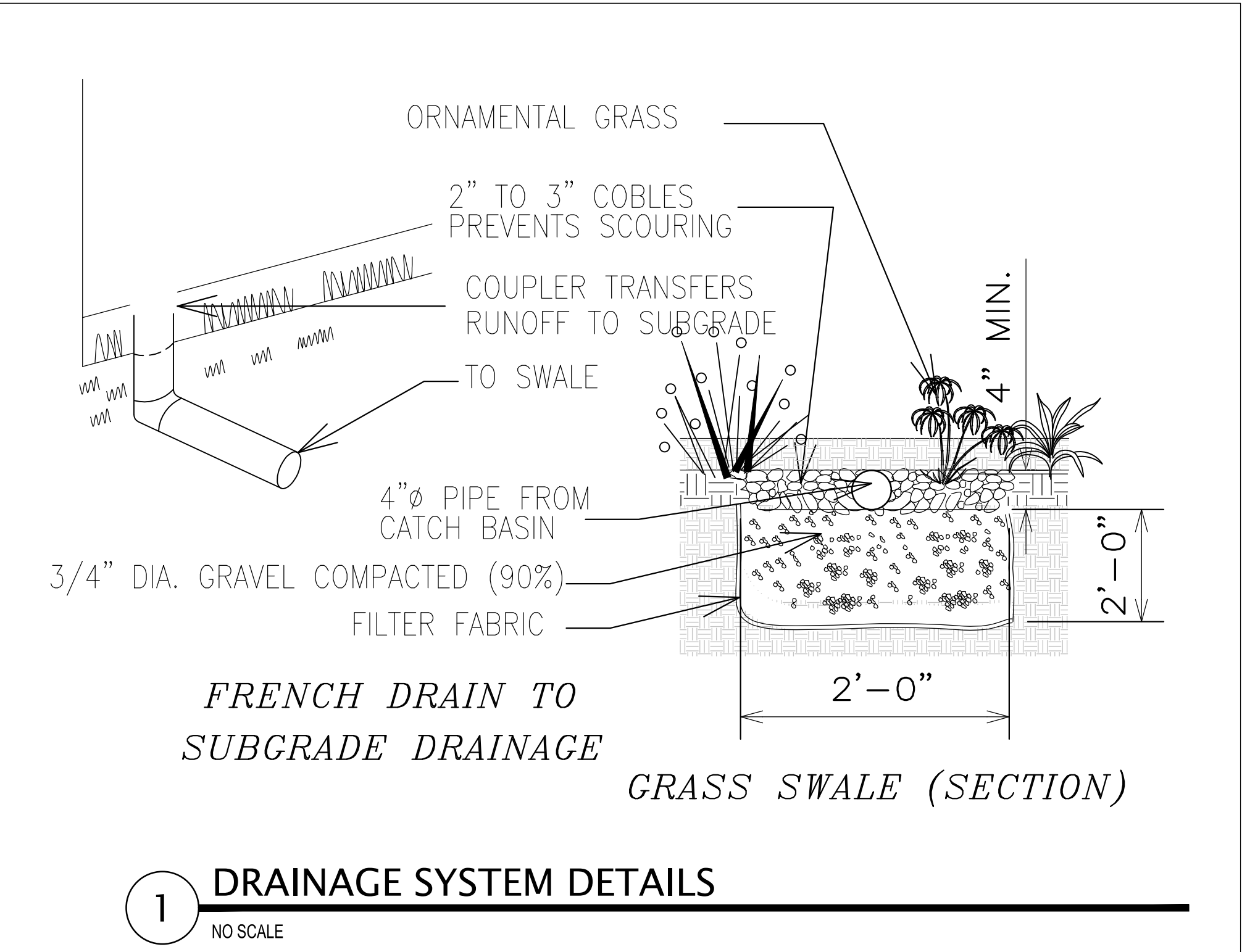
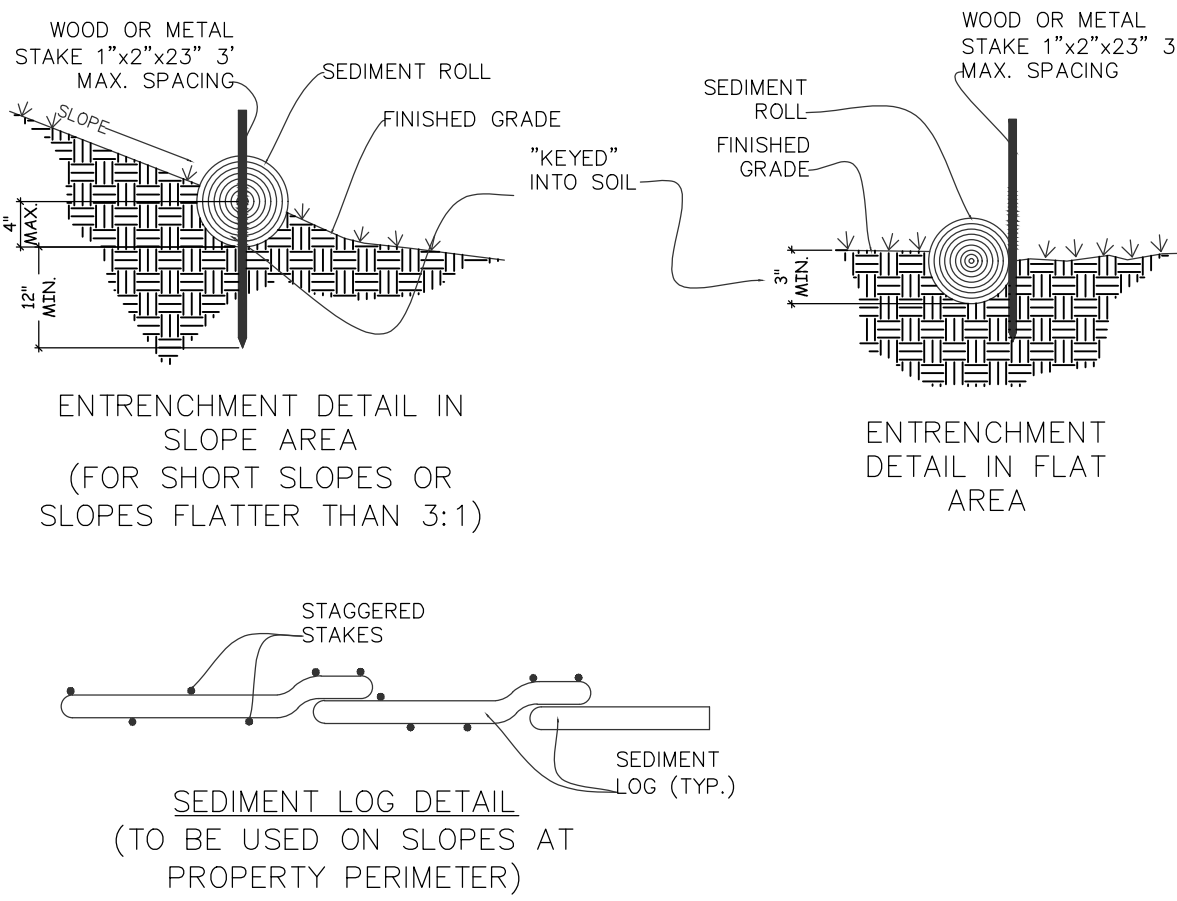
GRADING NOTES

1. ALL GRADING SHALL CONFORM TO THE LATEST COUNTY OF MONTEREY STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
3. THE COUNTY OF MONTEREY SHALL BE NOTIFIED 24 HOURS PRIOR TO THE START OF WORK.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED.
2. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
3. DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INSTALL STRAW BALE SILTATION BARRIER AS SHOWN ON PLANS.
4. ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE THAT WILL YIELD THE FOLLOWING RATE OF APPLICATION.

TYPE OF SEED	POUND PER ACRE
COMMON RYEGRASS	30
WINTER BARLEY	10
BIRDSFOOT TREFOIL	5
POPPY AND LUPIN (CALIFORNIA WILDFLOWER MIC)	3
MANZANITA	3
6. AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING PROPORTIONS:	
MATERIAL	PER ACRE (SLOPE MEASUREMENTS)
SEED	51 POUNDS
FERTILIZER	500 POUNDS
STRAW MULCH	1,000 POUNDS
WATER	AS REQUIRED
7. RAIN RUNOFF FROM THE SITE SHALL BE FILTERED BY A STRAW BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.	
PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED	



NO.	REVISIONS



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gmd_engr5@gmail.com



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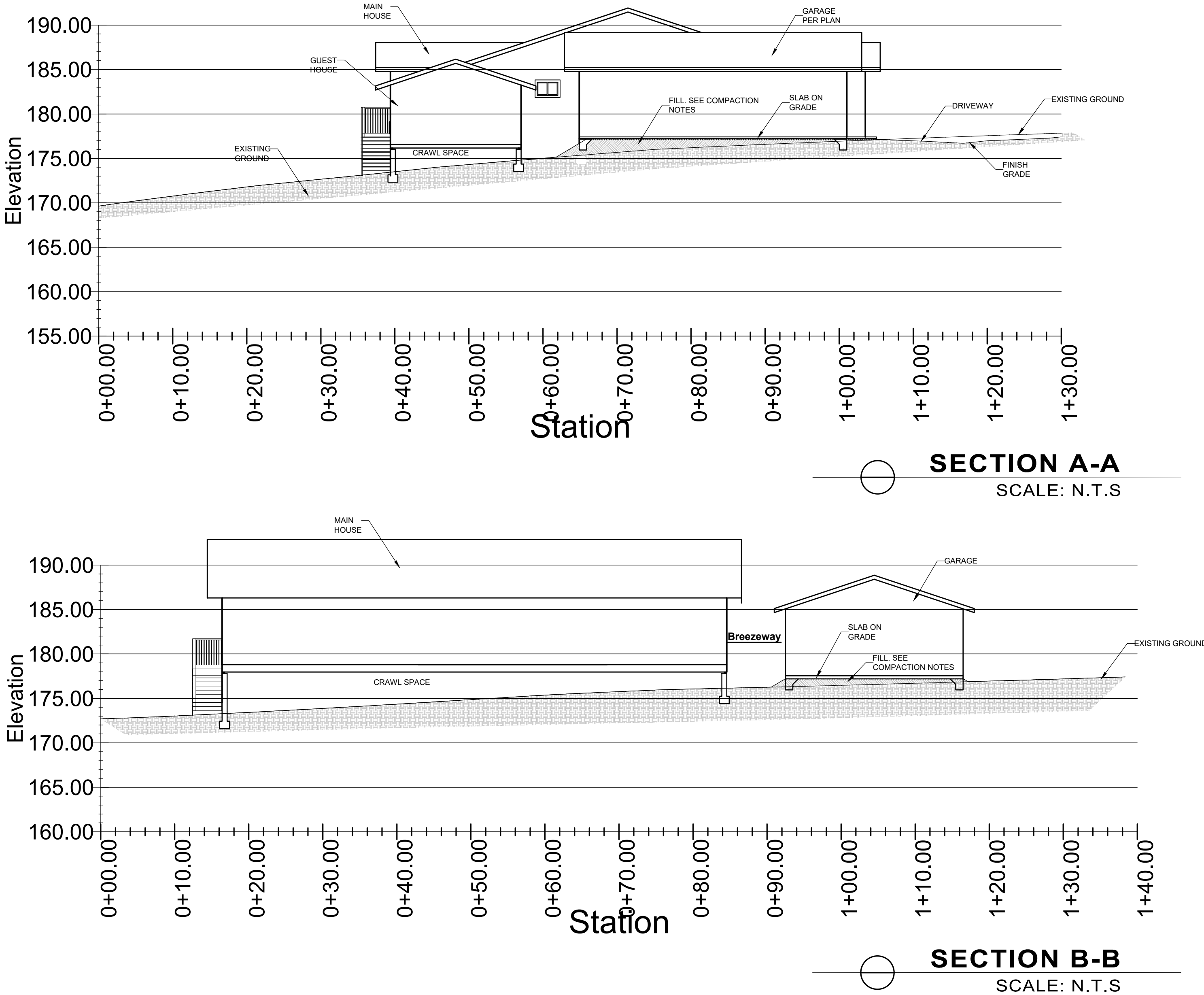
Project: **SINGLE FAMILY DWELLING**

Owner: **AHMED SABA**

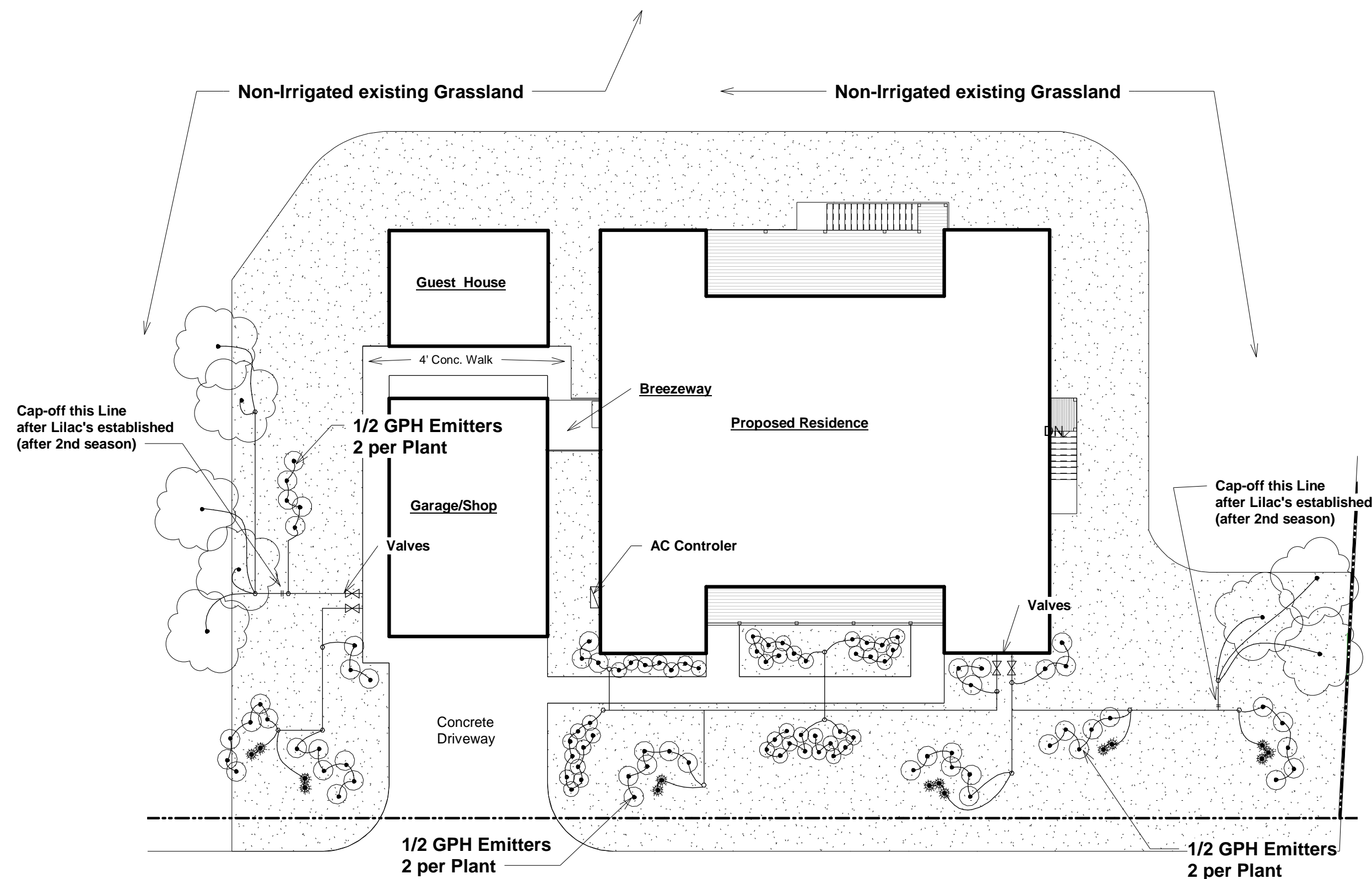
Address: **5 HILLOREST AVE ROYAL OAKS, CA**
APN: 117-081-013-000

Sheet Content:
**GRADING SECTIONS,
NOTES & DETAILS**

Drawn: **JAMIE BARCELOS**
CD



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Hillcrest Avenue

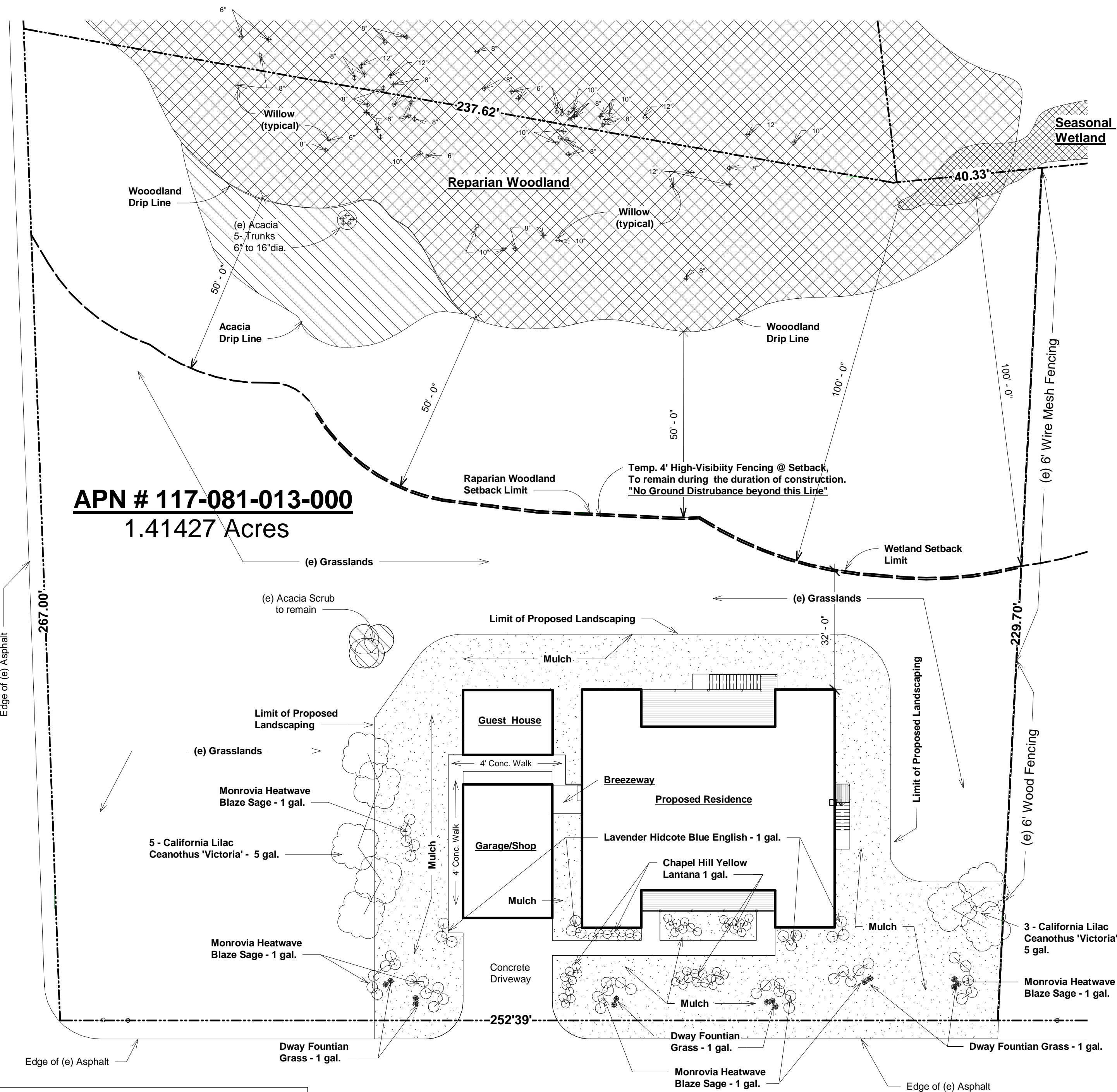
Note:
Irrigation System to be Drip Type w/1/2 GPH Emitters

Estimated Anual Water Use:
1st Season ----- 3,600 gal. per year
2nd Season ----- 2,700 gal. per year
3rd Season & beyond ----- 1,800 gal. per year

② Site - Landscaping Irrigation
1/16" = 1'-0"



Salinas Road



APN # 117-081-013-000
1.41427 Acres

Hillcrest Avenue

Notes:
1.) No existing Trees are proposed to be removed.
2.) See Sheet C-4 for Fuel Management Requirements.

① Site - Landscaping
1" = 20'-0"



Planting List			
Qty.	Name	Size	Notes:
8	California Lilac Ceanothus 'Victoria'	5-gal.	Once established water occasionally
39	Monrovia Heatwave Blaze Sage	1-gal.	Once established water occasionally
12	Lavender Hidcote Blue English	1-gal.	Once established water occasionally
47	Chapel Hill Yellow Lantana	1-gal.	Once established water occasionally
14	Dway Fountain Grass	1-gal.	Once established water occasionally

revisions:	by:

prepared by:
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mlcouperdesign@gmail.com

Proposed Residence For:
Ahmed Saba
5 Hillcrest Road, Monterey County
APN #117-081-013-000

DRAWN BY:
MLC

CHECKED
DATE: April 12, 2018

SCALE:
as noted

JOB NO.:
1709-1

SHEET:

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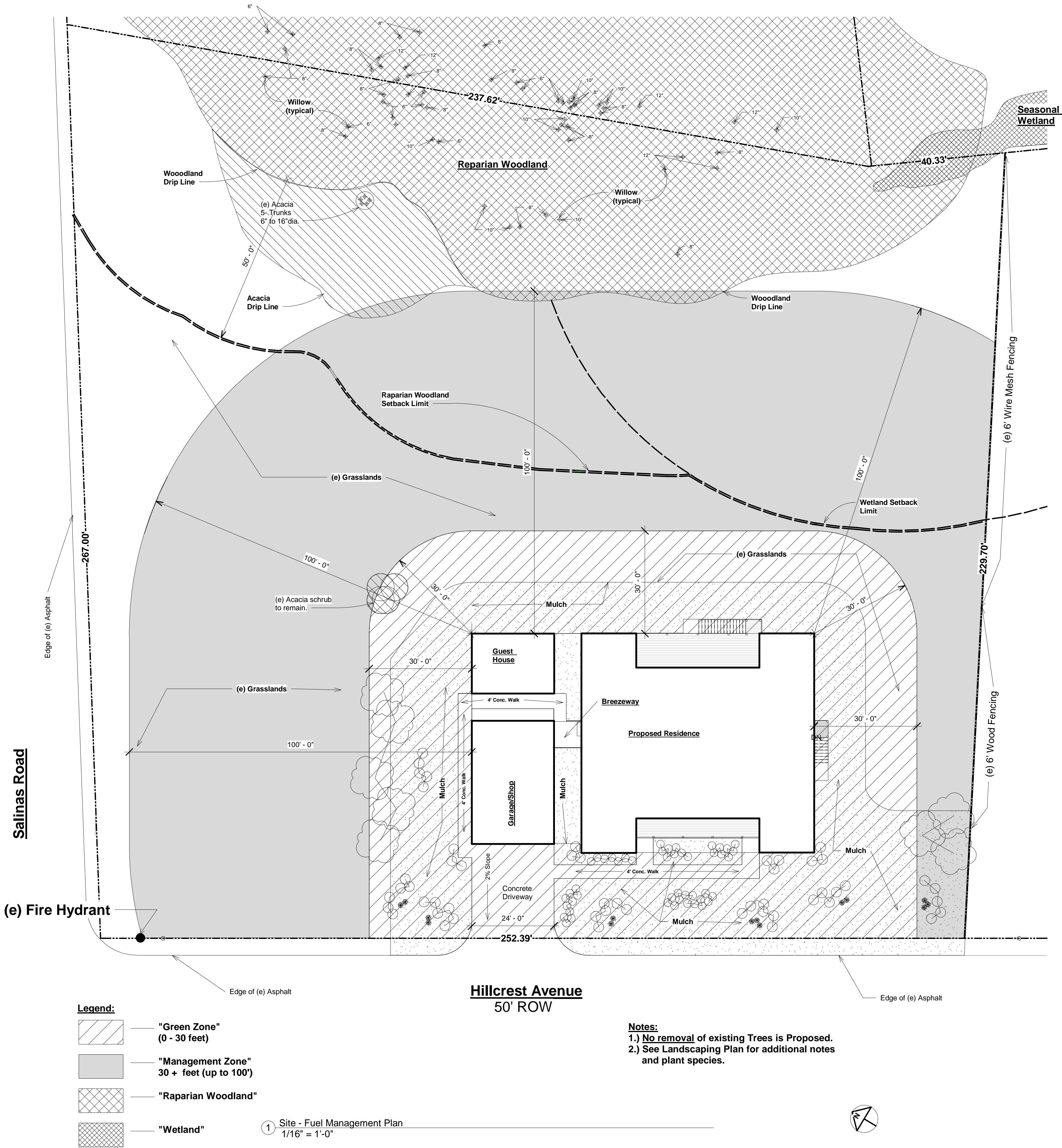
Fuel Management Notes:

1) Within 30 feet of Structures;

- Cut flammable vegetation around buildings a minimum 30 feet or to the property line, whichever is closer, except for landscaping, as follows:
- a. Cut dry and dead grass to a maximum height of 4 inches.
 - b. Maintain the roof and gutters of the structure free of leaves, needles or other dead vegetative growth.
 - c.) Maintain any tree adjacent to or overhanging a building free of dead wood.
 - d.) Trim tree limbs that extend within 10 feet of the outlet of a chimney or stove pipe.
 - e.) Trim dead portions of tree limbs within 10 feet from the ground.
 - f.) Remove all limbs within 6 feet of the ground.
 - g.) Remove all dead fallen material unless it is embedded in the soil.
 - h.) Remove all cut material from the area.
 - i.) Remove all cut material from the area or chip and spread on site.
 - j.) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material and openings of not more than one-half inch in size.
 - k.) Post house numbers per Fire Department requirements.

Between 30 and 100 feet around the Structures (or to the property line, whichever is closer);

- a.) The fuel reduction zone in the remaining 70 feet (or to the property line) will depend on the steepness of your property and the type of vegetation. For additional information, refer to the Cal Fire brochure: **"Why 100 Feet? Protect Your Home...and Property"**
- b.) Cut plants and grass beneath tree canopies to prevent fire from spreading to the trees. These plants should be "topped off" leaving the root structure intact to minimize erosion.
- c.) Do not use herbicide or other chemical methods to remove vegetation



revisions:	by:

prepared by:

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mlcouperdesign@gmail.com

MLC



Proposed Residence For:

Ahmed Saba

5 Hillcrest Road, Monterey County
APN #117-081-013-000

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