

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

ELLA INDUSTRIES INC (PLN190155)

RESOLUTION NO. 25-058

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333 and none of the exceptions to the exemptions set forth in Guidelines section 15300.2 apply; and
- 2) Approving a Restoration Permit to restore 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.

[PLN190155 ELLA INDUSTRIES INC, Less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks, North County Area Plan (APNs: 117-471-016-000 and 117-471-007-000)]

The ELLA INDUSTRIES INC application (PLN190155) came on for public hearing before the County of Monterey Chief of Planning on November 5th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Existing Condition. The two subject parcels are undeveloped lots located within north unincorporated Monterey County. A 60-foot right-of-way access easement is conveyed over the subject properties to allow access to Vega Roads. The access easement follows an existing informal

road/jeep trail that provides access to a previous eucalyptus plantation that covers the majority of both parcels, as well as two adjacent parcels to the east (see Finding 1, Evidence “F”). Due to high precipitation events that happened at the end of 2021 and subsequent erosion events, the Applicant/Owner regraded this road to replace the displaced soil back to its original location. This action involved grading approximately 0.99 acres of land that contained slopes in excess of 25%, thus requiring a Use Permit and a Grading Permit. Accordingly, the County issued an administrative citation (see Finding 5). A site inspection was conducted by Staff on March 30, 2023, confirming that grading had been completed without a permit, as well as development on slopes in excess of 25%, which created a potential erosion hazard.

- c) Allowed Use. The properties are located off of Vega Road, less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks (Assessor’s Parcel Numbers [APNs]: 117-471-016-000 and 117-471-007-000), within the North County Area Plan. The parcels are zoned as Low Density Residential with a maximum gross density of five acres per unit or “LDR/5”; however, Parcel “A” (APN: 117-470-016-000) has a portion of the lot designated with a maximum gross density of two and a half acres per unit. This is the area of proposed restoration. Restoration of the unpermitted grading is an allowed land use.
- d) Violation. Pursuant to Title 21 section 21.84.120, no application for a discretionary permit shall be deemed complete while there is a violation on said property until that property has been restored to its pre-violation state (see Finding 4 and supporting evidence). “Restoration” of the property shall include, but not be limited to, roadbed preparation, including invasive species eradication, vegetation replanting, slope revegetation and ongoing monitoring for three years.
- e) Lot Legality. APN: 117-471-016-000 is a 21.612-acre lot that is shown in its current size and configuration as “Parcel D” of Minor Subdivision No. 72-383 on Parcel Map Volume 10, page 163. APN: 117-471-007-000 is a 27.20-acre lot that is shown in its current size and configuration as Parcel C of Minor Subdivision No.-73-50 on Parcel Map Volume 6, page 31. Therefore, the County recognizes the properties as legal lots of record.
- f) Tree Removal. There is a grove of eucalyptus trees on the south end of both parcels (as well as two adjacent parcels) that was originally planted as a plantation grove, as was evident due to the eucalyptus planted in uniform rows with spacing of 10-20 feet on center. There is evidence that the eucalyptus trees were harvested two to three times with multi-clustered stems ranging from 10-24 inches in diameter, indicating that the trees were primarily used as a plantation. There is little native vegetation in the surrounding area around the eucalyptus trees. After the high precipitation events of 2021 and subsequent erosion events, numerous eucalyptus trees were removed. Since eucalyptus trees are not native trees in the North County Area Plan and are protected by the County’s policies, this removal work did not require a permit.
- g) Land Use Advisory Committee (LUAC). The project was not referred to the North County Land Use Advisory Committee (LUAC) for review

because it does not involve a public hearing for Design Approval, a Lot Line Adjustment, or preparation of an Initial Study.

- h) The project planner conducted a site inspection on March 30, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.
- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
- b) Staff identified potential impacts to the project. The following report have been prepared:
- “Restoration Plan” (LIB250358) prepared by Jefffrey Froke, Pebble Beach, CA, June 21, 2025.
 - “Geotechnical Evaluation” (LIB230068) prepared by Rune Storesund, Kensington, CA, April 25, 2023.
 - “Addendum Letter” (LET_STORESUND) prepared by Rune Storesund, Kensington, CA, April 27, 2023.
- County staff independently reviewed these reports and concur with the conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
- c) Staff conducted a site inspection on March 30, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. 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) There is no need for potable water or wastewater for the parcels at this time.
- c) Staff conducted a site inspection on March 30, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

4. FINDING: **VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to applicable provisions of the County’s zoning ordinance. A violation exists on the property, and approval of this permit would partially abate said violation.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of a violation (Code Enforcement Case No. 21CE00499) existing on the subject properties for grading of a roadway. The violation was reported in 2021 when the applicant was removing excess soil that had eroded onto the existing informal road following a series of winter storms and paving a portion of the road that connects the access road to Vega Road. Staff conducted a site inspection on March 30, 2023, and concluded that there was evidence of grading and clearing of vegetation on-site, including grading on slopes in excess of 25%. An Addendum Letter (LET_STORESUND – see Finding 2, Evidence “b”) prepared by Storesund Consulting showing evidence of an existing roadway through satellite imaging from the 1950s and 1960s. Storesund Consulting assessed that it would be difficult to return the project site to its preexisting condition prior to the violation since the road has existed for over 70 years, and therefore, the proposed full restoration contemplates restoring as much of the road as feasible to its previous state (informal road, not a natural landform). Therefore, Staff recognizes that the violation in question is grading without a permit and development on slopes in excess of 25% and associated planning fees have been paid.
 - b) A Restoration Plan (LIB250358 – see Finding 2, Evidence “b”) was provided Jeffrey Froke on June 21, 2025. The restoration plan found that the areas impacted by the violation have been stabilized, partly due to the stormwater best management practices (BMPs) that were set in place to minimize damage by stormwater runoff. The BMPs were in effect from 2023 to 2025. To fully restore the parcels and provide erosion mitigation measures, the Restoration Plan includes roadbed preparation (which includes but is not limited to eradication of invasive species and re-establishing usage of the road as an access road for fire protection services with no additional materials to be brought in besides herbicide application), vegetation/field preparation with selected seed-application methods, recommended seed palette and watering, as well as ongoing maintenance and monitoring of the slope restoration. of the disturbed areas only will be implemented through Condition No. 3. It was determined that with the implementation of the restoration plan, with a grading permit complete and finalized, it will fully abate the existing Code Enforcement No. 21CE00499).

- c) Staff conducted a site inspection on March 30, 2025, and researched County records to assess the violations on the subject property and how proposed activities would address them.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15333 categorically exempts projects not to exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitats for fish, plants or wildlife.
 - b) The project consists of restoration of an existing access road including stabilization of slopes in excess of 25% and vegetation replanting for soil stability.
 - c) None of the exceptions to the exemptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The location of the project site is not within any environmentally sensitive habitat areas;
 - The surrounding parcels of the subject properties have existing direct access to established roads and would not require additional access roads. Therefore, successive projects of the same type and in the same place (construction of an access road) would not contribute to a significant cumulative impact; looking backwards
 - The proposed development area consists of highly erodible soil and the proposed roadwork, stormwater controls, and restoration plan will help to stabilize the erodible soil on slopes in excess of 25%. There are no other unusual circumstances regarding this project that would cause a significant effect to the environment;
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources;
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code; and
 - The project does not involve any identified historical resources.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on March 30, 2023.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Planning Commission. Pursuant to Title 21 section 21.80.040.A, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Director of Planning

DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d) and none of the exceptions listed in Section 15300.2 apply; and
2. Approve a Restoration Permit to restore 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 5th day of November 2025.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN190155

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit (PLN190155) allows for the restoration of 0.99 acres of slopes in excess of 25% to partially clear Code Enforcement Case No. 21CE00499. The properties are located off of Vega Road, Royal Oaks [NO ADDRESS ASSIGNED TO PARCELS] (Assessor's Parcel Numbers 117-471-007-000 and 117-471-016-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD- 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Restoration Permit (Resolution Number **) was approved by the Chief of Planning for Assessor's Parcel Numbers 117-471-007-000 and 117-471-016-000 on November 5th, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - 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 HCD - Planning.

3. PDSP001 - RESTORATION & MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall apply for a grading permit to restore the areas of disturbance in accordance with the recommendations contained in the Restoration Plan (LIB250358) to HCD-Planning for review and approval. Monitoring of the restoration area will occur for three years, with three visits per year. The qualified restoration monitor should maintain records that include fundamental data, such as overall plant performance relative to previous visits, individual performance of each species seeded, and sample counts of emergent plants per square foot, followed by an extrapolation to cover the entire site. Standards: Performance, or success, of any individual seeded species is not an objective of this project; success is determined by an overall collective level of survival, regardless of which species are winners versus losers. In theory, a single species could account for an acceptable level of performance, i.e., coverage. The target objective in the second and third years is a coverage rate of 65 percent, which may be adjusted for observed coverages of undisturbed semiwild habitats of comparable structure and composition in the North County / Watsonville region. Annual reports shall be submitted to HCD-Planning.

Compliance or Monitoring Action to be Performed: Within 90 days after the issuance of this Restoration Permit, the Owner/Applicant shall apply to HCD-Building Services for a grading permit to complete the work outlined in this permit.

Within 90 after issuance of this Restoration Permit, the Owner/Applicant shall submit to HCD-Planning a copy of a signed contract between the Owner/Applicant and a qualified restoration monitor (Project Monitor) indicating that the Project Monitor will provide on-going monitoring and maintenance for three years.

On an on-going basis for the duration of monitoring activities, an annual report shall be submitted to HCD-Planning demonstrating compliance with the Restoration Permit and the success criteria of LIB250358. The Project Monitor shall prepare and submit a Final Monitoring Report to HCD-Planning for review and approval at the 3rd year. This Final Report shall detail the results of the annual monitoring, determines the health and vigor of installed plants, describes the regeneration of invasive species, initial and ongoing maintenance activities, completion of re-grading and contouring activities, as well as the remediation activities which may need to occur. The Final Report shall establish whether the success criteria detailed in LIB250358 have been met.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: 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. (HCD - Planning)

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.

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

Responsible Department: 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 HCD - 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.
(HCD - 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 HCD - 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.

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A PLAN FOR REMEDIATING AN HISTORIC ROADBED & ASSOCIATED LANDSCAPE RESOURCES ON AN UNDEVELOPED PRIVATE PROPERTY NEAR ROYAL OAKS IN MONTEREY COUNTY, CALIFORNIA



Prepared for:

Casey Marsh
BCM Construction
Agent for Ella Properties, Inc.

Prepared by:

J.B. Froke, Ph.D.
CALIFAUNA
Pebble Beach, CA

Saturday, June 21, 2025



Urban, Ranch & Wildland Management ☉ Wildlife Biology & Ecological Restoration

Jeffrey B. Froke, Ph.D. / 3158 Bird Rock Road / Pebble Beach, CA 93953
831-224-8595 / jbfroke@mac.com

REPORT: **REMEDATION PLAN FOR A ROADBED AND ASSOCIATED
LANDSCAPE RESOURCES ON PRIVATE PROPERTY NEAR ROYAL
OAKS IN MONTEREY COUNTY, CA.**

FOR: Mr. Casey Marsh, BCM Construction (Owner's Agent/Applicant)
(bcmremodeling@gmail.com)

Owner: Ella Industries, Inc., San Francisco, CA

COPY: Ms. Hya Honorato, HCD, County of Monterey
(HonoratoH@countyofmonterey.gov)

BY: Jeffrey B. Froke, Ph.D., Califauna
(jbfroke@mac.com)

ENTRY ROAD LOCATION: Between 134 & 136 Vega Road, Royal Oaks, California

COORDINATES @ ENTRY GATE: 36.887702° lat / -121.720552° lon

ACCESSOR'S PARCEL NUMBERS (4): APN 117-471-003; -004; -007; and -016

REPORT PURPOSE: This report is intended to inform and support the efforts of HCD staff in making their determination about the applicant's readiness to proceed with the project, as described herein.

REPORT OVERVIEW: This document describes a project that is intended to remediate and capitalize on previous roadbed grading and slope/runoff mitigation over a limited and specified portion of the subject property. Emphasis is given to limited groundwork, zero slope modification, and preference to carefully applied vegetation based on seeding and planting a select few noninvasive species. The roadbed is approximately 90 years old.

REPORT CONTENTS: This report includes the project objectives, information sources, limits of the work area, a summary of existing slope conditions along with the attached Storesund VRGP slope map, identification of general project methodology and equipment to be employed, a select revegetation/planting palette, and a specific postwork monitoring scheme.

PROJECT OBJECTIVES: The project has four (4) principal objectives:

- (1) Retain existing runoff potential (reduce rate and effect of surface flow during high-level storm events);
- (2) Support wildland emergency and patrol access by CalFire (California Department of Forestry and Fire Prevention (Bulldozers, 4WD Brush Trucks, and Off-road Incident Vehicles) and its cooperators;
- (3) Recover and/or respecify vegetation for reducing storm runoff rates and minimizing slope erosion for both in-road and adjacent sections of the dirt and gravel roadbed; and
- (4) Implement an appropriate and adequate monitoring scheme, including mappable starting and ending points, measurable and trackable data targets, compliance reportage, and site conditions to signal successful conclusion of the project.

BACKGROUND INFORMATION: This report refers to field observations made on two visits and walks across the site; also, the document, “Vega Road Properties Project Grading Plans” (Storesund Consulting, 15 April 2022, 21 pages). The Storesund document, which includes a complete slope map, is herein = 2,170 and, more intensive field trip was conducted as a one-person walkover to closely examine and assess the present slope, predominant vegetation, and noteworthy conditions of the surrounding hillside landscape.

■ Information gathered from the field includes the following:

- ➔ Condition and relationship of the roadbed to adjoining oldfields ($\pm$ north of roadbed), and interface of the predominant eucalyptus plantation ($\pm$ south); and
- ➔ Findings from a search for evident and observed special-status species of both wild plants and animals.

LIMITS OF PROPOSED PROJECT: As stated, this work plan derives geographic and topographic data from the Vega Road Grading Plans (Storesund: VRGP). Google Earth Pro was also referenced, particularly for historical imagery.

In general terms, the work area extends from the entry gate (the lowest relative elevation) to the first crest of the roadbed (the highest relative elevation). Specifically,

■ Elevation range: 231ft

- ➔ Start @ lowest elevation: 140ft ASL (@~VRGP [station] 1+50)
- ➔ End @ highest elevation: 371ft ASL (@ VRGP 18+00);

■ Project length: 1,550 ft

■ Project width: ~24–32 ft (av. 28 ft)

■ Project area: est. 0.99 ac

■ Project volume:

- ➔ No planned change to existing mass or volume from existing ground; i.e., following previous remedial earthwork.
- ➔ For contingency, add five percent $[(.05 \times \text{surface area} = 2,170) \cdot 12\text{in depth}] = 2,170 \text{ cf of 2-6 inch baserock.}$

■ Slope: The average slope and more or less constant slope, from lowest to highest project elevation, equals 15.90 percent.

■ **Roadbed Preparation** – Methods, Materials, Equipment:

- ➔ Step 1 – Cut string and wire ties binding old straw bales; remove silt fencing; remove t-bar posts; track-roll length of project area to flatten old bales;
- ➔ Step 2 – Mow or cut all vegetation for the width and length of the project area (at a safe height above ground level, $\pm$ 4 inches) to minimize sparking and to reduce unnecessary ground disturbance;
- ➔ Tractor: same or equivalent to a (minimum) D-3 or D-4.
- ➔ Implements: for example, Brushcutter (60-in), Flail Mower (48-in), 72-in powered box rake;
- ➔ Also, water tank/sprayer (tractor implement or truck/built-on tank);
- ➔ Step 3 – Spot-spray or daub cut Scotch Broom (*Genista*) and green thistles (species) with **glyphosate**. Minimize contact with existing grasses and Deerweed (see plant i.d. section). BMP: avoid spraying during breeze or winds, also during or immediately following a rain event, and prevent herbicide from contacting surface water, if present.
- ➔ Step 4 – Wait two (2) weeks after herbicide application before track-rolling the length of the project area. While rolling, crush the edges of any ruts or runoff channels inside and immediately adjoining the roadbed;
- ➔ Step 5 – Two (2) weeks following the most recent herbicide application, lightly rake the length of the project area (see Implements, above [box rake]).

■ **Vegetation/Field Preparation** – Methods, Materials, Equipment:

- ➔ See the following **prescribed plant palette**; shop the Market for species and seed/starter availability and pricing.
- ➔ Step 6 – Respray or touch-up herbicide as may be indicated by regrowth (broom, Poison Hemlock, and/or thistles).
- ➔ Equip per the owners' selected seed-application method: rangeland drill, spreader, hydroseeder, or a combination.
- ➔ Have on hand sufficient redwood, cedar, or eucalyptus chips (finely chipped or shredded; no pinewood) to cover the project area with a single thin (1-inch) layer (protection from sun, wind, and foraging birds).

■ **Seed Palette:** Based on the following vegetation plant palette, and the preceding choice of a seed application method, or methods, proceed to apply material per the following specifications:

- ➡ Step 7 – Confirm and establish a watering source to supply the length of the project area that was previously cut or mowed, treated with glyphosate, rolled by a tracked tractor, and raked.
- ➡ Step 8 – Watering should be directed to soak the ground to a minimum depth of **6-12** inches before seeding.
- ➡ Seeding efforts should be avoided on windy and hot days to prevent the drying out and loss of the germplasm.
- ➡ Seeding should happen in early spring or late fall (ideal soil temp. @ **±50°F**).
- ➡ Step 9 – Seeding to follow a single or repeated soaks, which is to encourage new rootlets to pursue subsurface water, thus developing stronger and more resilient roots and plants.
- ➡ Measure the combined seed mix at a rate of one pound per 1,000 sq.ft. [= **44 lbs for 43,400 sq.ft.**].
- ➡ Step 10 – Cover seeded area with redwood, cedar, or eucalyptus bark and or wood chips. Avoid chipping eucalyptus leaves into spreadable material. Cover to a depth of one inch [**3,333 ft³**].
- ➡ Step 11 – Continue regular watering to maintain soil moisture – for 12-14 months, as needed.
- ➡ Do not fertilize the seeded project area, as doing so encourages (annual) weed regrowth to the detriment of planted perennials, native and nonnative.

■ MONITORING THE SLOPE REVEGETATION PROJECT

- ➔ The remediation project should be revisited for monitoring purposes, i.e., to observe and track its effectiveness and ongoing performance over a nominal three-year period (36 months).
- ➔ Frequency of monitoring visits should be three (3) times per annum, or a total of nine (9) visits. Specific scheduling of visits may be adjusted, e.g., based on weather conditions; however, no fewer than three visits should occur within a 12-month period.
- ➔ The qualified restoration monitor should maintain records that include fundamental data, such as overall plant performance relative to previous visits, individual performance of each species seeded, and sample counts of emergent plants per square foot, followed by an extrapolation to cover the entire site.
- ➔ Ecological factors to be noted per visit include plant predation by wildlife, pathology sufficient to jeopardize a species or species-complex; general impression of natural recruitment, i.e., beyond the noted success for seeded species. Also, the relationship of rainfall, storms and possible surface runoff on affecting the project, physically and biologically.
- ➔ Standards: Performance, or success, of any individual seeded species is not an objective of this project; success is determined by an overall collective level of survival, regardless of which species are winners versus losers. In theory, a single species could account for an acceptable level of performance, i.e., coverage. The target objective in the second and third years is a coverage rate of 65 percent, which may be adjusted for observed coverages of undisturbed semi-wild habitats of comparable structure and composition in the North County / Watsonville region.
- ➔ A final three-year report to the County will be due 38 months after the project's start date. If requested, an annual in-progress memo will be provided to HCD following the 12th and 24th months after the start.
- ➔ The project will emphasize native taxa but will not discriminate origin in the evaluation of effective cover. Neither native taxa nor habitats are predominant in the project neighborhood.

■ THE REMEDIATION PLANT PALETTE

- ➔ To permit vehicle access by CalFire, the roadbed project area will be seeded with herbaceous and nonwoody species. Woody (shrubs) may be added to the northerly margins of the site, outside of the roadbed.
- ➔ The basic erosion mix for this project includes six (6) plant species that are expected to perform well on the project site and have done so elsewhere.
- ➔ The following list includes the recommended seed ratio and poundage for each of the six species.

● **BLUE WILDRIE**, *Elymus glaucus* [ELYGLA, 10 pct]

Cool-season tufted perennial bunchgrass, which is highly desirable for use in erosion control seedings. Commonly found thriving in moist meadows, woodlands, or forests at mid elevations throughout its range. This species' attractive, blue-green foliage adds value to commercial landscaping projects where slope or site stabilization is needed.

● **PRAIRIE JUNEGRASS**, *Koeleria macrantha* [KOEMAC, 20 pct]

Formerly *Koeleria cristata*. Cool-season, drought-tolerant, medium-lived perennial bunchgrass adapted to moderately or well-drained soils. Cold and heat tolerant. Widely distributed; occurs in numerous native plant communities on rangelands, meadows, plains, and open forestlands; up to 11,500 ft. elevation. Starts growth very early in spring and provides excellent early-season forage for livestock and wildlife. Establishes easily and is a good choice for revegetating severely disturbed areas. Often used in native restoration as well as revegetating mined lands, heavy-use areas, and other disturbed soil surfaces.

● **ZORRO FESCUE**, *Festuca myuros* [FEDMYU, 20 pct]

Zorro Fescue is an aggressive, early maturing, winter-growing annual grass, 10 – 20 inches in height. Leaves are smooth and narrow. The fibrous root system is extensive and provides desirable erosion control. The grass can tolerate acidic soil conditions and low fertility. 'Zorro' is drought-tolerant given a minimum annual precipitation of 10 inches.

Also,

● **MEADOW BARLEY**, *Hordeum brachyantherum californicum* [HORBRA, 20 pct]

● **CALIFORNIA BROME**, *Bromus carinatus* [BROCAR, 10 pct]

● **RED FESCUE**, *Festuca rubra* [FESRUB, 20 pct]

LANDSCAPE ILLUSTRATION

Three landscape elements -- the natural slope of the roaded area, the adjacent intermittent creekshed, and the former retention or detention basin (above Vega Road) that was installed by the US Army Corps of Engineers convey a long-term and continuous runoff, erosion, and presumed sedimentation history for the site. These common factors are present and widespread across the coastal foothills of, for example, Monterey, Santa Cruz, and San Mateo counties.

Google Earth

Image 2020 Airbus

Imagery Date: 3/8/2025 Lat: 36.887139° Lon: -121.716020° elev: 0 ft eye alt: 3480 ft

Crane Min, Avg, Max Elevation: 332, 302, 420 ft
 Range: 100 ft Distance: 0.10 mi Max Gain/Loss: 230 ft -40.0 ft Max Slope: 27.5% -16.0% Avg Slope: 12.2% -5.8%

Work Area

Out of Work Area

171 ft

2.9%

156 ft

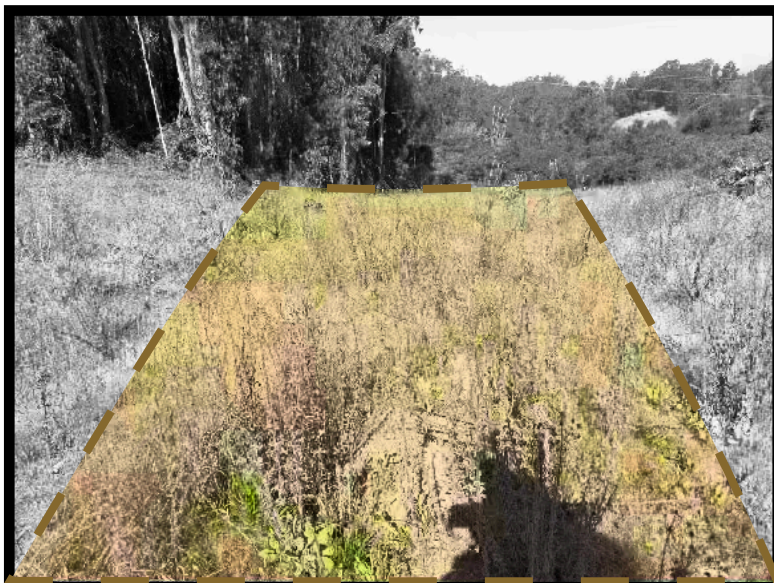
0.05 mi 0.10 mi 0.15 mi 0.20 mi 0.25 mi 0.30 mi 0.35 mi 0.40 mi 0.45 mi 0.50 mi 0.55 mi

➡ THE SAME AREA, 1956:



CURRENT (2025) SITE PHOTOGRAPHS

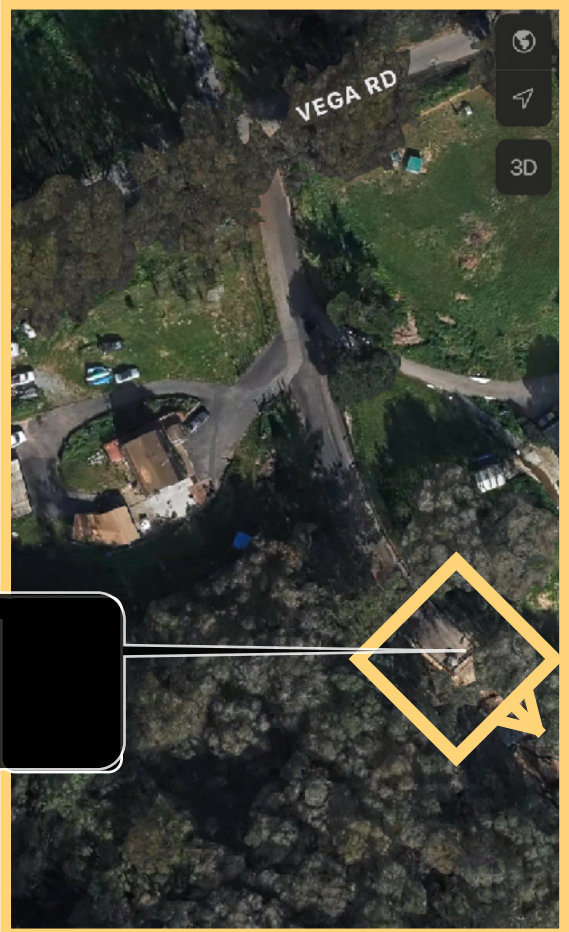
The following six site photographs (May 2025) are representative of the project landscape, including the roadbed and adjoining habitats. More were taken and are available, as may be requested by HCD staff.



[1]

Diagrammatic image of the mitigation project area as the OLD ROADBED (center), bordered by comparably RUDERAL OLDFIELD cover.

REPORT: REMEDIATION PLAN FOR A ROADBED AND ASSOCIATED LANDSCAPE
RESOURCES ON PRIVATE PROPERTY NEAR ROYAL OAKS IN MONTEREY
COUNTY, CA





FOUR PREDOMINANT, NONNATIVE/INVASIVE PLANTS

Briza minor • *Genista monspessulana*
Carduus pycnocephalus • *Taraxacum* spp.



■

IN REVIEW: The remediation work, as proposed by the applicant and owner, is an appropriate land use and represents well-placed and linked restoration methods for the carefully scaled site recovery project. Fruition will increase the stock of native and nonnative (and noninvasive) plants to replace the highly noxious, ruderal, and adventitious weeds that currently thrive in the roadbed. Wildlife, particularly birds and mammals will immediately benefit from improved cover and forage conditions. Critical fire agency access will be restored. – JBF

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WRITER'S QUALIFICATIONS: For 51 years, Jeff Froke has served as state and federal law enforcement officer, wildlife scientist, wildland manager and restoration specialist, and educator. His teaching and lecturing (UCLA, UC Irvine, College of the Redwoods, Harvard University) has focused on wildlife management, large-scale restoration of native and modified environments, historical ecology and landscape evolution, and the fundamentals of ecology and biology for early- and mid-career land managers and scientists.

Jeff's professional background in conservation law and sciences, as well as land development and ranchland operations, has spanned the United States as well as Western Mexico, the Caribbean, and Tropical America.

As an employee, he worked for the State of California (State Park Ranger and Fish and Game Warden), US federal government (USDI Fish and Wildlife Service-international shipping and smuggling investigations), several nonprofits in executive and field positions (National Audubon Society, The Roger Tory Peterson Institute, Santa Lucia Conservancy). Since retiring from institutional employment, he now works as an independent consultant focused on management of habitat surrounding and belonging to golf courses, enhancing nature on large residential estates and working landscapes, and mentoring new generations of wildlife scientists and preserve managers.

Education: B.S., M.S., Ph.D.

- ➡ Humboldt State University, University of Hawai'i, UC San Diego Scripps Institute of Oceanography, UCLA, and Harvard University;
- ➡ Fellow – John and Frances Loeb Fellowship in Advanced Environmental Study, Harvard University;
- ➡ Fellow – Carl William Buchhesiter Fellowship in Ornithology, National Audubon Society;
- ➡ Emeritus – American Ornithological Society; and
- ➡ Pre-doctoral reader – The Henry Huntington Library and Gardens (San Marino)

