

Exhibit A

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Draft Resolution

Before the HCD Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

MERCADO ALEXIS FERNANDEZ & ROSA CORTEZ MERCADO (PLN210137)

RESOLUTION NO. 22-

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that restoration of an 0.23-acre area qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333; and
- 2) Approving a Restoration Permit to partially clear a Code Enforcement violation (19CE00460) consisting of re-vegetation and tree planting to restore an approximately 0.23-acre area which includes an intermittent stream.

[PLN210137, Alexis Fernandez Mercado & Rosa Cortez Mercado, 2441 San Juan Road, Aromas, (APN: 181-171-010-000), North County Land Use Plan, Coastal Zone]

I. RECITALS

BACKGROUND of the proposed Restoration Plan (PLN210137) to partially correct Code Violation 19CE00460 consisting of land clearing without proper permits, removal of protected oak trees, impacts to riparian corridors which are considered Environmentally Sensitive Habitat Areas (ESHA) with fencing and erosion impacts on an area of 0.23 acres.

1. On September 9, 2019, Code Enforcement and California Department of Fish and Wildlife staff inspected the site. Due to the potential for violations of California Fish and Game Code Sections 1602 and 5650, CDFW opened Violation File Number 1600-2019-0830-R4 on the property.
2. On September 12, 2019, a violation concerning horses fenced into a riparian corridor, land clearing and tree removal was reported at the above-mentioned property to the Resource Management Agency, now Monterey County Housing and Community Development (HCD) Code Compliance Department.
3. On September 16, 2019, Code Enforcement inspected the site to confirm the County code violations. Approximately 300 linear feet of six-foot chain link fencing was installed with posts held in place by post-hole sized cement plugs, some of which were in the drainage. At least two protected oak trees were cut down. Horses were being kept in a riparian corridor of an intermittent stream (dry at the time). Riparian vegetation had been impacted by the horses.

4. On January 30, 2020, Code Compliance issued a Notice of Violation to the owners, Alexis Fernandez Mercado & Rosa Cortez Mercado, requiring that the property owner correct several issues including land clearing without proper permits, removal of protected oak trees, impacts to riparian corridors which are considered Environmentally Sensitive Habitat Areas (ESHA) and erosion impacts. The Administrative Citation recommended the owner contact Planning Services to obtain necessary restoration permit to restore the site and an erosion control plan from Building Services.
5. On June 6, 2021, owner Rosa Cortez Mercado requested to submit an application with a prepared biological assessment in order to restore the site. The biological assessment determined that riparian vegetation was disturbed and that protected oak trees were heavily limbed during clearing for fencing of horses in the riparian corridor. Staff determined that restoration of the property to its pre-violation state is necessary in this case to correct the violation. The following resource report was submitted at the time.
 - Restoration plan for area of tributary drainage of Carneros Creek impacted by unpermitted stream alteration on the Cortez Property, 2441 San Juan Road, Aromas, California 95004, APN 181-171-010-000, Case Number 19CE00460, CDFW Violation File Number 1600-2019-0830-R4., prepared by Ed Mercurio, dated March 16, 2020 (LIB220234).

Staff conducted a virtual field review on July 22, 2021 and discussed the pre-submittal with the owner on the following day. The owner requested a fee waiver to be reviewed by the Chief of Planning. The Chief of Planning found that the request was outside of his purview for decision. On August 19, 2021, the project planner conveyed to the applicant the need to either pay and later request reimbursement from the Planning Commission or to request a staff report and public hearing. The planner prepared a waiver request Memorandum to the Planning Commission. However, the applicant decided not to go before the Planning Commission for the waiver request and, instead, hired a consultant to serve as an agent. The consultant contacted Planning October 27, 2021, and subsequently met with the new project planner. The consultant advised the applicants to pay the fees and proceed with the Restoration Plan Permit. On November 3, 2021, the consultant related to Planning that the applicants would not pursue the fee waiver request and would submit a full application and that they would no longer work through the consultant as agent. The first application submittal was received by Planning on May 31, 2022. After some revisions, it was deemed complete on August 15, 2022. The following supplemental resource assessments were part of the submittal which have updated the Restoration Plan:

- Reassessment of Restoration Plan. . ., prepared by Ed Mercurio, dated April 8, 2021.
 - Current Status of the Restoration Area. . ., prepared by Ed Mercurio, dated June 12, 2022.
6. Staff concurs with the recommendations made by the biologist regarding restoration of the property and finds they offer sufficient argument not to require a separate erosion control plan. The fencing has been relocated and the horses no longer have access to the riparian corridor. Erosion is controlled by the vegetation that has returned to the drainage. No evidence indicated that the recommended restoration on the subject property would endanger the public health and safety or that the restoration is infeasible due to circumstances beyond the control of the applicant.

Therefore, the HCD Chief of Planning, having considered the Restoration Plan with associated impact assessments and the evidence presented relating thereto, hereby finds that restoration of the 0.23-acre site to its pre-violation state is feasible and, in this case, does not have the potential to endanger the public health, safety, and welfare. The HCD Chief of Planning finds as follows:

II. FINDINGS

1. **FINDING:** **CONSISTENCY** – Restoration of the site to its determined pre-violation state is consistent with the applicable plans and policies. Restoration of the site to its pre-violation state is feasible, and does not have the potential to endanger the public health, safety and welfare.
- 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 1982 Monterey County General Plan;
 - North County Land Use Plan (NC LUP);
 - Monterey County Coastal Implementation Plan Part 2 (CIP); and
 - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 2441 San Juan Road, Aromas (APN: 181-171-010-000), North County Land Use Plan, Coastal Zone. The property is zoned “RDR/5 (CZ)” or Rural Density Residential with maximum density of five acres per unit in the Coastal Zone. The proposal to restore the property back to its natural state is consistent with the intended uses for this site.
 - c) The Restoration Plan, as attached hereto and as incorporated herein by reference, consists of a Biological Assessment and Site Restoration Plan. The Biological Assessment indicates that approximately 10,040 square feet, or 0.23 acres of the 2.52-acre parcel was impacted. The identified restoration area includes all of the area in the northwestern portion of the property and the required actions consists of revegetation and replacement tree planting. As demonstrated in this and subsequent evidence, implementation of the Restoration Plan is consistent with NC LUP Key Policy 2.3.1, which calls for the protection, maintenance, enhancement and restoration of environmentally sensitive habitats in North County.
 - d) The Biological Assessment (Finding 2, Evidence “b”) states that riparian vegetation was harmed by the unpermitted improvement. Riparian vegetation is an Environmentally Sensitive Habitat Area (ESHA) and damage to it is to be avoided. NC LUP General Policy 2.3.2.1, allow restorations to be conducted in ESHA if it will not cause significant disruption of habitat values. The Biological Assessment and site inspections indicate that no ESHA will be harmed during the project activities because the area was thoroughly cleared. Further, implementation of the plan would support long-term maintenance of the habitat.

- e) The code violation cited an undisclosed number of trees removed. The Mercurio reports (see Finding 2, Evidence “b”) described the central coast live oak riparian forest on the subject parcel as “healthy overall” (LIB220234, pg. 3) and noted two mature coast live oaks of approximately 24 inches and 16 inches diameter had been removed with permits. As recommended by the Biologist, the Restoration Plan includes replacement for the oak trees at a 1:1 ratio. The owners voluntarily planted eight coast live oaks at locations indicated on the attached Restoration Plan. As is indicated in the biologist’s Current Status of the Restoration Area letter of June 12, 2022, seven planted coast live oaks are surviving in place. To ensure successful establishment of these trees, the plan includes a monitoring schedule and submittal of an inspection report to HCD-Planning subsequent to each inspection. As the requirements of MCC 16.16.040.B, permits required for preservation of oak trees are met by this permit, no further tree planting is required, no further permits are required, and monitoring reports will be continued.
- f) The Restoration Plan includes extensive replanting of native riparian plant species. Thirty California blackberry shrubs are to be planted in the upper 5,124 square foot upper drainage area, then ten coyote brush and twenty other rare shrubs in the 2,308 square foot lower area. The full 10,048 square foot restoration area is to be cleared of invasive non-natives (such as cape ivy) and seeded with a five-pound bag of herbaceous plants from seed mix in the area. The survival goal for the plan is at least eighty-five percent (85%) survival of planted shrubs and herbaceous plants. Clearance of the code violation should be delayed until the survivorship is evident at the first of four annual monitoring reports, to assure the habitat’s long-term maintenance (see Finding 4 and supporting evidence).
- g) California Fish and Game Code Section 1602 and 5650 violations were recorded on the subject parcel by California Department of Fish and Wildlife (CDFW) personnel on September 6, 2019. CDFW Violation File Number 1600-2019-0830-R4 was opened on the incident. In a letter to the owner dated December 3, 2020, the Regional Manager of the agency related that they would not require a Streambed Alteration Agreement pursuant to Fish and Game Code section 1602(a)(4)(D). The applicant was not contacted about the potential violation of section 5650, water pollution. See also Finding 4, evidence d.
- h) The project planner conducted virtual site visits on July 22, 2021 and July 19, 2022 to verify that the project on the subject parcel conforms to the plans listed above.
- i) Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-103, this application does not meet any of the criteria in the guidelines, requiring North County Land Use Advisory Committee (LUAC) review because the project is to restore the site and not develop it.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210137.

2. **FINDING:** **SITE SUITABILITY** – A result of this action will be restoration of the property to its pre-violation state. Upon completion of the restoration, the subject property will be considered in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.

- EVIDENCE:**
- a) The Restoration Plan has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services and HCD-Environmental Services. There has been no indication from these departments/agencies that the Restoration Plan is not suitable. No conditions were recommended with respect to site suitability. However, staff recommends approval subject to 6 conditions of approval to address best management practices.
 - b) The following project-specific reports and recommendations have been prepared and are accessible as Exhibit B of the September 7, 2022 Administrative Permit Staff Report for PLN210137 and incorporated herein by reference:
 - Restoration plan for area of tributary drainage of Carneros Creek impacted by unpermitted stream alteration on the Cortez Property, 2441 San Juan Road, Aromas, California 95004, APN 181-171-010-000. Case Number 19CE00460, CDFW Violation File Number 1600-2019-0830-R4, prepared by Ed Mercurio, dated March 16, 2020 (LIB220234); and amended by two letters:
 - Reassessment of Restoration Plan [etc.], prepared by Ed Mercurio, dated April 8, 2021; and
 - Current Status of the Restoration Area [etc.], prepared by Ed Mercurio, dated June 12, 2022.

The above-mentioned technical report and recommendations indicate that there are no physical or environmental constraints that would render the site unsuitable for the proposed restoration. County staff has independently reviewed these documents and concurs with their conclusions.

- c) Staff conducted virtual site inspections on July 22, 2021 and July 19, 2022 and verified that the site is suitable for restoration.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment and maintenance of the Restoration Plan 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 activity, or be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the HCD-Planning, HCD-Engineering Services and HCD-Environmental Services. The project was not found to have an adverse effect on the health, safety, and welfare of persons either residing or working in the vicinity because it includes an adequate erosion control plan.
 - b) The Restoration Plan was prepared by a County-listed Biologist who has extensive experience in ecological restoration. His site assessments on March 16, 2020, April 8, 2021 and June 12, 2022 attest that the site

will not require an erosion control plan because no grading or excavation was done in the riparian corridor. Damage to the drainage by fences and horse trampling showed some degradation at the time of a County Code Enforcement Officer's 2019 visit, but these subsequent assessments convey that erosion hazards have been eliminated by removal of the horses and revegetation.

4. **FINDING:** **VIOLATIONS** - The subject property currently has a pending code enforcement action. Implementation of this action to restore the property to its pre-violation state will render the subject property in compliance with rules and regulations pertaining to tree removal, grading, and development within ESHA in the North County Land Use Plan and CIP, Title 16, and the applicable provisions of the Monterey County Zoning Ordinance Title 20. Therefore, the proposed Restoration Plan will partially address the code violations.

EVIDENCE:

- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of violations existing on subject property. In accordance with Title 20 Section 20.90.130, this permit is to restore the northwestern side of the property to its original state and will clear the violation. No development is proposed in the restoration area.
- b) Pursuant to Title 20 Section 20.90.110.2, removal of the Notice of Violation on the subject property shall not occur until all work to abate the violation has been completed and approved by the enforcing officer.
- c) Zoning violation abatement costs were not imposed for the restoration. In this particular case, abatement costs were waived by the HCD Principle Planner because the applicant attempted to have fees waived and has offered a very thorough Restoration Plan.
- d) CDFW was notified because the development involved possible alteration of an intermittent stream which is a State Blue-line Stream. Pursuant to State Code Section 1602, CDFW considered the significance of stream alteration. Pursuant to Section 5650, CDFW considered the use of dry concrete powder in holes excavated for fence posts on the drainage floor as deposition into waters of the state. On December 3, 2020, CDFW issued letter communicating that Streambed Alteration Agreement was not required for the project. This letter is attached as Attachment C to the September 7, 2022 Administrative Permit Staff Report for PLN210137. The applicant was not contacted about the potential violation of section 5650, water pollution. This may be because the potential for water pollution due to the use of concrete in the drainage was very low given that the drainage is usually dry (Source: Biological Assessment, pg. 3, LIB220234).

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 small habitat restoration projects. The proposed restoration qualifies for this exemption because it is less than 5 acres in area.

- b) CEQA Guidelines Section 15308 categorically exempts actions taken by regulatory agencies as authorized by local law to assure the maintenance, restoration, or enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment.
- c) No adverse environmental effects were identified in the Restoration Plan during staff review of the development application nor were they identified during virtual site visits conducted on July 22, 2021 and July 19, 2022.
- d) 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.
- e) See Preceding Findings Numbers 1, 2, 3 and 4 and supporting evidences for support of CEQA determination.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in section 20.144.150 of the Monterey County Coastal Implementation Plan (Part 2) can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, Shoreline Access and Trails, in the North County Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210137.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors but not the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is not subject to appeal by/to the Coastal Commission because restoring the site does not require a discretionary permit and it also does not meet any of the criteria required to appeal.

III. DECISION

NOW, THEREFORE, BE IT RESOLVED that the HCD Chief of Planning finds that full restoration of the site shall be required to address the violation in accordance with attached conditions and in accordance with the approved Restoration Plan for the site. Furthermore, the Chief of Planning finds that no environmentally sensitive habitat areas (ESHA) will be harmed by the actions of the restoration project.

BE IT FURTHER RESOLVED that, in addition to these required findings, the HCD Chief of Planning, having considered the Restoration Plan and the evidence presented relating thereto, concludes that full restoration of the site to its pre-violation state is feasible and required in this case and does not have the potential to endanger the public health, safety, and welfare.

BE IT FURTHER RESOLVED that it is the decision of said Chief of Planning to approve the Restoration Plan and Biological Assessment with the following terms and conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

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

1. Find the Restoration Plan qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333;
2. Approve the Restoration Permit to partially clear a Code Enforcement violation (19CE00460) consisting of re-vegetation and tree planting to restore an approximately 0.23-acre area which includes an intermittent stream.

All of which are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1), all being attached hereto and incorporated herein by reference.

APPROVED AND ADOPTED this 7th day of September, 2022.

Craig Spencer, Chief of Planning
Housing and Community Development

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS ADMINISTRATIVE DECISION 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 _____

THIS 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.

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Attachment 1

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County of Monterey HCD Planning

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

PLN210137

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Restoration Plan permit (PLN210137) allows a Restoration Plan to partially clear a Code Enforcement violation (19CE00460) consisting of re-vegetation and tree planting to restore an approximately 0.23-acre area which includes an intermittent stream. The property is located at 2441 San Juan Road, Aromas (Assessor's Parcel Number 181-171-010-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the HCD - Chief of 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 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 Restoration Plan Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 181-171-010-000 on September 7, 2022. The permit was granted subject to six 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 HCD - Chief of 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. 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 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 permits, 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.

4. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.
(HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

5. PDSP001 -- MONITORING AND REPORTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Applicant/Owner shall submit reports periodically, in accordance with the monitoring and additional work required in the Biological Assessment and Restoration plan for the property (LIB220234) prepared by biologist Ed Mercurio and supplemented with two reassessments dated April 8, 2021 and June 12, 2022. The reassessment letters are stored as documents within this Planning Permit file, as LET_MERCURIO_PLN210137_040821 and LET_MERCURIO_PLN210137_061222.

Compliance or Monitoring Action to be Performed: For a minimum period of four years after final planting is completed, reports shall be submitted to HCD-Planning for review and approval, in accordance with "Monitoring and Other Inspections" on page 12 of the Biological Assessment and Restoration plan for the property.

6. 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.

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Attachment 2

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Restoration Plan PLN210137 (Mercado Cortez)

Relate to Reassessment of Restoration Plan for tributary drainage of Carneros Creek, written by Ed Mercurio, April 8, 2021

Legend

O Trees
Oak trees

X plants

California blackberry
Poison oak
Coyote brush

5016
Native -
Herbaceous
Seed

--- Approximate
Restoration area of
10,040 sf (to
property lines)

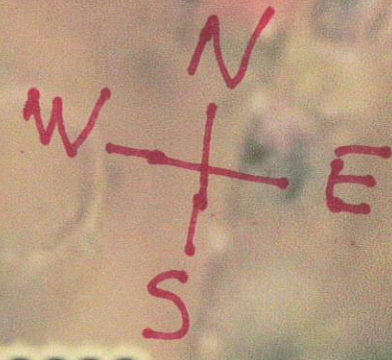


Plant at least 2 oak trees, 30 California blackberry shrubs in upper 5124 sq. ft. of drainage floor and 10 coyote brush plus 20 more rare shrubs in the 2308 sq. ft. lower restoration area (all at least 1-gallon size). Seed at least 5 lbs herbaceous mix on 10,048 sq. ft. of restoration area. Remove fence from drainage area and exclude horses from restoration area; remove non-native invasive plants.

Parcel # 1-81-171-010-000

xxxxxx
xxxxxx
000000

Back Yard



181171010000

House

San Juan Pl