

# Exhibit A

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# DRAFT RESOLUTION

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

In the matter of the application of:

**PACKARD JULIE E. TR (PLN200315)**

### **RESOLUTION NO. 24--**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Adopting a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
- 2) Approving a Coastal Development Permit to allow expansion of a stormwater detention pond (0.99 acres in total) and improvements to an existing water level control structure and outlet structure within 100 feet of Environmentally Sensitive Habitat Area; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN200315, PACKARD JULIE E. TR,  
immediately south of parcel with addresses of  
1957 & 1965 Highway 1, North County Land  
Use Plan (APN: 413-081-004-000)]

**The PACKARD JULIE E TR application (PLN200315) came on for a public decision hearing before the Monterey County Zoning Administrator on May 9, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

### **FINDINGS**

**1. FINDING: CONSISTENCY** – 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 1982 Monterey County General Plan;
- North County Land Use Plan;
- North County Coastal Implementation Plan (Part 2)
- 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 any inconsistencies with the text, policies, and regulations in these documents.

- b) Proposed Project. The Proposed Project is located on the Packard Ranch, an approximate 1,100-acre multi-use ranch, located just north of Moss Landing between Highway One and the Elkhorn Slough. The subject property is located on a 97-acre portion of the Ranch and supports farming, cattle, and horses, and hosts over 40 stock water ponds constructed for wildlife use. In 2017, a 0.1-acre pond was constructed on the east side of the 3-acre retired field to capture stormwater runoff and provide habitat for birds, wildlife, and the special status amphibians known to occur on the property. The existing 0.1-acre detention pond captures runoff from approximately 38.6 acres of meadow and irrigated land on the Ranch. The existing detention pond is operated by using an outlet pipe that releases water east towards Elkhorn Slough. The 0.1-acre detention pond is currently undersized to adequately capture the runoff from approximately 38.6 acres of agriculture production and restored grassland and lacks both the hydroperiod and infrastructure to be managed for amphibian breeding. The Resource Conservation District of Monterey County proposes to expand the existing detention pond to cover an area of approximately 0.99 acres. The proposed project would also include enlarging the adjacent earth berm to ensure runoff is contained and replace an existing water level control structure. The water level control structure would have weir boards that could be raised so the pond can be periodically drained or lowered to the desired height to hold water for future amphibian habitat. The Proposed Project would disturb approximately 1.2 acres and require 8,100 cy of cut and 1,635 cy of fill (including the construction of the berm). The estimated life span of the Proposed Project would be at least 20 years. Maintenance or repair activities would be limited to September 1 to October 15 and required to follow the recommendations of the prepared Operations and Maintenance Plan (Monterey County Library No. LIB240044).
- c) Allowed Use. The project site is located immediately south of parcel with addresses of 1957 & 1965 Highway 1, North County Land Use Plan, Coastal Zone. The Proposed Project site is located on two parcels; APN: 413-081-004-000 includes the expanded detention pond and APN: 413-081-003-000 includes the outlet structure. The western parcel (APN: 413-081-004-000; detention pond) is primarily zoned Coastal Agriculture Preserve (Coastal Zone) (CAP (CZ)); a small southern portion of this parcel is zoned Agriculture Conservation (Coastal Zone) (AC (CZ)). The eastern parcel (APN: 413-081-003-000; outlet structure) is split-zoned: CAP (CZ), AC (CZ), and Resource Conservation (Coastal Zone) (RC (CZ)). All proposed development would be located in areas zoned CAP (CZ). Although repair and maintenance to an existing structure, or in this case use accessory to agriculture, would typically be exempt from a Coastal Development Permit (Title 20 section 20.70.120.B), because the Project site is located within environmentally sensitive habitat area, a Coastal Development Permit is required. Therefore, the project is an allowed land use for this site.

- d) Lot Legality. The subject property (97.38 acres) is identified in its current configuration as “Parcel D” in a 1997 Record of Survey (Volume 21, Surveys, Page 62) illustrating an approved lot line adjustment (HCD-Planning File No. PLN965126). Therefore, the County recognizes this parcel as a legal lot of record.
- e) Coastal Dependent Use. The subject is located within the North County Land Use Plan (LUP). The prepared biological report identified the project site as being within an environmentally sensitive habitat (tufted hairgrass community). North County (LUP) Policy 2.3.2.1 prohibits all development within environmentally sensitive habitat areas, except for resource-dependent uses. The North County LUP defines coastal-dependent development or use as anything that requires a site on or adjacent to the sea to be able to function. The existing pond was constructed to retain and filter runoff from the surrounding agricultural fields before entering Elkhorn Slough. The existing pond is undersized and therefore is not serving its intended purpose. The proposed expanded sediment basin would remove, collect, and provide temporary storage of sediment and water. The Proposed Project would reduce sediment transport and slow the transport of flow to Elkhorn Slough from adjacent organic, agricultural fields, and thus requires siting near the Slough. Accordingly, the existing and proposed pond is considered a coastal-dependent use allowed within environmentally sensitive habitats. See Finding No. 5 and supporting evidence.
- f) North County LUP. Chapter 2.5 of the North County LUP states: “Land development, waste disposal, and agricultural practices contribute to the degraded water quality along with the natural presence of salts, heavy metals, and animal coliform bacteria” and identifies the long-term maintenance of the natural resources of the Elkhorn Slough as a principal objective of the County’s Local Coastal Program. The proposed project would collect runoff from approximately 38.6 acres of land used primarily for agriculture operations. The expanded detention pond would improve the runoff’s water quality before entering Elkhorn Slough by filtering any contaminants. Further, in accordance with North County LUP Key Policy 2.5.1, the proposed project would reduce the amount of sedimentation entering Elkhorn Slough and thereby protect the surrounding watershed area.
- g) Cultural Resources. According to Monterey County GIS, the subject property is identified as being within high archaeological sensitivity area but is not within 750 feet of known archaeological resources. An archaeological report (LIB220121) was prepared pursuant to North County Coastal Implementation Plan section 20.144.110.B1. The pedestrian survey found no evidence of either prehistoric or historic-period archaeological resources or materials within the project site or adjacent service roads or agriculture fields. Though the site is heavily disturbed, it is possible that unrecorded archaeological resources are present beneath the ground surface and that such resources could be exposed and damaged during construction. Therefore, the potential for

inadvertent impacts to cultural resources is limited and will be less than significant with the application of Mitigation Measure No. 5 and the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered. Mitigation Measure No. 5 requires the Applicant/Owner to enter into a contract with a qualified archaeologist to conduct a pre-construction cultural resources training program with all construction crew and serve as an on-call monitor for the duration of initial ground-disturbing activities.

- h) Land Use Advisory Committee (LUAC) Review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it involved the preparation of an environmental document. On May 1, 2024, the North County LUAC reviewed the project and voted in support of the application as proposed. No comments were raised.
- i) Agriculture Advisory Committee: On August 26, 2021, the Agriculture Advisory Committee reviewed the project and voted eight to zero to recommend approval of the project to the Appropriate Authority. No comments were raised by the Committee members or members of the public.
- j) The project planner conducted a site inspection on April 5, 2022 to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200315.

**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 biological and cultural resources. The following reports have been prepared:
    - “Biotic Assessment” (LIB220120) prepared by Kelli Camara, Capitola, CA, July 5, 2023, revised November 7, 2023.
    - “Geotechnical Investigation” (LIB210135) prepared by Pacific Crest Engineering Inc., Watsonville, CA, May 2021.
    - “Section 106 Review Summary Report (Phase 1 Archaeological Survey)” (LIB220121) prepared by Kelly Ervin, Salinas, CA, May 29, 2020.

County staff independently reviewed these reports and concurs with their 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 April 5, 2022 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 PLN200315.

**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) The proposed project has no impact on existing public facilities, including potable waste and wastewater service.
  - c) The Environmental Health Bureau reviewed the project and had no comments.
  - d) Staff conducted a site inspection on April 5, 2022 to verify that the site is suitable for this use.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200315.

**4. FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on April 5, 2022 and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN200315.

5. **FINDING: DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the North County LUP, Coastal Implementation Plan, and applicable zoning codes.
- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the North County LUP and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
  - b) The prepared biological report (Monterey County Document No. LIB220120) identified two habitat types, coyote brush scrub and California bulrush marsh, that occur within the Proposed Project site.
  - c) Coyote Brush Scrub. The majority of the vegetation in the project area is classified as coyote brush scrub. This portion of the property is dominated by coyote brush (*Baccharis pilularis*) and a groundcover of native perennial grasses including tufted hairgrass (*Deschampsia caespitosa*) and red fescue (*Festuca rubra*). Coyote brush is not a special-status or sensitive plant species, but rather a very common plant. However, in this case, the California Department of Fish and Wildlife (CDFW) identified the coyote brush’s association with tufted hair grass (*Deschampsia caespitosa*) as a sensitive plant alliance on their Natural Communities List. CDFW ranks the coyote brush scrub alliance occurring within the project area as S1 (sensitive). The North County LUP defines environmentally sensitive habitat areas as areas in which plant or animal life or their habitats are rare or especially valuable because of their special nature. Therefore, the coyote brush scrub sensitive plant alliance is considered ESHA.
  - d) California Lulrush Marsh The existing 0.1 acre pond consists of predominantly open water habitat with surrounding marsh, dominated by broadleaf cattail (*Typha latifolia*), willow (*Salix sp.*), and yellow nutsedge (*Cyperus esculentus*). The wildlife value of the marsh at this site is low because of its size. The marsh is not considered sensitive by CDFW or ESHA by the North County LUP. However, the pond has the potential to support sensitive wildlife species (see subsequent Evidence “e”).
  - e) The Packard Ranch has over 40 stock water ponds, nearly half of which have been previously documented to support California red-legged frogs (CLRF) and historically, California tiger salamander (CTS). CLRF are listed as a federally threatened species and CDFW species of special concern, while CTS is a federally and state-threatened species. Although CLRF has not been documented at the project site, known breeding locations are within 2,000 linear feet. As such, the species is considered to have a moderate potential to occur within the project area. In 2021, one CTS was documented in a pond located 3,000 linear feet to the west of the Proposed Project site through both aquatic sampling and eDNA analysis. This was the first detection of CTS in the area since the species was found at the Proposed Project site in 1973. Subsequent aquatic and



eDNA sampling of the subject pond was completed in 2022 and detected no CTS. While the Proposed Project area is within dispersal distance for CTS, the subject pond lacks the characteristics (low vegetation, regular disturbance, etc.) typically associated with ponds inhabited by CTS. The project biologist, in consultation with USFWS and CDWF, determined that the potential for CTS to occur within the project area would be very low. As federally and state-threatened species, CRLF and CTS are also considered ESHA.

- f) North County LUP Key Policy 2.3.1 requires that North County's unique, limited, and fragile resources of importance should be "protected, maintained, and, where possible, enhanced and restored." As demonstrated in subsequent evidence "g" through "i", the proposed project, as conditioned, complies with the North County LUP EHSA-related policies.
- g) As detailed in Finding No. 1, Evidence "e, the proposed project is considered a coastal dependent use and therefore an allowed use within ESHA according to Policy 2.3.2.1 of the North County LUP.
- h) North County LUP Policy 2.3.2.3 requires that new development adjacent or in EHSA be compatible with the long-term maintenance of the resource. Per the prepared biological report, the proposed project will impact 0.144 acres of coyote brush scrub habitat. Mitigation Measure No. 4 would require that the Applicant/Owner, in consultation with a qualified biologist, develop and implement a Tufted hairgrass salvage and re-planting plan with a 1:1 replacement ratio. Additionally, this mitigation measure would require that the Project Biologist supervises the installation of protective fencing and monitor the site at least once per week until construction is complete to ensure that the protective fencing remains intact. Adherence to this mitigation measure would ensure that the proposed project is compatible with the long-term maintenance of the Coyote brush scrub habitat.
- i) North County LUP Policy 2.3.2.1 prohibits new development from causing significant disruption of habitat values. The Proposed Project activities would be authorized by U.S Fish and Wildlife Service under the 10(a)(1)(A) permit (Federal Recovery Permit No.: TE42300D-0), which permits Camara Environmental Consulting (the Project Biologist) to take and handle CTS and CRLF in conjunction with surveys, and research and recovery activities, and associated Biological Opinion (BO). Implementation of the Proposed Project would have potential indirect benefits to several aquatic species, including CRLF and CTS, by creating additional breeding and upland habitat. However, construction of the expanded pond may result in direct mortality of CRLF. Implementation of Mitigation Measures No. 1, 2, and 3 would ensure that impacts to individual CRLF and its associated habitat would not be significant. These mitigation measures require that the project biologist conducts a pre-construction biological education program and monitors all construction and ground-disturbing activities (and dewatering activities, if required), and implementation of best

management practices to ensure impacts to special status species and water quality are less than significant. Adherence to these mitigation measures would also avoid the take of CTS in the very unlikely event that CTS is within the project site. Mitigation Measures No. 1, 2, and 3 are consistent with the conditions of approval for the 10(a)(1)(A) permit and associated BO. Implementation of Mitigation Measures 1 through 4 ensure compliance with Chapter 2.3 of the North County LUP, which establishes policies for the protection and enhancement of biological resources.

- j) The project planner conducted a site inspection on April 5, 2022, to verify that the proposed project on the subject parcel conforms to the applicable plans.
- k) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN200315.

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

- EVIDENCE:**
- a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the Project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment.
  - b) Monterey County HCD-Planning prepared an Initial Study pursuant to CEQA which is on file in the offices of HCD-Planning and is hereby incorporated by reference (PLN200315).
  - c) There is no substantial evidence, based upon the record as a whole, that the Project may have a significant effect on the environment. The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon the analysis of the Initial Study, HCD-Planning prepared a mitigated negative declaration.
  - d) The Draft Initial Study and Mitigated Negative Declaration (IS/MND) for HCD-Planning File No. PLN200315 was prepared in accordance with the CEQA Guidelines; filed with the County Clerk on February 29, 2024; and circulated for public review from February 29, 2024 through April 1, 2024 (State Clearinghouse Number 2024021238).
  - e) Resource areas that were analyzed in the IS/MND included: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions,

hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

- f) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (HCD-Planning File No. PLN200315) and are hereby incorporated herein by reference.
- g) The County also identified potentially significant impacts to biological resources, cultural resources, and tribal cultural resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant. Mitigation Measure Nos. 1, 2, 3 and 4, as described in Finding No. 5, Evidences "h" and "i" will reduce the potentially significant impacts to biological resources to a level of less than significant. Mitigation Measure No. 5 (pre-construction cultural resources training program and on-call archaeological monitor) and Mitigation Measure No. 6 (onsite tribal monitor) will reduce potentially significant impacts on cultural resources and tribal culture resources to a level of less than significant. These mitigation measures have been incorporated into the Project as conditions of approval (Condition Nos. 8 through 13).
- h) Pursuant to Public Resources Code section 21080.3.1 et seq., Monterey County HCD-Planning initiated consultation with local Native American tribes. The Esselen Tribe of Monterey County (ETMC) and Ohlone Costanoan Esselen Nation (OCEN) requested tribal consultation. During consultation, representatives of both tribes requested the on-site presence of a Native American monitor to observe all excavation activities associated with development of the site. The Esselen Tribe representative also requested that construction crew members be provided with cultural resources training. Given the historic site disturbance associated with prior use, it is unlikely that the Proposed Project would affect an unknown or previously unidentified tribal cultural resources. However, Mitigation Measure No. 6 requires that a tribal monitor, who is locally and culturally affiliated with the project site, be on-site and monitor project-related excavation to identify findings with tribal cultural significance.
- i) All Project changes required to avoid significant effects on the environment have been incorporated into the Project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during Project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of Project approval.

- j) Analysis contained in the Initial Study and the record as a whole indicate the Project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a state filing fee plus the County recording fee, unless CDFW determines that the Project will have no effect on fish and wildlife resources. In this case, for purposes of the Fish and Game Code, the Project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to CDFW for review, comment, and to recommend necessary conditions to protect biological resources in this area. Although no comments from CDFW have been received, the Project will be required to pay the state fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination.
- k) No public comment was received during the Initial Study's review period.
- l) The Zoning Administrator finds that there is no substantial evidence supporting a fair argument of a significant environmental impact.
- m) The Monterey County Zoning Administrator considered the Mitigated Negative Declaration, along with the Coastal Development Permit, at duly noticed public hearings held on May 9, 2024.
- n) Pursuant to CEQA Guidelines Section 15073(e), no public agencies submitted comments on the Initial Study and Mitigated Negative Declaration.
- o) Monterey County HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.
- p) The application, plans and supporting materials submitted by the Project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN200315.

**7. 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 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 shoreline or physical public access (Figure 6, Shoreline

Access/Trails, and Figure 4, Public Access and Recreational, 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 PLN200315.

**8. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080, this approval is subject to appeal by/to the Coastal Commission because it involves a conditionally allowed use (i.e., development within 100 feet of Environmentally Sensitive Habitat Area).

### **DECISION**

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

- 1) Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
- 2) Approve a Coastal Development Permit to allow expansion of a stormwater detention pond (0.99 acres in total) and improvements to an existing water level control structure and outlet structure within 100 feet of Environmentally Sensitive Habitat Area; and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

All of which are subject to the attached conditions attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 9th day of May, 2024.

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Mike Novo, AICP  
Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO

THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE

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 HCD-Planning and HCD-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. 1-27-2021

# County of Monterey HCD Planning

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

PLN200315

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Development Permit allows expansion of a stormwater detention pond (0.99 acres in total) and improvements to an existing water level control structure and outlet structure within 100 feet of Environmentally Sensitive Habitat Area. The property is next to parcel with addresses of 1957 & 1965 Highway 1, Moss Landing (Assessor's Parcel Numbers 413-081-004-000 and 413-081-003-000), 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:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Coastal Development Permit (Resolution Number \_\_\_\_\_) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 413-081-004-000 on May 9, 2024. The permit was granted subject to 14 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. 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 RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(RMA - Planning)

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

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

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.



#### 4. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

**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-Risk Management)

**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 Office of County Counsel-Risk Management 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-Risk Management

## 5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

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

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

## 6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), 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 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -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.

**7. PD005 - FISH & GAME FEE NEG DEC/EIR**

**Responsible Department:** Planning

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

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

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

## 8. MM001 - BIOLOGICAL EDUCATION PROGRAMS FOR EMPLOYEES

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** A qualified biologist shall prepare a Biological Education Program for Employees (BEPE). This worker training session shall be conducted with all project staff and construction personnel. The training shall instruct attendees on habitat sensitivity, identification of special-status species, required practices prior to start of construction, general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, and penalties for non-compliance.

The qualified biologist shall meet with the construction crew at the project site at the onset of construction to educate the construction crew on the following: a) a review of the project boundaries; b) all special-status species that may be present, their habitat, and proper identification; c) the specific mitigation measures that will be incorporated into the construction effort; d) the general provisions and protections afforded by the regulatory agencies; and e) the proper procedures if a special-status animal is encountered within the project site. The construction foreman is responsible for making sure that all personnel that will be onsite, including all new workers and subcontractors, review the Employee Education Program materials. Upon completion of training, each attendee shall sign a form as evidence of training attendance and understanding of all conservation and protection measures that were presented by the Biologist. The sign-in sheet must be maintained on-site by the construction foreman and presented upon request.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action No. 1a: Prior to issuance of grading and/or building permits from Building Services, the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist to prepare the BEPE and to provide the required training.

Mitigation Measure Action No. 1b: Prior to issuance of grading and/or building permits from Building Services, applicant/owner shall submit to HCD-Planning for review and approval a fact sheet and/or other supporting materials prepared by the project biologist for distribution to all onsite employees.

Mitigation Measure Action No. 1c: Prior to project-related ground disturbance, the project biologist shall conduct a worker training session for all project staff and upon completion of the training session, applicant/owner shall provide to HCD-Planning a copy of the form signed by all training attendees.

Mitigation Measure Action No. 1d: Prior to final inspection from Building Services, applicant/owner shall submit to HCD-Planning a brief report prepared by the project biologist as to incidents regarding species covered during the training session.

## 9. MM002 - PROJECT BIOLOGIST

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The project proponent shall retain Camara Environmental Consulting (“Project Biologist”) as a qualified biologist to monitor all ground disturbing and construction activities (i.e., vegetation removal, grading, excavation, or similar activities) and ensure that Mitigation Measures No. 1, 2, and 4 and their respective actions are implemented. Any handling and relocation protocols of special-status wildlife species shall be determined in coordination with the applicable regulatory agency (CDFW and/or USFWS) prior to any ground disturbing activities and conducted by a qualified biologist with appropriate scientific collection permit. Construction activities shall occur between July 1 and October 31, or prior to July 1 if the existing wetland has been dry for a minimum of 30 days. The Project Biologist contract shall include:

- Mitigation Measure No. 1: Preparation and implementation of a Biological Education Program for Employees (BEPE);
- Mitigation Measure No. 2: Use of CDFW or USFWS approved protocols for the handling and relocation of CTS and CRLF, monitoring of all ground disturbing and construction related activities, preparation of a monitoring log, and establishment of monitoring responsibilities, which include but are not limited to:
  - o A chain of command for field crews and other on-site personnel will be established prior to commencement of all activities. This program will establish the biological monitors and the persons in charge of, and responsible for, all facets of project implementation. The specific chain-of-command will be defined at the pre-activity meeting to be held immediately prior to the initiation of work.
  - o Biological monitors will have the full responsibility and authority of stopping work activities, if any crews or personnel are not complying with the provisions outlined in this document and/or conditions in any other authorization from the USFWS and/or CDFW.
  - o Prior to the start of work, areas will be identified by the biological monitor-in-charge and approved by the Service as acceptable locations to which covered species may be relocated if these species are encountered within a work area. Relocation areas will be a minimum of 500 yards from the boundary of any work area and will not include staging areas or roads. Covered species will not be removed from the work area or maintained in captivity overnight without prior notification and written approval by the USFWS and CDFW, unless the animal is in need of emergency medical assistance. Medical assistance will be provided to injured animals by a certified wildlife veterinarian familiar with amphibian care.
  - o Only biological monitors specifically authorized by the USFWS and CDFW to handle covered species will be allowed to handle, transport, and relocate individuals of these species. When transporting individuals, precautions will be taken to ensure that the animals are not over stressed and are maintained in safety. Such measures include keeping animals in a cool, dark, and safe location, providing adequate hydration, maintaining a stable cool temperature to avoid over-heating, and ensuring holding tanks are kept clean to prevent the spread of disease.
  - o Biological monitors will check for any covered species under vehicles and equipment that are parked for more than 30 minutes.
  - o To maintain safety and limit the chance of take or habitat disturbance, communication systems consisting of a simple system of hand signals or handheld radios will be utilized to ensure proper communication between the monitors, truck drivers, equipment operators, and field personnel to use during habitat enhancement and related activities.
  - o Both the USFWS and CDFW will be notified immediately if any of the covered

species are injured or killed during the course of any project related activity. All other incidental observations will be reported in the daily field monitoring forms or notes.

(SEE BELOW FOR REMAINING TEXT)

**Compliance or Monitoring Action to be Performed:** (ADDITIONAL TEXT):

- Mitigation Measure No. 4: Review and installation of protective fencing around the retained Coyote brush scrub, and monitoring of the site at least once per week until construction is complete to ensure that the protective fencing remains intact;
- Mitigation Measure No. 4: Preparation and implementation of a Tufted Hairgrass Restoration Plan; and
- Final report submitted to HCD-Planning for review and approval that is sufficient in detail to explain how protection objectives have been met and any impacts incurred outside those previously analyzed including, but not limited to, deviation from measures, modifications required in the field, occurrences of halting construction and/or any other issues identified.

**ACTIONS:**

Mitigation Measure Action No. 2a: Prior to issuance of grading and/or building permits from Building Services, the Owner/Applicant shall submit to HCD-Planning for review and approval the contract with Camara Environmental Consulting ("Project Biologist) to monitor all ground disturbing construction activities (i.e., vegetation removal, grading, excavation, or similar activities) and ensure implementation and compliance with Mitigation Measures No. 1, 2, and 4 and their respective actions. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Action No. 2b: Prior to final inspection from Building Services, applicant/owner shall a submit a final report, prepared by the Project Biologist, to HCD-Planning for review and approval that is sufficient in detail to explain how protection objectives have been met and any impacts incurred outside those previously analyzed including, but not limited to, deviation from measures, modifications required in the field, incidents regarding the species covered during the BEPE training session and other species identified during construction activities, occurrences of halting construction and/or any other issues identified.

## 10. MM003 - BEST MANAGEMENT PRACTICES

**Responsible Department:** Planning

- Condition/Mitigation Monitoring Measure:** The following best management practices shall be implemented by the Proposed Project applicant, or their selected contractor, during construction to reduce impacts to special-status wildlife species. The Proposed Project applicant shall include a note on the construction plans (grading and/or building) encompassing the language contained in this mitigation measure, including all compliance actions.
- a. Refueling of equipment will be conducted using heavy-gauge tarps made of chemically resistant polypropylene or other impervious material with vertical sides for spill containment. These containment tarps will be set up under the equipment prior to servicing or refueling. Once the work is completed, the tarp and its contents must be immediately removed from the property and all contaminants properly disposed of offsite. Standard operating procedures will be implemented immediately in case of fuel spillage.
  - b. Prior to conducting plant removal or treatments, the permittee will make every reasonable attempt to ensure that covered species are not hidden within the plant or the residual plant matter to be treated.
  - c. Pond or upland enhancement activities will be described in the annual work plan and will specify the areas where work will be performed, the dates during which the work will be performed, and a description of the work to be performed.
  - d. Pond and upland enhancement activities could include vegetation removal, basin deepening or recontouring, sediment removal, berm repair and strengthening, and planting vegetation, all of which may be performed manually or using heavy machinery. Draining of ponds to perform the authorized work should only occur during part of the year when the larval life stage has been completed and before the subsequent breeding season. This timeframe corresponds to a work period typically between August 15 and October 15. Within 2 days of the start of work on a pond, that pond will be sampled by a qualified biologist to ensure that all covered species from that pond are in the post metamorphic stage and will be minimally affected by draining of the pond.
  - e. All disturbance during construction will be kept to a minimum to avoid additional impacts to sensitive habitats.
  - f. All inactive areas (defined as a five-day period) will have all necessary soil stabilization practices in place two days after identification of inactivity and/or before a rain event, whichever comes first.
  - g. Erosion control and sediment detention devices have been incorporated into the project design and will be in place prior to October 1 and the onset of rains for the purposes of minimizing fine sediment and sediment/water slurry input to flowing water, and of detaining water to retain sediment on-site. These devices will be placed at all locations where the likelihood of sediment input exists. Sediment collected in these devices will be disposed of away from the collection site and outside riparian areas and flood hazard areas.
  - h. Spoils and grubbed material will be disposed of on-site, in a location greater than 100 ft from drainage areas and will avoid sensitive upland, wetland and riparian habitats. The material will be stabilized with straw wattles or other materials,
  - i. The use and/or storage of petroleum-powered equipment (if applicable) will be accomplished in a manner to prevent the potential release of petroleum materials into US Waters and Waters of the State. All workers will be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.
  - j. All excavation and grading activities will be scheduled for, and will occur during, dry weather periods.

k. A contained area will be designated for equipment storage, short-term maintenance, and refueling and will be located at least 100-feet from all water bodies.

l. Vehicles will be inspected for leaks and repaired immediately.

(SEE BELOW FOR REMAINING TEXT)

**Compliance or** (REMAINING TEXT):

**Monitoring**

**Action to be**

**Performed:**

m. Leaks, drips and other will must be cleaned up immediately to avoid soil, surface water or groundwater contamination.

n. Major vehicle maintenance and washing will be done in a manner that protects the environment (at a minimum on a paved surface where all wash water, drippings, runoff, etc. is collected and properly disposed, and preferably offsite).

o. All spent fluids (including motor oil, radiator coolant, and/or other fluids) and used vehicle batteries will be collected, stored, and recycled as hazardous waste off site.

p. All questionable motor oil, coolant, transmission fluid, and hydraulic fluid hoses, fittings, and/or seals on construction equipment will be replaced. All mechanical equipment will be inspected on a daily basis to ensure there are no motor oil, transmission fluid, hydraulic fluid, and/or coolant leaks. All leaks will be repaired in the equipment staging area or other suitable location (away from watercourses) prior to resumption of construction activity.

q. All exposed/disturbed areas and access roads left barren of vegetation as a result of the construction activities shall be restored by seeding with a blend of native erosion control grass seed. Seeded areas will be mulched.

r. Project activities will be restricted to dry weather. Project activities shall be timed with awareness of precipitation forecasts according to the National Weather Service (NWS) 72-hr forecast for the Project area. Project activities will cease when the National Weather Service (NWS) 24-hour weather forecast indicates a 40 percent chance or higher of precipitation of at least 0.25-inch of precipitation. All necessary erosion control measures shall be implemented prior to the onset of precipitation. Any construction equipment and materials shall be removed if inundation is likely. Project activities halted due to precipitation may resume after a dry out period of 24-hours after the above referenced wet weather.

#### ACTIONS:

Mitigation Measure Action No. 3: Prior to the issuance of grading and/or building permits from Building Services, owner/applicant shall submit to HCD-Planning for review and approval construction plans (grading and/or building) containing the language of this mitigation measure. The Owner/Applicant shall adhere to this condition on an on-going basis for the duration of the project lifetime.



## 11. MM004 - TUFTED HAIRGRASS RESTORATION PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** A total of 0.144 acres of tufted hairgrass will be impacted with implementation of the Proposed Project. Coyote brush scrub habitat outside of the limits of grading and staging area (approximately 15 standards) are not planned for removal and therefore shall be protected prior to and during construction to the maximum possible through the use of exclusionary fencing. The Project Biologist shall supervise the installation of protective fencing and monitor the site at least once per week until construction is complete to ensure that the protective fencing remains intact. The Project Biologist shall develop and submit to HCD-Planning for review and approval a Tufted Hairgrass Restoration Plan. Tufted hairgrass stands shall be salvaged to the maximum extent feasible during grading activities. The salvaged plants shall be replanted on-site within the designated replanting zone (see Figure 6 of LIB220120). Although anticipated to be successfully salvaged, if the salvaged plants are anticipated to not provide adequate re-planting coverage, the Project Biologist shall collect seeds from existing tufted hairgrass to supplement the replanting activities. Due to the ability of coyote brush to naturally colonize areas (through natural seed dispersal) as well as the presence of numerous young plants within the retained scrub, replanting of coyote brush shrubs is not required. Invasive species shall be removed and controlled on an on-going basis. The Tufted Hairgrass Restoration Plan, at a minimum, shall include the following elements:

1. A detailed description of the Tufted hairgrass salvage and/or seed collection methods;
2. A description of a monitoring program (minimum monitoring period of three years or until success criteria are met), including specific methods of data collection and analysis, goals and objectives, success criteria, and adaptive management if the criteria are not met.
3. On-going procedures to control non-native species invasion.
4. A funding mechanism.
5. Preparation of annual monitoring reports. The monitoring reports shall include, but are not limited to: the results of the data collection, dates and description of all maintenance activities conducted during the reporting period, photographic documentation, description of the general health and vigor of the vegetation, description of any pests or circumstances substantially affecting the vegetation, description of any changes in the physical environment since the end of the previous reporting period and since the beginning of the monitoring period, the number and species of plants that are unhealthy or have died during the reporting period and since the beginning of the monitoring period, and recommendations for further maintenance and management that a be necessary for maintaining the success criteria in the Tufted Hairgrass Restoration Plan.
6. A final report shall be submitted at the end of the monitoring period and shall include a cumulative analysis, summary of the data collected throughout the duration of the monitoring period, and a definitive statement as to the success of the restoration/enhancement based on the success criteria provided in the Habitat Plan. If it is determined that the success criteria have not been met, a supplemental report shall be prepared that identifies the causes of failure and suggests measures that will achieve success, and the monitoring period shall be extended one year. At the end of this extended period, an additional report shall be prepared as described above. This report shall satisfy the same criteria as outlined above for the final report. If at the end of the extended monitoring period the report indicates the success criteria have not been met, the monitoring shall be extended again, and the pro

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

Mitigation Measure Action 4a: Prior to issuance of permits from Building Services, the applicant/owner shall submit to HCD-Planning a copy of a contract with a qualified biologist to supervise installation of protective fencing and monitor the site at least once per week until construction is complete to ensure that the protective fencing remains intact.

Mitigation Measure Action 4b: Prior to issuance of grading and/or building permits from Building Services, the applicant/owner shall submit for review and approval to HCD-Planning and CDFW a Habitat Restoration/Enhancement Plan (Habitat Plan) prepared by the Project Biologist.

Mitigation Measure Action 4c: On an annual basis for a minimum of 3 years following completion of the Tufted hairgrass restoration, the Project Biologist shall submit a status report to HCD-Planning for review and approval. At the end of the monitoring period, the Applicant/Owner shall submit for review and approval to HCD-Planning a final report prepared by the Project Biologist. This final report shall discuss the success of the Tufted Hairgrass Restoration Plan using the pre-determined success criteria. If it is determined that the success criteria have not been met, a supplemental report shall be prepared that identifies the causes of failure and suggests measures that will achieve success, and the monitoring period shall be extended one year until the success criteria have been met.

**12. MM005 - PRE-CONSTRUCTION CULTURAL RESOURCES TRAINING PROGRAM AND ON-CALL ARCHAEOLOGICAL MONI'**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** To reduce potential impacts on cultural resources that may be discovered during development onsite, a qualified archaeological (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be retained to prepare and conduct a pre-construction cultural resources training program with all construction crew and serve as an on-call monitor for the duration of all project-related ground-disturbing activities. The purpose of the pre-construction cultural resources training program shall be to train the construction crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations. If at any time, potentially significant archaeological resources or intact features are discovered, Condition of Approval PD003(A) shall be adhered to. The Archaeological Monitor shall review and evaluate any inadvertent discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources under CEQA, and work in coordination with the Tribal Monitor (Mitigation Measure No. 6). If the Archaeological Monitor determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Tribal cultural resources shall be evaluated in accordance with Mitigation Measure No. 4. The contract shall require that the Archaeological Monitor keep a log of inadvertent discoveries and submit a final report summarizing compliance actions with HCD-Planning.

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

5a: Prior to the issuance of permits from Building Services, the Applicant/Owner shall submit to HCD-Planning a copy of the contract between the Applicant/Owner and a qualified archaeologist. The contract shall include the requirements of this mitigation and specify that the archaeologist will prepare and conduct a pre-construction cultural resources training for all construction crew. The contract shall also specify that the archaeologist will be retained on an "on-call" basis for all ground disturbing construction to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction.

5b: Prior to initial ground disturbance, the Applicant/Owner shall submit evidence to HCD-Planning demonstrating that the pre-construction cultural resources training meeting occurred as required by this mitigation. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of meeting attendees.

5c: On an on-going basis, if archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and a plan of action formulated and implemented, with the concurrence of HCD-Planning. Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The Applicant/Owner shall allow the on-site Tribal Monitor (see Mitigation Measure No. 6) an opportunity to make recommendations for the disposition of potentially significant archaeological materials found.

5d: Prior to final of construction permits, a final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University.

**13. MM006 - ON-SITE TRIBAL MONITOR**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** To ensure that Tribal Cultural Resources incur a less than significant impact if encountered, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be on-site and observe initial project-related excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action 6a: Prior to issuance of grading and/or building permits from Building Services, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor initial excavation activities associated with the proposed pond enlargement.

Mitigation Measure Action 6b: Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

Mitigation Measure Action 6c: Prior to final inspection from Building Services, the Tribal Monitor or other appropriately NAHC recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

**14. PDSP001- OPERATIONS AND MAINTENANCE PLAN**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** On an on-going basis for the lifetime of the Stormwater Detention Pond, the requirements of the Operations and Maintenance Plan (LIB240044) shall be adhered to.

**Compliance or Monitoring Action to be Performed:** On an on-going basis for the lifetime of the Stormwater Detention Pond, the requirements of the Operations and Maintenance Plan (LIB240044) shall be adhered to.

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PROJECT DATA		
	413-081-004-000 (Basin)	413-081-003-000 (Outlet)
Parcel Size	97.6 ac	217.0 ac
General Plan Land Use Designation	Agricultural Conservation   Agricultural Preservation	Agricultural Conservation   Forest & Upland Habitat   Wetland & Coastal Strand   Agricultural Preservation
Zoning	AC(CZ)   CAP(CZ)	AC(CZ)   CAP(CZ)   RC(CZ)
Farmland Designations	Farmland of statewide importance   Grazing Land   Other land	Farmland of statewide importance   Other land

# STORMWATER DETENTION PONDS FOR AGRICULTURAL RUNOFF

## Packard Ranch, Moss Landing, California

NRCS Job Class Classification			
Practice	Control	Quantity	Class
(638) Water and Sediment Control Basin	Storage	4 ac-ft	IV
(620) Underground Outlet	Capacity	5.3 cfs	III
(587) Structure for Water Control	Diameter	18-inch	IV
(468) Lined Waterway or Outlet	Capacity	13.6 cfs	IV

Designed: A. Carter  
 Drawn: A. Carter  
 Checked: D. Beatty & M. Barnett  
 July 2019  
 Jan 2020  
 Mar 2021



### GENERAL NOTES

- All construction shall be in accordance with these drawings and specifications.
- The Resource Conservation District of Monterey County (RCDMC) shall be responsible for obtaining all permits, easements, and rights-of-way with assistance from Landowner.
- The Contractor shall be responsible for locating and protecting all utilities. Special safety precautions shall be taken when working in the vicinity of gas, oil, and electrical lines.
- Cal-OSHA safety requirements shall be in effect during all construction.
- All lines and grades shown on these drawings are approximate. The proposed structure locations, excavation limits, and fill requirements will be staked in the field or approved by the engineer prior to construction.
- Contact the engineer at least 7 days prior to construction:  
Adrienne Carter, (831) 295-2446.

### PROJECT DESCRIPTION

The project goal is to detain runoff from agricultural fields into an improved stormwater pond (basin) near the barn. The pond will increase the capacity and the revised outlet structure will provide ponded areas and habitat for birds, amphibian and other endemic wildlife. The water will slowly release through a rock apron energy dissipater and surface flow to the Elkhorn Slough. The disturbed areas will have temporary erosion control measures and the site will be revegetated with harvested plants that are currently growing in the area. The excavated soil will be redistributed over the ranch at a depth less than 1ft/acre. The basin will be constructed on APN 413-081-004-000. The outlet will be constructed on 413-081-003-000.

Limit of Grading Area: 1.2 ac  
 Total Area of Disturbance: 2.0 ac  
 Grading volumes (Grading only on Parcel 413-081-004-000):  
 Total Cut: 8,100 cy  
 Total Fill: 1,635 cy  
 Total Net: 6,465 cy

### Technical References:

- Topographic survey completed by RCDMC, March 2019.
- Conceptual Plans Technical Memorandum prepared by RCDMC, July 2019.
- Geotechnical Investigation - Design Phase Packard Ranch Pond Improvements prepared by Pacific Crest Engineering, Inc.

### CULTURAL RESOURCES

No cultural resources are expected at this site. However, if any commonly recognized cultural resources, such as human formed artifacts older than 50 years, including projectile points, grinding stones, call RCDMC, to assess the significance of the find and to ensure that the resources are avoided. If human remains are encountered, work shall stop and the Coroner/Sheriff shall be notified immediately. Notify RCDMC of the determination of the County Coroner.

### ENDANGERED SPECIES

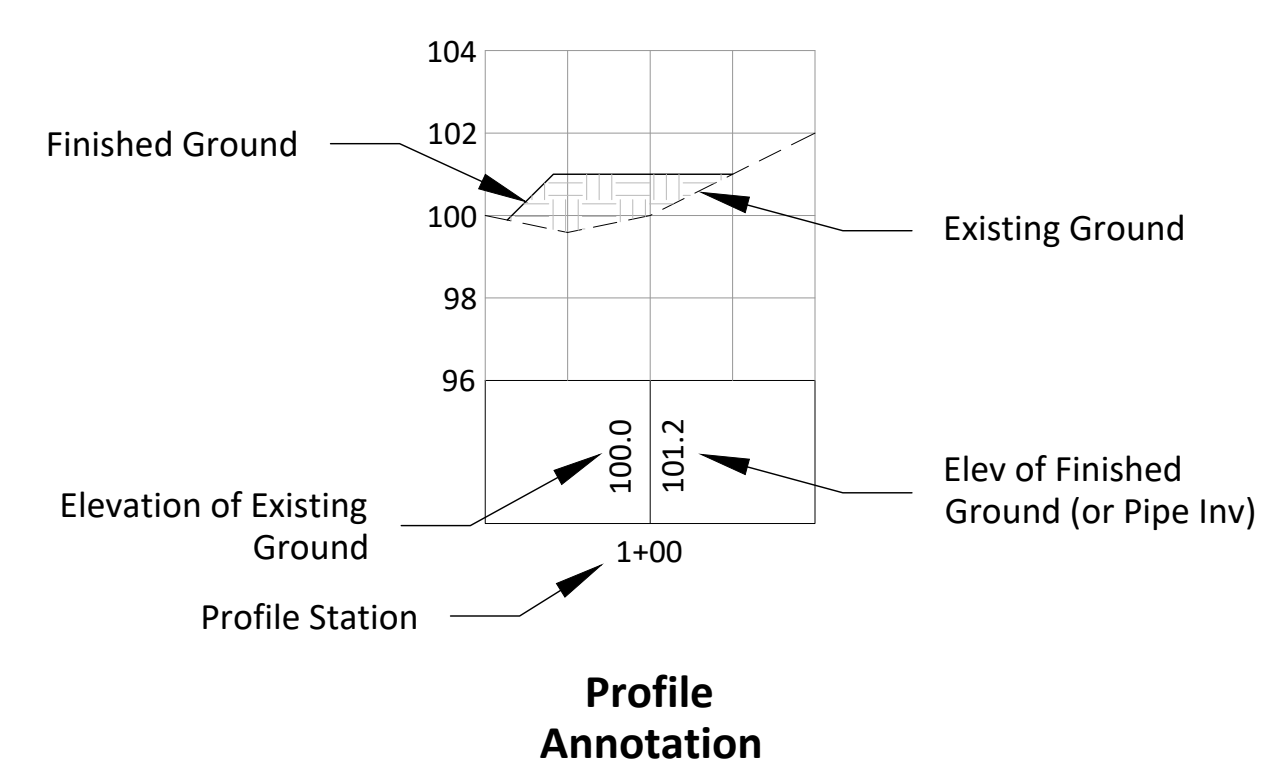
No endangered species are expected at this site. However, if Santa Cruz Long-Toed Salamander (SCLTS), California red-legged frog, California tiger salamander (CTS), western pond turtle, or burrowing owl are encountered, no work shall occur until the frog, salamander, turtle, or owl has left the area on its own accord or until a qualified wildlife biologist is consulted and appropriate arrangements are made with U.S. Fish & Wildlife Service and the California Department of Fish & Wildlife. Ground disturbing activities cannot occur within 50 feet if it burrows are present where CTS or SCLTS or burrowing owls are sighted.

### ABBREVIATIONS

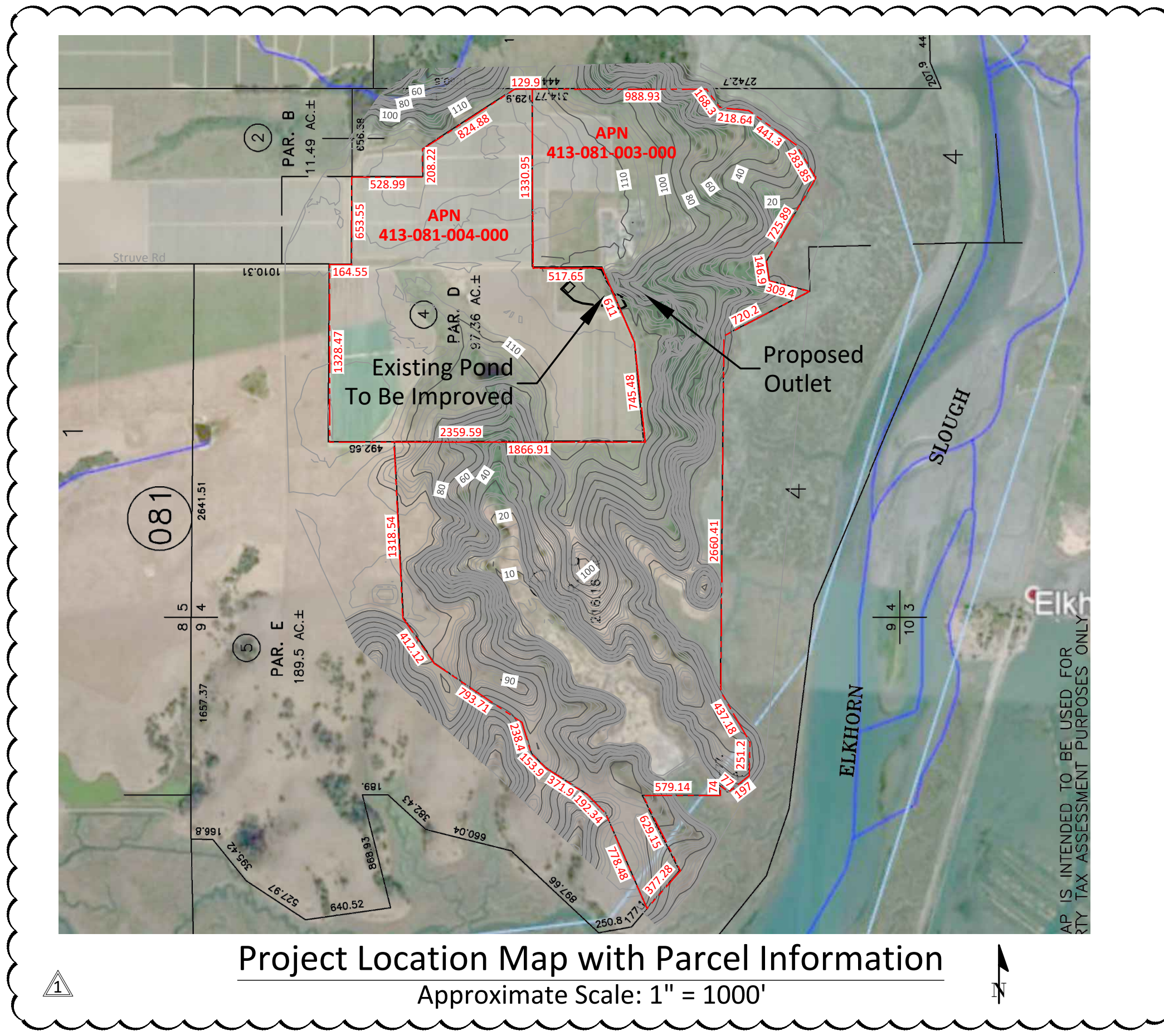
CO	Clean Out	Inv	Invert
CFS	Cubic Feet per Second	Max	Maximum
CPP	Corrugated Plastic Pipe	Min	Minimum
CPPs	Smooth Wall CPP	NTS	Not To Scale
€	Centerline	POC	Point of Connection
Ø	Diameter	PVC	Polyvinyl Chloride
d/s	Downstream	o.c.	On Center
Elev	Elevation	R.C.	Relative Compaction
Est	Estimated	Sch	Schedule
Ex	Existing	SDR	Standard Diameter Ratio
Ft	Feet	Sta	Station
Grnd	Ground	SS	Stainless Steel
H:V	Horizontal to Vertical (Slope)	Typ	Typical
HDPE	High Density Polyethylene	u/s	Upstream
HP	Hinge Point	u/s	Underground Outlet
In	Inches	WT	Water Tight

### SYMBOLS

- Flow Line
- Fence
- Limit of Disturbance or Grading
- Slope (ex: 2 feet horizontal to 1 foot vertical)
- Direction of Drainage/Flow Path



Site Vicinity Map  
NTS



Project Location Map with Parcel Information  
Approximate Scale: 1" = 1000'

Inspection Schedule				
Inspection	Agency	Name	Date	
MC RMA - EC BMPs in place Prior to Land Disturbance	MC RMA			
MC RMA - EC BMPs in place During Construction	MC RMA			
MC RMA - Stabilized Disturbed Areas	MC RMA			
Outlet Structure	RCDMC			
Pipe Trench Backfill	RCDMC			

Sheet List	
Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL SITE IMPROVEMENTS
3	POND LAYOUT AND GRADING ALIGNMENT
4	POND GRADING PROFILE AND CROSS SECTIONS
5	POND OUTLET DETAILS
6	EROSION CONTROL PLAN



EXISTING UNDERGROUND UTILITIES AND PIPELINES  
 Underground utilities and Pipelines may exist within limits of development. All utilities and pipelines shall be identified and protected prior to site disturbance.

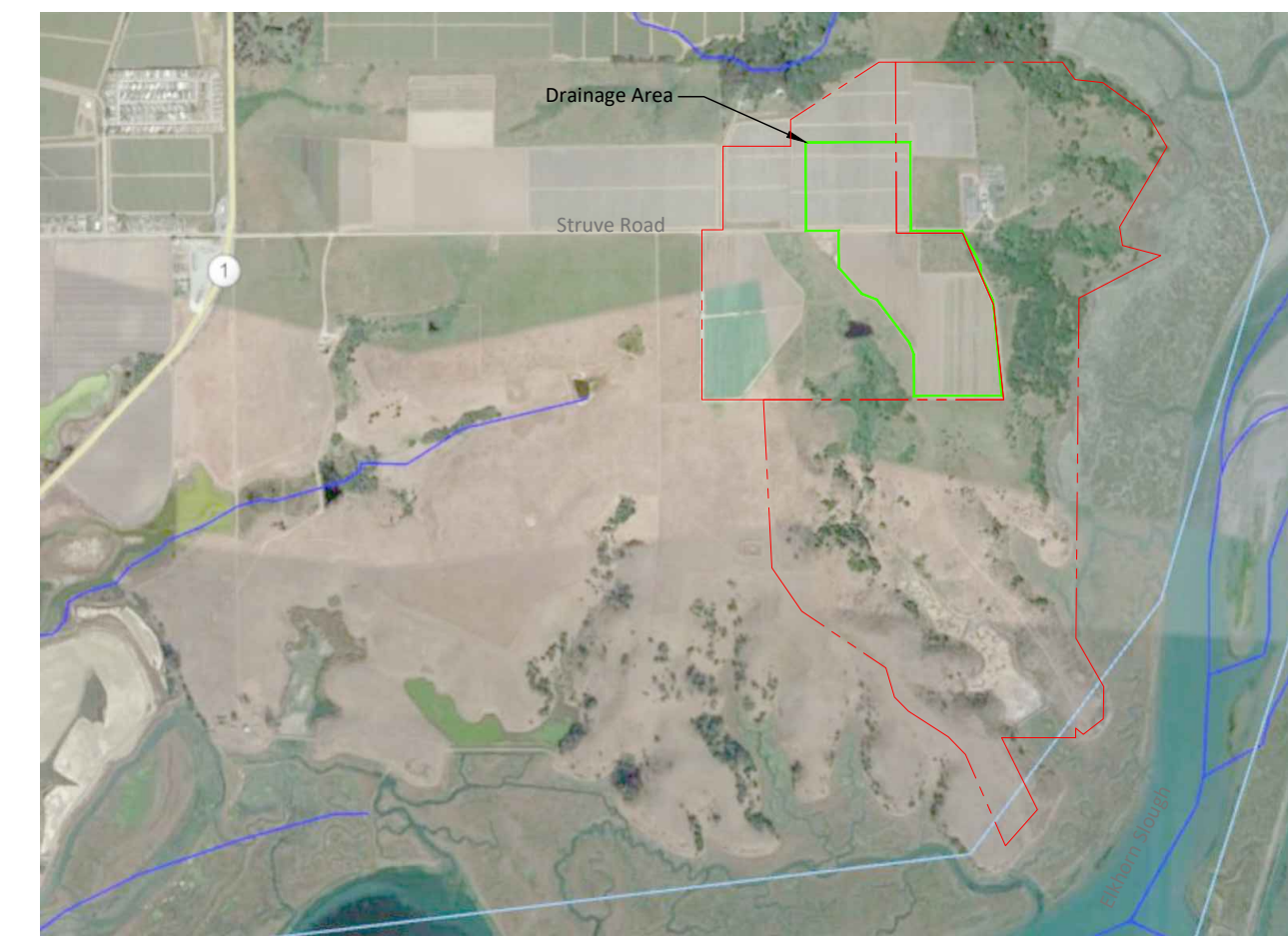
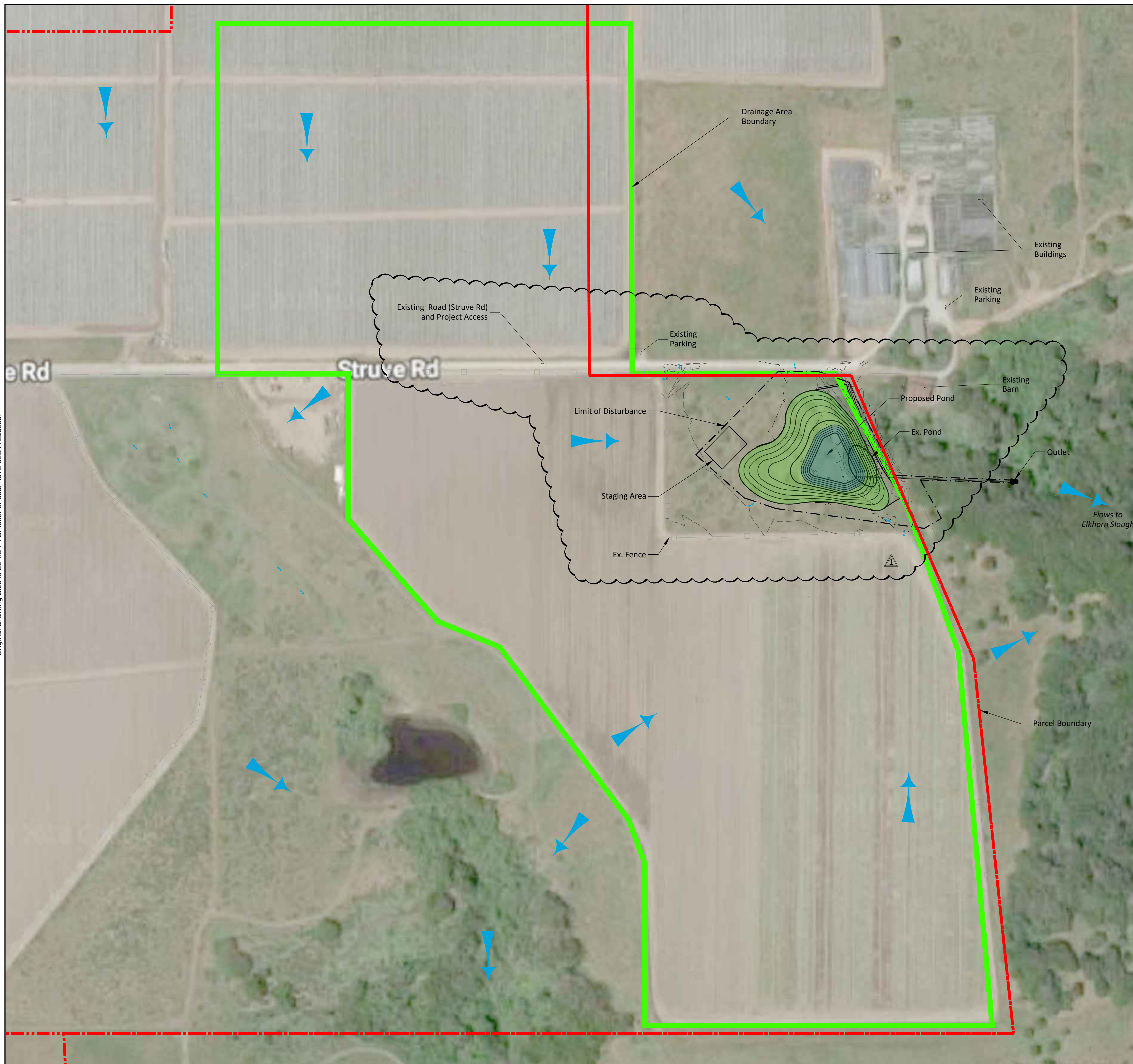
REVISIONS			
REV. NO.	DATE	BY	DESCRIPTION
1	6/16/2021	AJC	ADD APNs & PROJECT DATA

COVER SHEET  
 STORMWATER DETENTION POND FOR AGRICULTURAL RUNOFF  
 PACKARD RANCH  
 Struve Road (off of Highway 1), Moss Landing, Monterey County, CA 95039  
 Contact: Robert Stephens



Original Drawing Size is 22"x34". Smaller sheets have been reduced.

Original Drawing Size is 22"x34". Smaller sheets have been reduced.

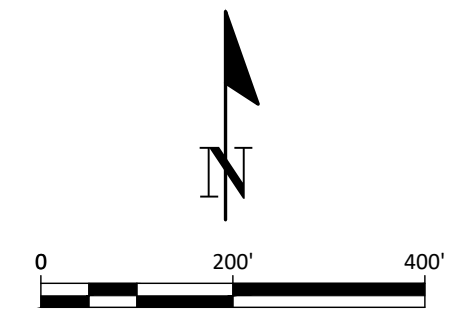


**Project Location Map**  
Scale: 1" = 1500'



Designed	A. Carter	July 2019
Drawn	A. Carter	Jan 2020
Checked	D. Beatty & M. Barnett	Mar 2021
Checked		

**OVERALL SITE IMPROVEMENTS**  
**STORMWATER DETENTION POND FOR AGRICULTURAL RUNOFF**  
 PACKARD RANCH  
 Struve Road (off of Highway 1), Moss Landing, Monterey County, CA 95039  
 Contact: Robert Stephens

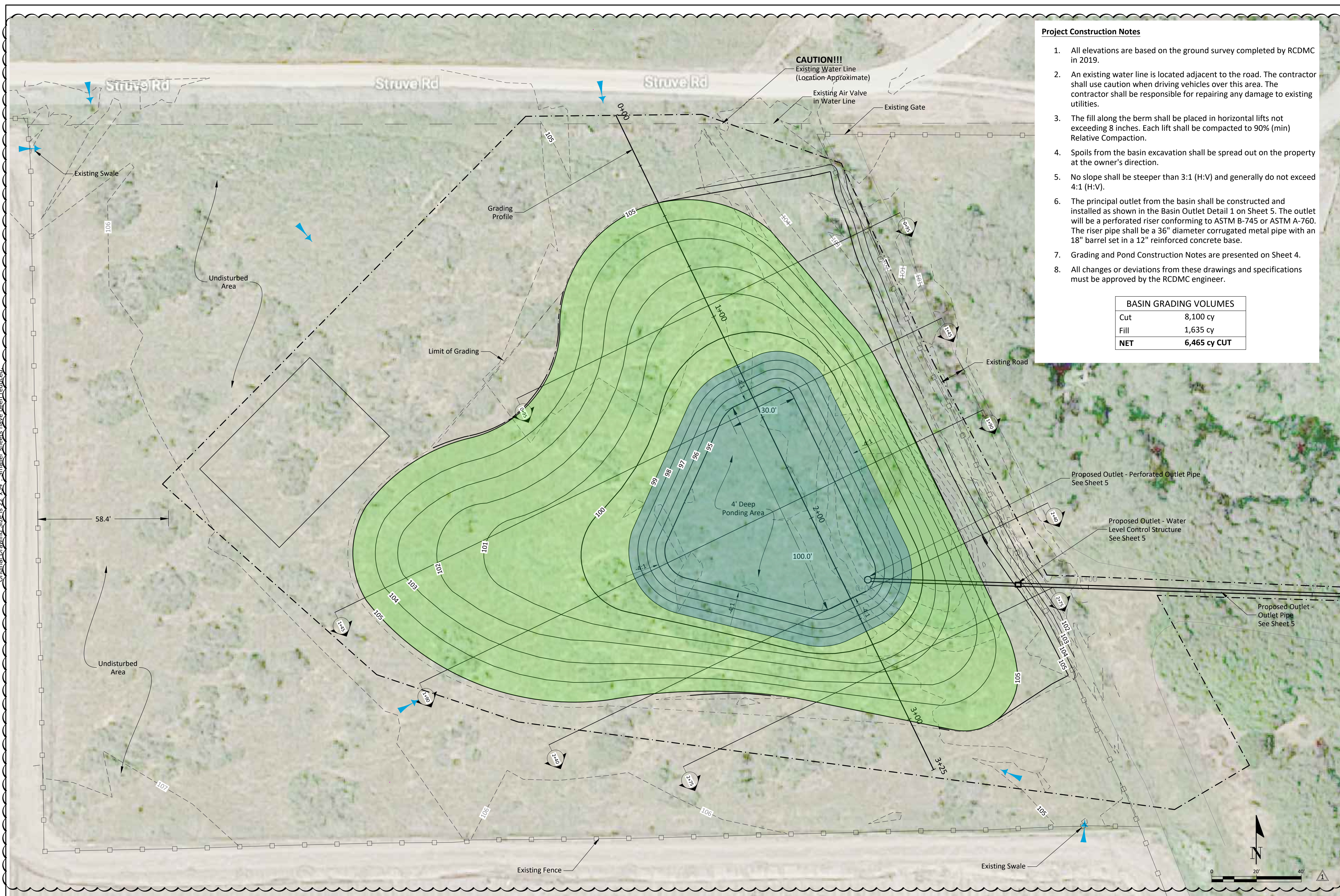


**RCDCMVC**  
 RESOURCE CONSERVATION DISTRICT OF MONTEREY COUNTY  
 744 La Guardia Street, Suite A  
 Salinas, CA 93905  
 (831) 975-7775

REVISIONS			
REV. NO.	DATE	BY	DESCRIPTION
▲	6/16/2021	AJC	UPDATED PROJECT LAYOUT & LIMIT OF DISTURBANCE. STAGING AREAS AND PARKING LABELED.



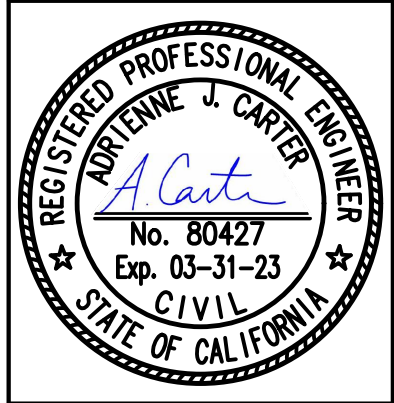
Original Drawing Size is 22"x34". Smaller sheets have been reduced.



- Project Construction Notes**
1. All elevations are based on the ground survey completed by RCDMC in 2019.
  2. An existing water line is located adjacent to the road. The contractor shall use caution when driving vehicles over this area. The contractor shall be responsible for repairing any damage to existing utilities.
  3. The fill along the berm shall be placed in horizontal lifts not exceeding 8 inches. Each lift shall be compacted to 90% (min) Relative Compaction.
  4. Spoils from the basin excavation shall be spread out on the property at the owner's direction.
  5. No slope shall be steeper than 3:1 (H:V) and generally do not exceed 4:1 (H:V).
  6. The principal outlet from the basin shall be constructed and installed as shown in the Basin Outlet Detail 1 on Sheet 5. The outlet will be a perforated riser conforming to ASTM B-745 or ASTM A-760. The riser shall be a 36" diameter corrugated metal pipe with an 18" barrel set in a 12" reinforced concrete base.
  7. Grading and Pond Construction Notes are presented on Sheet 4.
  8. All changes or deviations from these drawings and specifications must be approved by the RCDMC engineer.

BASIN GRADING VOLUMES	
Cut	8,100 cy
Fill	1,635 cy
<b>NET</b>	<b>6,465 cy CUT</b>

Designed	A. Carter	July 2019
Drawn	A. Carter	Jan 2020
Checked	D. Beatty & M. Barnett	Mar 2021
Checked		



**POND LAYOUT AND GRADING ALIGNMENT**  
**STORMWATER DETENTION POND FOR AGRICULTURAL RUNOFF**  
 PACKARD RANCH  
 Struve Road (off of Highway 1), Moss Landing, Monterey County, CA 95039  
 Contact: Robert Stephens



REVISIONS				
REV. NO.	DATE	BY	DESCRIPTION	
1	6/16/2021	AJC	REVISED GRADING	

Original Drawing Size is 22"x34". Smaller sheets have been reduced.

**GRADING NOTES**

Contractor shall follow the grading requirements below and in Specification Section 903 - Earthfill, 378- Pond, and the Geotechnical Engineer recommendations below.

**Clearing & Stripping**

- The initial preparation of the site may consist of clearing and removal of designated vegetation and debris. If encountered, any existing conduits or buried foundation elements must be completely removed from the proposed dam and pond areas. Tree removal should include the entire stump and root ball. The extent of this soil removal will be designated by the engineer.
- Any voids created by the removal of buried conduits and root balls must be backfilled with properly compacted engineered fill which meets the following requirements:
- No wells are expected in the limit of disturbance but if any are encountered, they shall be capped in accordance with the requirements and approval of the County Health Department.
- Surface vegetation, tree roots, and organically contaminated top soil should then be removed ("stripped") from the area to be graded. In addition, any remaining debris or large rocks must also be removed (this includes asphalt or rocks greater than 2 inches in greatest dimension). This material may be stockpiled in the designated areas (shown on Sheet 2) for agricultural use elsewhere on the ranch.
- The depth of stripping is estimated to be 3-6 inches. Final required depth of stripping must be based upon visual observation for the engineer. The required depth of stripping will vary based upon the type and density of vegetation across the project site and with the time of year.

**Subexcavation**

- Where it underlies proposed engineered fill, all existing fill should be subexcavated and removed. Fill depth is anticipated to be as much as 5 to 6 feet. The excavation process should be observed and the areal extent designated by the engineer. Any voids created by fill removal must be backfilled properly with compacted engineered fill.
- After removal of existing fill, areas that are to support the proposed dam should be subexcavated at least 30 inches below the original native grade, or to a depth that exposes firm, stable clayey subgrades, whichever depth is greater.
- Final depth of subexcavation should be determined by the engineer.
- Following clearing, stripping and any necessary subexcavations, the exposed subgrade soil that is to support engineered fill should then be scarified 8 inches, and the soil moisture conditioned and compacted as outlined below. The moisture conditioning procedure will depend upon the time of year that the work is done, but it should result in the soils being 1 to 3 percent over optimum moisture content at the time of compaction.

**Material for Engineered Fill**

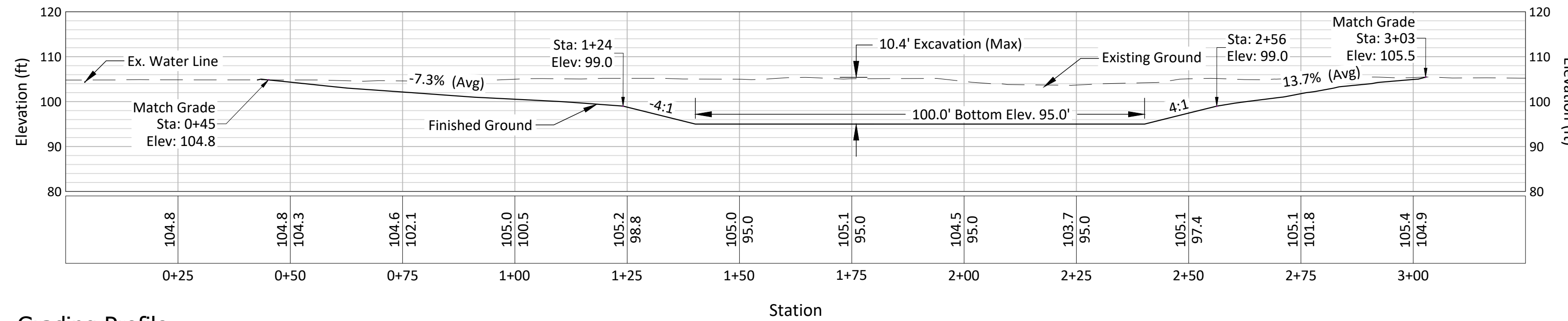
- Native or imported soil proposed for use as engineered fill should meet the following requirements:
  - free of organics, debris, and other deleterious materials,
  - free of "recycled" materials such as asphaltic concrete, concrete, brick, etc.,
  - granular in nature, with at least 30 percent clayey fines,
  - free of rocks in excess of 2 inches in size.
- Samples of any proposed imported fill planned for use on this project should be submitted to the engineer for appropriate testing and approval not less than ten (10) working days before the anticipated jobsite delivery. This includes proposed import trench sand, drain rock and for aggregate base materials. Imported fill material delivered to the project site without prior submittal of samples for appropriate testing and approval must be removed from the project site.

**Engineered Fill Placement and Compaction**

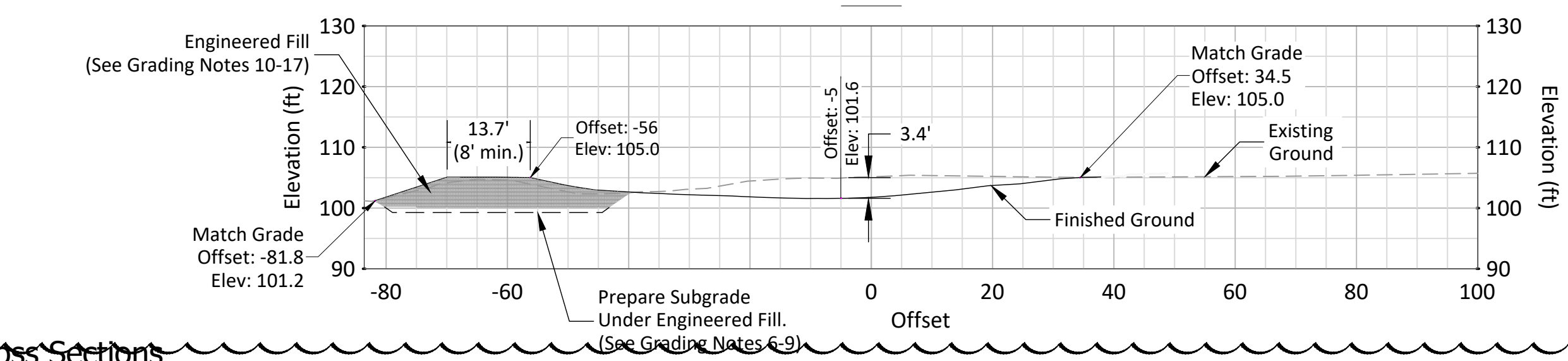
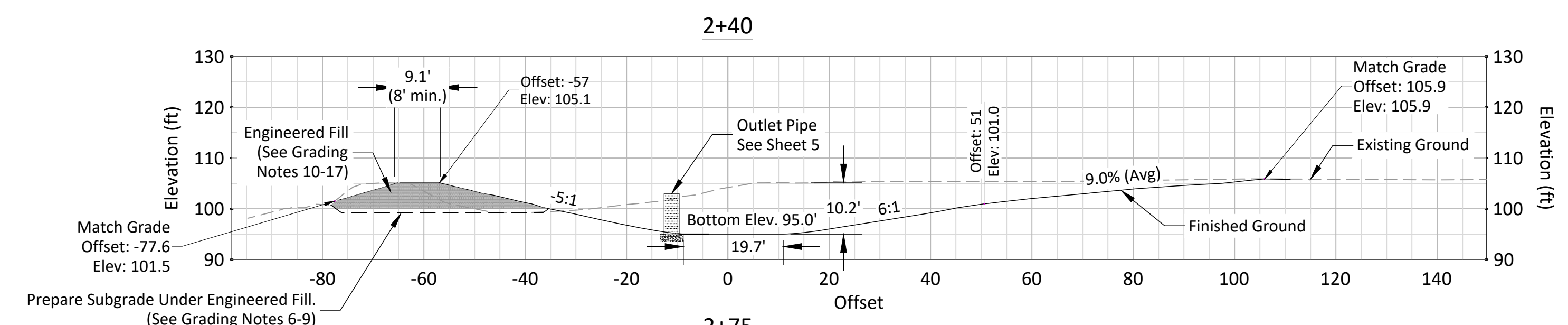
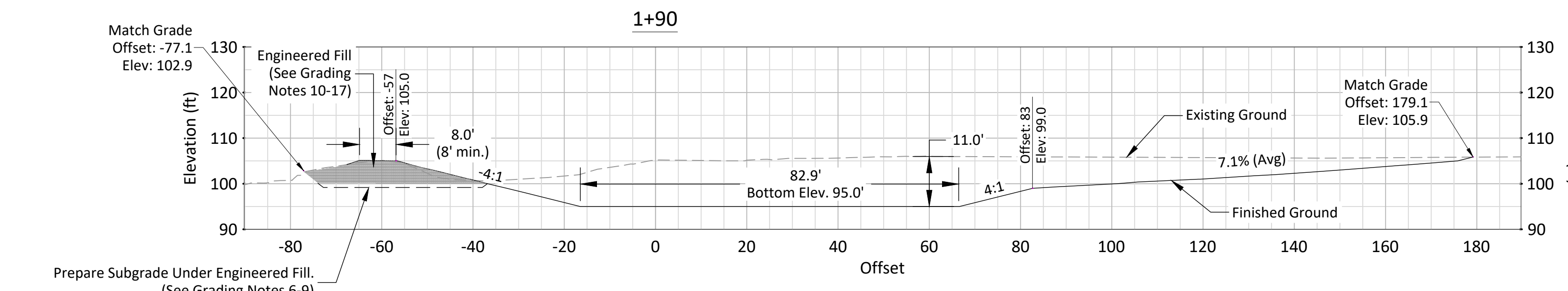
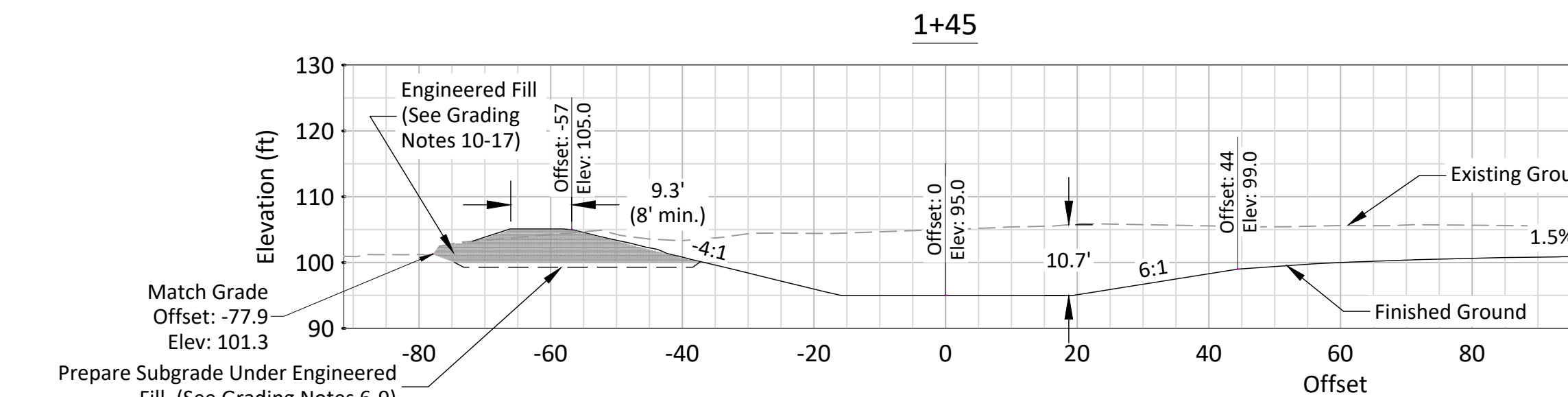
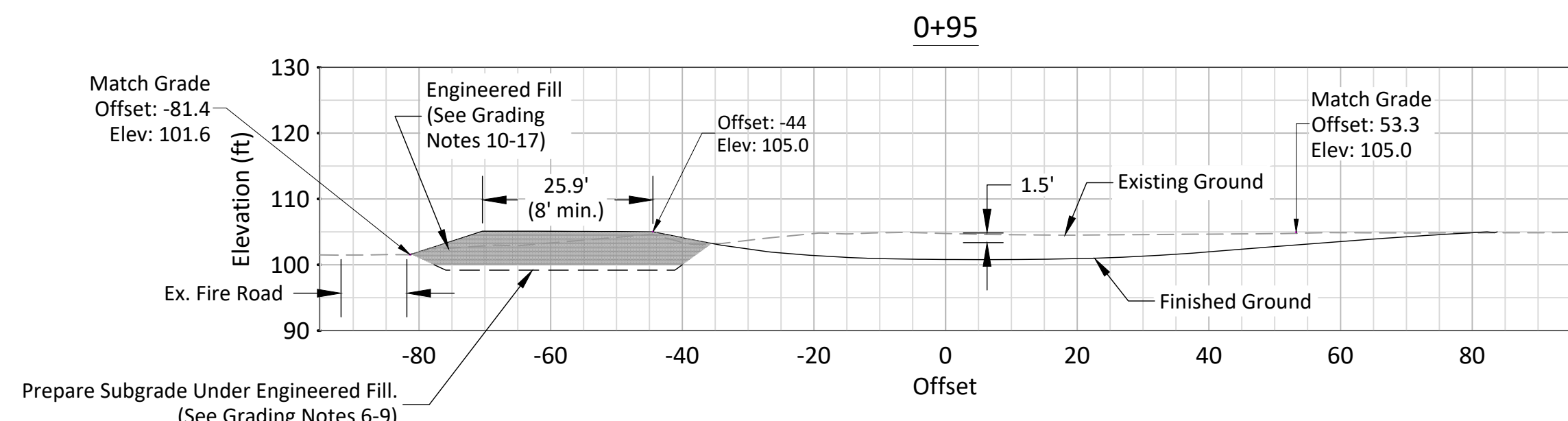
- Following the subexcavation and subgrade preparation, the site should be brought up to design grades with engineered fill that is moisture conditioned and compacted according to the geotechnical engineer's recommendations.
- Engineered fill should be placed in maximum 8 inch lifts, before compaction, at a water content which is within 1 to 3 percent of the laboratory optimum value.
- All soil on the project should be compacted to a minimum of 90% of its maximum dry density.
- Excess fill material generated from the pond excavation may be placed on relatively flat areas beyond the pond and dam. Provided no improvements beyond agricultural use are planned, excess fill may be placed in maximum 18 inch lifts, moisture conditions to between 1 to 3 percent of laboratory optimum and lightly track rolled to a minimum 85% of its maximum dry density.
- The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be performed in accordance with ASTM Test #D6938 (nuclear method).
- Field density testing is recommended in maximum 2 foot elevation differences.

**Cut and Fill Slopes**

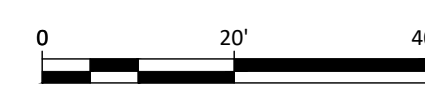
- Fill Slopes should be constructed with compacted, engineered fill meeting the minimum density requirements. As shown on the plans, fill slopes will have a maximum gradient of 3:1 (horizontal:vertical) and cut slopes within the pond will have a gradient no steeper than 4:1 (horizontal:vertical).
- The surfaces of all cut and fill slopes should be prepared and maintained to reduce erosion. This work, at a minimum, should include track rolling of the slope and effective planting. Slope protection should be installed as soon as practicable so that a sufficient growth will be established prior to inclement weather conditions. It is vital that no slope be left standing through a winter season without the erosion control measures having been provided.



**1 Grading Profile**  
Scale: 1" = 20'



**2 Grading Cross Sections**  
Scale: 1" = 20'



Designed	A. Carter	July 2019
Drawn	A. Carter	Jan 2020
Checked	D. Beatty & M. Barnett	Mar 2021
Checked		



**POND GRADING PROFILE AND CROSS SECTIONS**  
**STORMWATER DETENTION POND FOR AGRICULTURAL RUNOFF**  
 PACKARD RANCH  
 Struve Road (off of Highway 1), Moss Landing, Monterey County, CA 95039  
 Contact: Robert Stephens

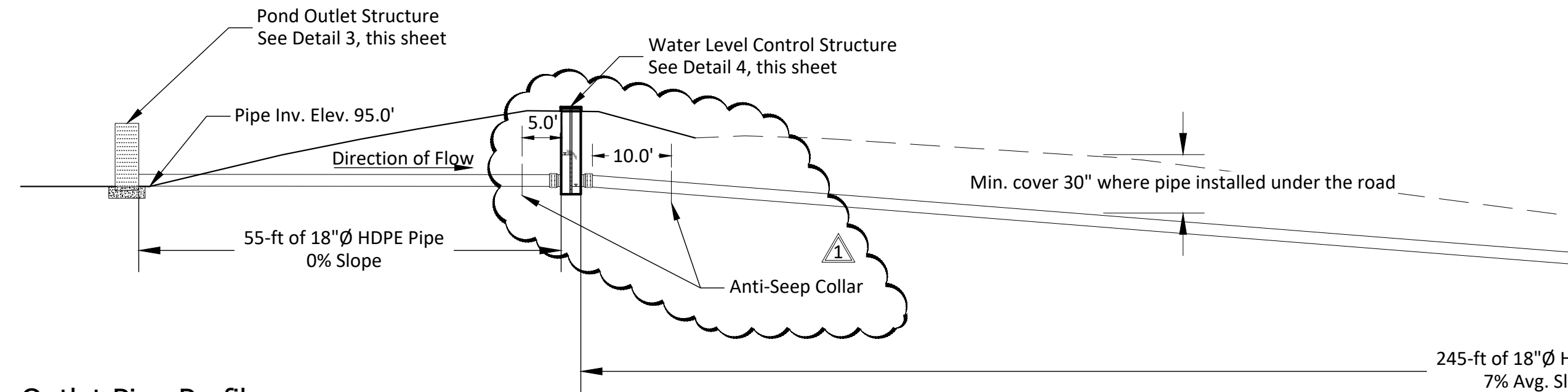


REV. NO.	DATE	BY	DESCRIPTION
1	6/16/2021	AJC	UPDATED PROFILE & CROSS SECTION ADD GRADING NOTES

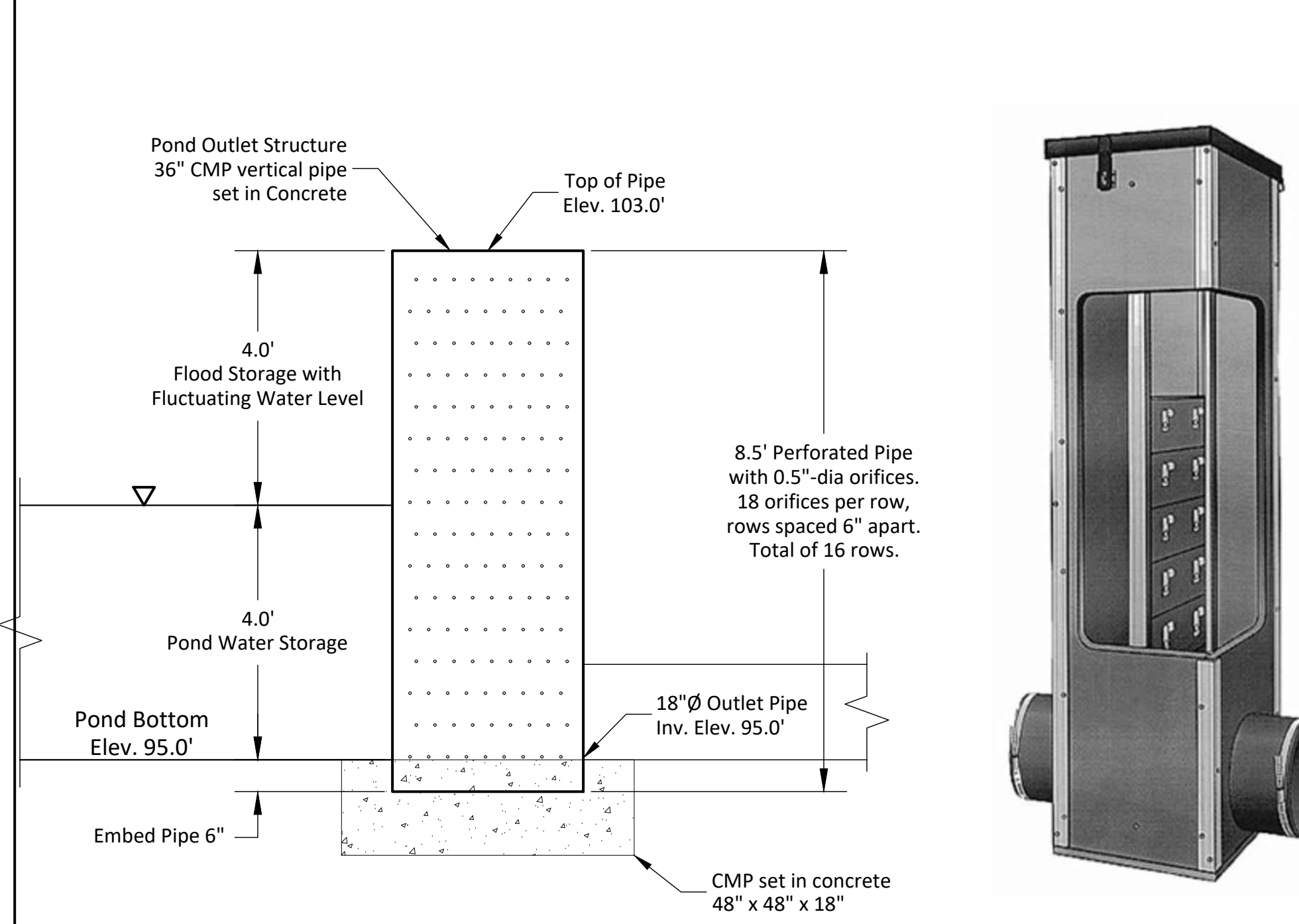


**1 Pond Outlet Pipe Layout and Alignment**  
Scale: 1" = 15'

- Construction Notes - Pipeline**
- The pipe shall be installed as per pipe manufacturer's recommendations. Minimum cover over pipe shall be a minimum of 30" below existing ground, or as shown in the plans.
  - All pipe shall be HDPE pipe that meets ASTM-F405 and -F668. All joints shall be watertight and pipe shall be dual walled smooth pipe.
  - Pipeline backfill material shall be placed and compacted to the specified percentage of maximum Standard Proctor Density in Bedding, Haunching (95%), Initial Backfill (90%), and Final Backfill (85%) zones. See also NRCS Specification 903 - Earthfill. Use a hand tamper and compact in 6" lifts at the proper moisture content.
  - Special care shall be taken to achieve property compaction of haunching material - especially under pipe haunches. This is a Class III soil so compacting at optimal water content is essential. Compact in 6 inch lifts.
  - Bedding is not required unless rock, hard pan, cobbles, boulders, stones larger than 1.5 inches, etc. are encountered in the trench bottom. If such materials are encountered, over excavate 6 inches minimum below pipe invert and replace with clean sand compacted to 90% Standard Proctor Density.
  - If bedding is installed, the middle third of the bedding shall be loosely placed for a width of 6 inches.
  - Install Agri-Drain anti seep collars, or NRCS approved equivalent, every other drop inlet or every 120'.
  - An 18" (min) anti-seep collars shall be installed at maximum of 10' downstream of specified structure. Each concrete catch basin shall require an anti-seep collar. Collars shall be the Agri-Drain rubber collars or engineer approved equivalent. Collars shall be installed according to manufacturer's recommendations.

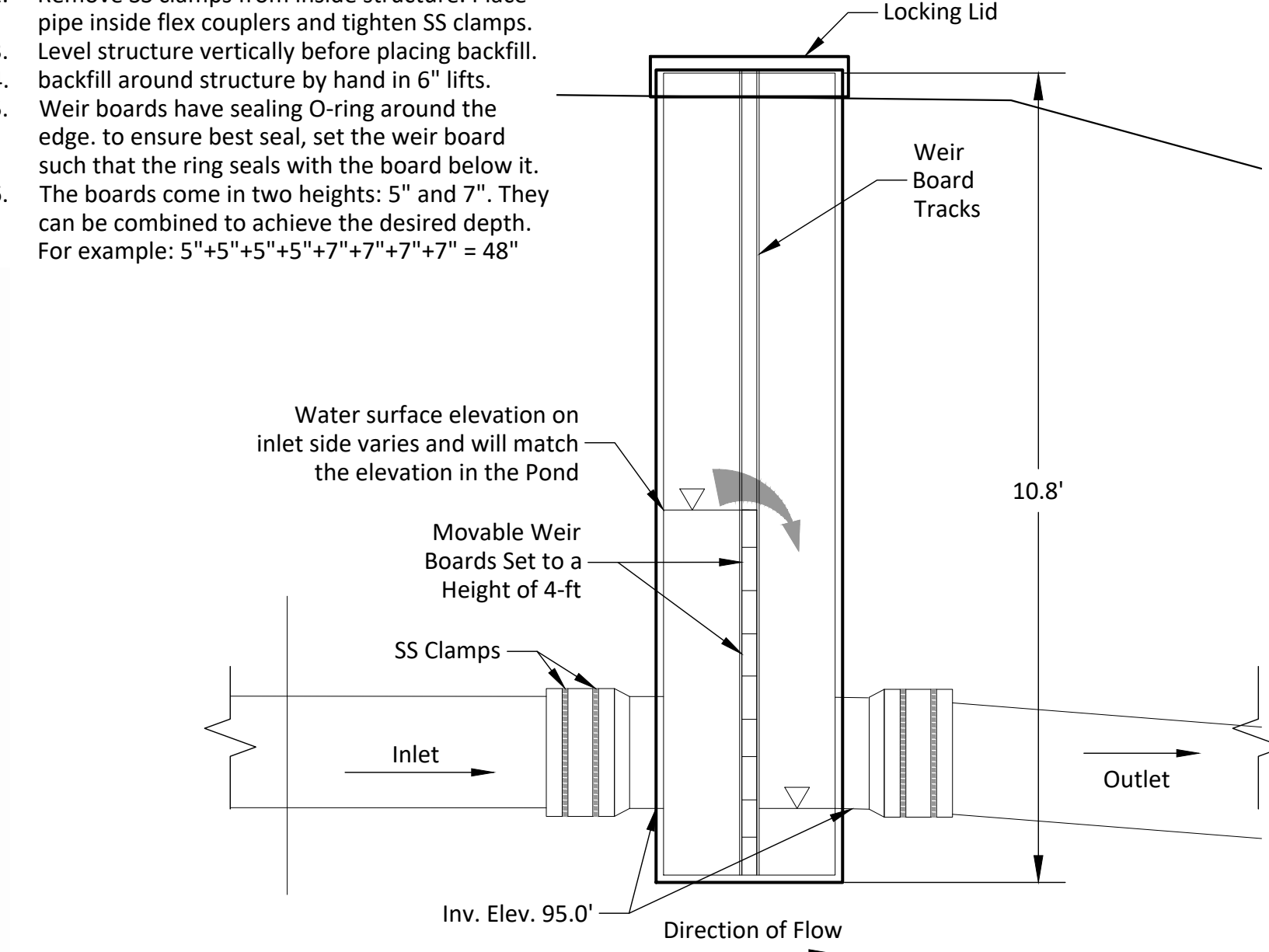


**2 Outlet Pipe Profile**  
Scale: 1" = 15'



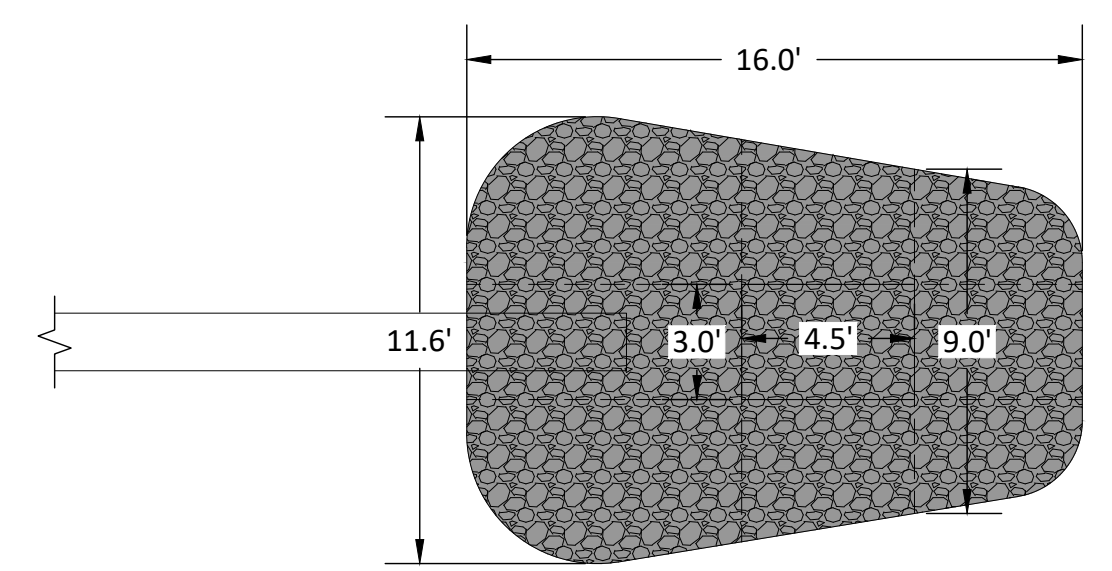
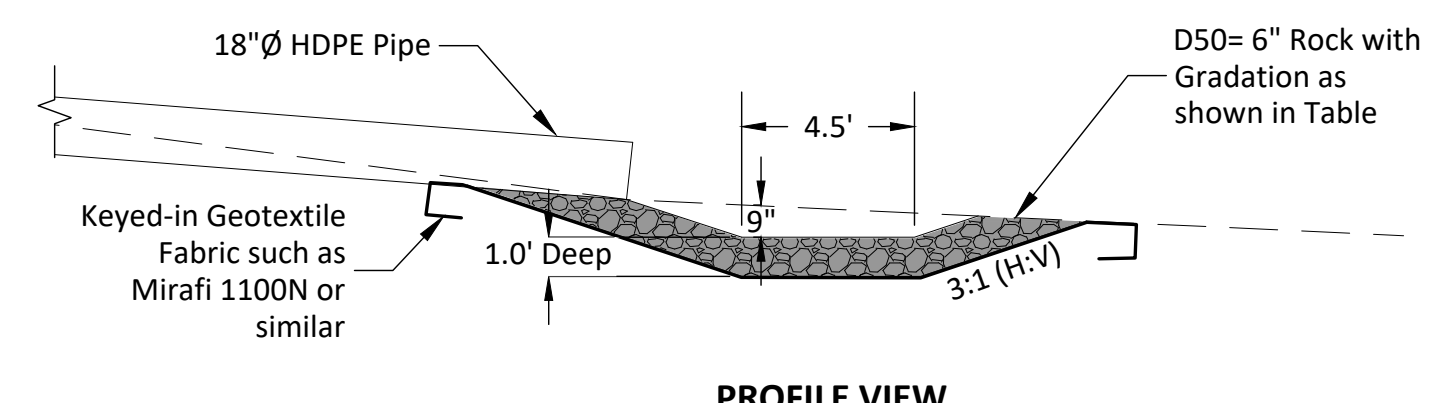
**3 Pond Outlet Structure**  
Scale: 1" = 2'

- Water Level Control Structure Notes:**
- Install structure on compacted soil or sand.
  - Remove SS clamps from inside structure. Place pipe inside flex couplers and tighten SS clamps.
  - Level structure vertically before placing backfill.
  - backfill around structure by hand in 6" lifts.
  - Weir boards have sealing O-ring around the edge. to ensure best seal, set the weir board such that the ring seals with the board below it.
  - The boards come in two heights: 5" and 7". They can be combined to achieve the desired depth. For example: 5"+5"+5"+5"+7"+7"+7"+7" = 48"



**4 Water Level Control Structure**  
Scale: 1" = 2'

Size of Stone, inches		Percent of total weight smaller than the given size
9	to 11	100
7	to 10	85
6	to 9	50
2	to 3	15



**5 Rock Apron**  
Scale: 1" = 5'

REVISIONS			
REV. NO.	DATE	BY	DESCRIPTION
Δ	6/16/2021	AJC	ADD ANTI-SEEP COLLARS AND NOTES

Original Drawing Size is 22"x34". Smaller sheets have been reduced.

Designed: A. Carter (July 2019)  
 Drawn: A. Carter (Jan 2020)  
 Checked: D. Beatty & M. Barnett (Mar 2021)  
 Checked: \_\_\_\_\_



**POND OUTLET DETAILS**  
**STORMWATER DETENTION POND FOR AGRICULTURAL RUNOFF**  
 PACKARD RANCH  
 Struve Road (off of Highway 1), Moss Landing, Monterey County, CA 95039  
 Contact: Robert Stephens



File Name: Packard\_Improvements\_Red.dwg  
 Sheet: **5** of 6

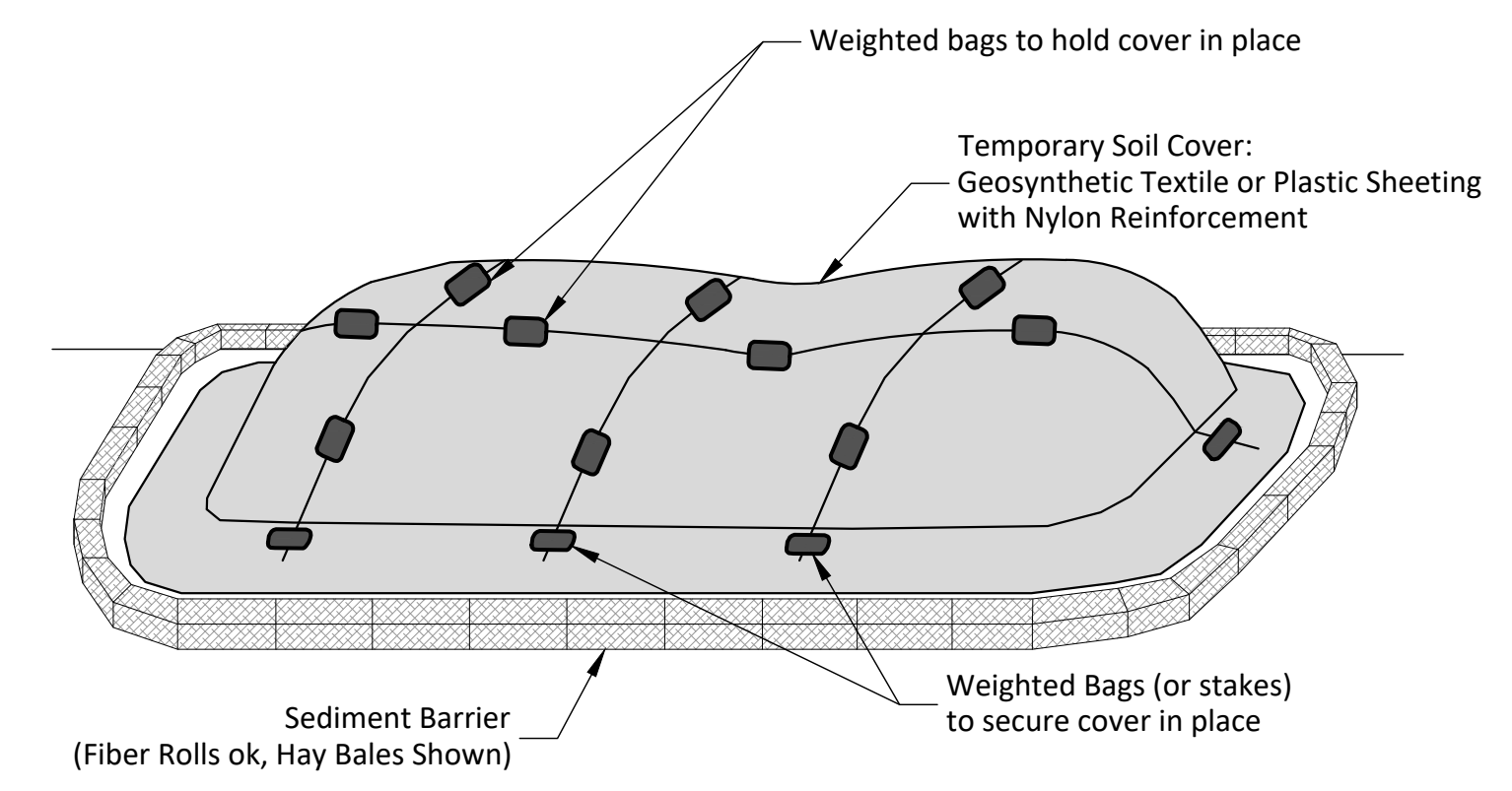
**Notes - Erosion Control**

To contain sediment and minimize the risk of sediment loading downstream of the site, erosion control measures shall be implemented. Those measures include the following Best Management Practices (BMPs) and locations as shown on the BMP map below.

1. The excavated soils shall be spread over the site at less than 1ft per acre or, if stock piled, the stock pile shall be encased with fiber rolls.
2. All disturbed surfaces shall be revegetated according to NRCS Specification Critical Area Planting (342). See Critical Area Planting Practice requirements for seeding mixture and instructions.
  - 2.1. All seed shall be delivered to the site tagged and labeled in accordance with the California Agricultural code and shall be acceptable to the County Agricultural Commissioner.
    - 2.1.1. Bag Tag figures will be evidence of purity and germination. Time since date of seed test shall not exceed 9 months. Seed shall be of a quality that weed seed not exceed 0.5 percent of the aggregate of pure live seed (PLS) and other material.
    - 2.1.2. Seed shall be drilled or broadcast by hand, mechanical hand seeder, or power operated seeder. Seed shall be incorporated into the soil at no more than 1 inch deep.
  - 2.2. Straw Mulch shall be comprised of new straw materials derived from rice, wheat, oats, or barley from a domestic source.
    - 2.2.1. Distribute straw uniformly over the area at the rate of 2 tons per acre to provide about 70% surface coverage.
    - 2.2.2. Apply by hand, blower, or other suitable equipment. If straw is applied by blower, do not cop in lengths less than 6 inches.
    - 2.2.3. Anchor straw by hand punching, roller punching, or crimper punching.
      - 2.2.3.1. Hand punching - Use a spade or shovel to punch the straw into the slope on 12-18" spacing until 95% of the area has straw standing perpendicular to the slope and embedded at least 3 inches into the soil.
      - 2.2.3.2. Roller punching - Use a roller equipped with straight studs not less than 6 inches long, from 4 to 6 inches wide and approximately 1 inch thick to roller over the slope.
      - 2.2.3.3. Crimper punching - Roll a crimper with serrated disk blades about 4 to 8 inches apart over the slope forcing the straw mulch into the soil. Roll the crimper in two directions with the final pass being aligned across the slope.
3. Prior to commencement of any land disturbance, the owner/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.
4. During construction, the owner/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.
5. 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 control measures that are no longer needed have been removed.
6. The above erosion control measures are considered temporary and the site will be revegetated with plants harvested from the site.
7. The owner/applicant and/or contractor shall contact the engineer if the erosion control plan requires substantial changes.



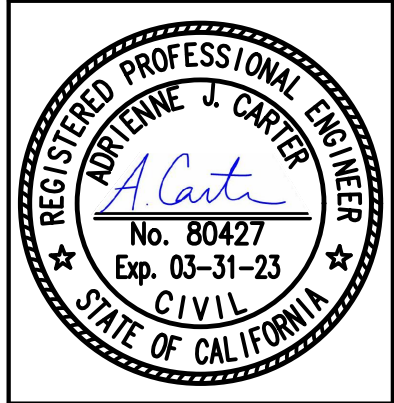
**1 Erosion Control Layout**  
Scale: 1" = 30'



**2 Soil Stockpile Cover**  
Scale: NTS

Original Drawing Size is 22"x34". Smaller sheets have been reduced.

Designed	A. Carter	July 2019
Drawn	A. Carter	Jan 2020
Checked	D. Beatty & M. Barnett	Mar 2021
Checked		



**EROSION CONTROL PLAN**  
**STORMWATER DETENTION POND FOR AGRICULTURAL RUNOFF**  
 PACKARD RANCH  
 Struve Road (off of Highway 1), Moss Landing, Monterey County, CA 95039  
 Contact: Robert Stephens

**RCDDMVC**  
 RESOURCE CONSERVATION DISTRICT OF MONTEREY COUNTY  
 744 La Guardia Street, Suite A  
 Salinas, CA 93905  
 (831) 975-7775

REVISIONS			
REV. NO.	DATE	BY	DESCRIPTION
1	6/16/2021	AJC	UPDATED LIMIT OF DISTURBANCE WITH STAGING AND STOCKPILE AREA