

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

**GOLDING TED & STACEY SOUDERS GOLDING TRS (PLN230080)
RESOLUTION NO. 24--**

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project qualifies for a Class 21 Categorical Exemption pursuant to Section 15321(a)(2), enforcement actions by regulatory agencies, with no exceptions to section 15300.2; and
- 2) Approving a Restoration Permit to partially clear Code Enforcement violation (22CE00202) to allow restoration of slopes in excess of 25% including approximately 88 cubic yards of fill, removal and relocation of approximately 385 cubic yards of wood chips and replacement of 25 Monterey pine and 10 Coast live oak trees.

[PLN230080, Golding Ted & Stacey Souders Golding Trs, 24382 Aguajito Rd, Carmel, Greater Monterey Peninsula Area Plan (APN: 103-041-017-000)]

The GOLDING TED & STACEY SOUDERS GOLDING TRS application (PLN230080) came on for an administrative hearing before the Monterey County Chief of Planning on May 15, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

- 1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies, is feasible, and does not have the potential to endanger the public health, safety and welfare.
- EVIDENCE:**
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; and the
 - Monterey County Zoning Ordinance (Title 21)
 No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Existing Condition. The subject parcel is approximately 5.05 acres and is located immediately north of Aguajito Road. The parcel currently contains a single family dwelling with an attached garage. There were two unpermitted structures included in the Administrative Citation

issued by Code Enforcement but both structures have since been demolished. There is a steep slope, over 25%, below and to the east of the single family dwelling. The homeowners have been placing woodchips on this slope over the past few years and have removed trees along the hillside. Approximately 30,000 square feet of slopes in excess of 25% have been covered in woodchips. Additionally, there was approximately 88 cubic yards of fill to create a buildable area for a shed. This fill was placed on slopes in excess of 25% and had been graded down. A shed was placed on the flat area but has since been removed.

- c) Project Scope. The project consists of restoring the hillside where the earth was cut to construct an unpermitted shed, removing the wood chips and placing them on the flat portion of the property and replanting 25 Monterey pine trees and 10 Coast live oak trees to bring the hillside back to its pre-violation state. The applicant shall obtain all necessary after-the-fact grading permits from HCD-Building Services in order to fully restore the hillside and completely abate the violation.
- d) Allowed Use. The property is located at 24382 Aguajito Road, Carmel (Assessor's Parcel Number APN: 103-041-017-000), within the Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential, 5.1 acres per unit, an Urban Reserve District, a Design District and a Site Plan Review District overlay or "RDR/5.1-UR-D-S". The granting of this Restoration Permit would allow approximately 88 cubic yards of fill to restore the property's hillside and return the slope to its original topography, removal of woodchips from slopes in excess of 25% and replanting of 35 protected trees. In accordance with Monterey County Code (MCC) section 21.84.020, the Director of Planning is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 21, including ordering restoration of a site to its pre-violation state.
- e) Violation. Pursuant to MCC section 21.84.130, no application for a discretionary land use permit shall be deemed complete while there is a violation on said property until that property has been restored to its pre-violation state. "Restoration" of the property shall include, but not be limited to reconstruction of natural features of the land which have been removed or changed in violation of County ordinances regulating grading.
- f) Lot Legality. The subject property (approx. 5.05 acres), APN: 103-041-017-000, was part of a larger parcel identified as Lot 8 in the Los Ranchitos de Aguajito Assessor's Map (1964). In December 1968, a Record of Survey was filed (Volume 9, page 9 or Surveys) which memorialized dividing Lot 8 into Parcels A through D, with each parcels being greater than 5 acres in size. Pursuant to Government Code section 66412.6, approval of a minor subdivision and filing of a Parcel Map was not required until March 7, 1972. On July 7, 1987, Building Permit No. 39007 was issued to construct a residence and garage on the subject property. Pursuant to Government Code section 66499.34, no local agency shall issue any permit or grant any approval necessary to develop any real property which has been divided, or which has resulted from a division, in violation of the provisions of this division (Subdivision Map Act) or of the provisions of local ordinances enacted

pursuant to this division if it finds that development of such real property is contrary to the public health or the public safety. Therefore, based on the information above, the County recognizes the subject property as a legal lot of record.

- g) Development on Slopes in Excess of 25%. Development on slopes in excess of 25% occurred on the subject property without issuance of a Use Permit or Grading Permit. This development included approximately 88 cubic yards of cut, construction of a small shed and storage of organic waste material (wood chips) of more than 100 cubic yards. The applicant was issued an administrative citation and has made efforts to bring the property back into conformance by obtaining this Restoration Permit. The unpermitted shed has since been demolished. To bring the property back into conformance, the applicants will restore the hillside to its original topography. This will require approximately 88 cubic yards of fill and removal and relocation of the wood chips to areas of the property with a slope of less than 25%. All recommendations within the geotechnical report (LIB230261) must be incorporated in the grading plans per section 16.08.110 of the Monterey County code. Additionally, a soils engineer shall be contracted to monitor all excavation work and submit a final report to HCD-Planning following the conclusion of all grading work (Condition No. 4).
- h) Tree Removal. Removal of more than three protected trees occurred on this property without issuance of a Use Permit. Staff identified multiple tree stumps on the property and the owners explained how they had removed multiple trees over the years but did not have an exact number. An arborist report was prepared and included recommendations for retaining and protecting existing trees throughout restoration and restoring the pine and oak forest. These recommendations have been implemented via Condition No. 6, Tree and Root Protection. Twenty-five Monterey pine trees are recommended for planting along the hillside following the removal of the wood chips. Ten Coast live oaks are recommended for replanting in the same area as the site is currently occupied by Coast live oak understory canopy with a Monterey Pine upper canopy. Tree replacement will occur after all grading work has concluded and the trees shall be monitored for a period of three years to ensure a success rate of 100% (Condition No. 5).
- i) Staff conducted a site inspection on April 19, 2023, to verify that the project on the subject parcel conforms to the plans, policies, and regulations discussed above.
- j) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230080.

2. FINDING: **SITE SUITABILITY** – Following the restoration of the project site, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Monterey County Zoning Ordinance Title 21.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Environmental Services, HCD-Engineering Services, Environmental Health Bureau

(EHB) and the Cypress 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 proposed restoration. Recommended conditions of approval have been incorporated.

- b) The following reports were prepared to address any potential impacts from the unpermitted grading and tree removal and those that may occur due to the restoration activities:
 - Slope Restoration with Tree Assessment (LIB230261) prepared by Albert Weisfuss, Monterey, CA, September 7, 2023
 - Geotechnical Investigation for the Proposed Slope Restoration (LIB230262) prepared by Lawrence Grice, Carmel, CA, July 2023.The above-mentioned technical reports were prepared by outside consultants and indicate that there are no physical or environmental constraints that would indicate that the site is not suitable for the proposed restoration. County staff has independently reviewed these reports and concurs with their conclusions.
- c) Staff conducted a site inspection on April 19, 2023 to verify that the site is suitable for this use.
- d) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230080.

3. FINDING:

HEALTH AND SAFETY - The establishment, maintenance, or operation of the Restoration Plan will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed activity or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

- a) The project was reviewed by HCD-Planning, HCD-Environmental Services, HCD-Engineering Services, Environmental Health Bureau and the Cypress Fire Protection District. The respective agencies have recommended conditions where appropriate to ensure 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 EHB reviewed the proposed project and determined the onsite wastewater treatment system is outside of the affected areas of proposed restoration. However, due to the site's highly slopes topography, the property is considered constrained from a replacement onsite wastewater treatment perspective. The EHB added a condition of approval to require the property owner to record a deed restriction indicating that any future replacement or expansion of the existing onsite wastewater treatment system on the property may require the installation and ongoing use of an alternative onsite wastewater treatment system.
- c) Staff conducted a site inspection on April 19, 2023 to verify that the site is suitable for this use.
- d) The application, restoration plan, and related support materials

submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230080.

4. FINDING: **VIOLATIONS** - The subject property currently has a code enforcement violation. As a result of this action to restore the property to its pre-violation state, the subject property shall be partially considered in compliance with rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 21. Zoning violation abatement costs, if any, will be paid as a condition of approval within 30 days of this action.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of an existing violation on the subject property.
 - b) This Restoration Plan has been reviewed and approved by the HCD Chief of Planning. The project consists of restoring the hillside where the earth was cut to construct an unpermitted shed, removing the wood chips and placing them on the flat part of the property and replanting 25 Monterey pine trees and 10 Coast live oak trees. Issuance and final of associated grading permits, implementation of and completion of the restoration plan and payment of associated fines paid, will fully abate the existing Code Enforcement Case No. 22CE00202.
 - c) Staff conducted a site inspection on April 19, 2023, and researched County records to assess the violations on the subject property and how proposed activities would address them.
 - d) The application, restoration plan, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230080.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15321(a)(2), enforcement actions by regulatory agencies, exempts projects that are a result of a local agency enforcing general rule, standard or objective. In this case, the County of Monterey is enforcing the restoration of the property to its pre-violation state to abate the existing violation on the property (22CE00202), per section 21.84.130 of the Zoning Ordinance, Title 21.
 - b) The proposed project includes the restoration of approximately 30,000 square feet of hillside to its pre-violation condition, including approximately 88 cubic yards of fill, removal and relocation of approximately 385 cubic yards of wood chips and replacement of 25 Monterey pine trees and 10 Coast live oak trees. As conditioned and designed, the proposed restoration project does not pose any significant impacts to endangered, rare, or threatened species, or their habitat. No hazardous materials are known to exist at, or around, the project site. Therefore, the project meets the Class 21 Categorical Exemption requirements.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply

to this project. The project is not located in a particularly environmentally sensitive area. Restoration of the project site to its pre-violation condition would not contribute to any potentially significant cumulative impacts. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The proposed restoration activities include removal of wood chips from steep slopes, earth fill on 25% slope where it has previously been cut and tree replanting. Per the results of technical analysis by a professional arborist and soil engineer, the activities together will not have a significant impact on the existing forest resources or soil stability. If these restorative activities were completed again in the future, under similar circumstances and following the same recommendations from certified engineers and arborists, it would not be determinantal to the forest or hillside. There are no unusual circumstances affecting the property or the proposed project which would create the reasonable possibility implementation would have a significant effect on the property. The restoration project would not damage any scenic resources, the site is not known to be included on a list compiled pursuant to Section 65962.5, and there are no identified historical resources on the property which would be impacted by the execution of the project.

- d) See Finding Nos. 1 and 2 and supporting evidence.
- e) Staff did not identify any potential adverse impacts during review of the development application or during a site visit on April 19, 2023.
- f) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230080.

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

EVIDENCE: a) MCC section 21.80.040 states the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed.

DECISION

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

- 1) Find that the project qualifies for a Class 21 Categorical Exemption pursuant to CEQA Guidelines Section 15321(a)(2); and
- 2) Approve a Restoration Permit to partially clear Code Enforcement violation (22CE00202) to allow restoration of slopes in excess of 25% including approximately 88 cubic yards of fill, removal and relocation of approximately 385 cubic yards of wood chips and replacement of 25 Monterey pine and 10 Coast live oak trees.

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

PASSED AND ADOPTED this 15th day of May, 2024.

Melanie Beretti, AICP
Acting HCD-Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN230080

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit (PLN230080) allows restoration of slopes in excess of 25% including approximately 88 cubic yards of fill, removal and relocation of approximately 385 cubic yards of wood chips and replacement of 25 Monterey pine and 10 Coast live oak trees. The property is located at 24382 Aguajito Rd, Carmel, (Assessor's Parcel Number 103-041-017-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Restoration Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 103-041-017-000 on May 15, 2024. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

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

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

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

4. PDSP001 - RESTORATION PLAN & MONITORING (GRADING)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No later than 90 days after the issuance of this Restoration Permit, the Applicant/Owner shall undertake the immediate remediation efforts detailed in PLN230080. All restoration work of the subject site shall be undertaken and executed in a manner consistent with the restoration work detailed in PLN230080.

To ensure that all grading work associated with this Restoration Permit (PLN230080) adheres to the recommendations included in the "Geotechnical Investigation for the Proposed Slope Restoration" (LIB230262) prepared by Lawrence Grice, Carmel, CA, July 2023, the Owner/Applicant shall contract with a soils engineer to monitor all excavation work and submit a final report to HCD-Planning. The final report shall be submitted at the conclusion of all grading work allowed under this Restoration Permit. The final report shall include a summary of the grading restoration work, confirm whether all recommendations have been implemented, and determine if additional remediation or stabilization work is required. If the final report indicates that additional work is required to stabilize the slopes or is needed to result in pre-violation conditions, the Owner/Applicant shall implement all recommendations and notify HCD-Planning.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Within 90 days after the issuance of this Restoration Permit, the Owner/Applicant shall submit evidence to HCD-Planning that a grading permit to restore the subject hillside at 24382 Aguajito Rd of the subject property has been issued from HCD-Building Services.

Prior to the issuance of grading permits from Building Services, the Owner/Applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified soils engineer indicating that monitoring will occur for the duration of excavation work and a final report will be prepared and submitted to HCD-Planning upon conclusion of the grading restoration work.

Prior to final inspection, the owner/applicant shall submit to HCD-Planning for review and approval a copy of the final report from the soils engineer monitor containing a summary of the work conducted and determine if additional remediation or stabilization work is needed.

5. PDSP002 - RESTORATION PLAN & MONITORING (FOREST RESOURCES)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No later than 90 days after the issuance of this Restoration Permit, the Applicant/Owner shall undertake the immediate remediation efforts detailed in PLN230080. All restoration work of the subject site shall be undertaken and executed in a manner consistent with the restoration work detailed in PLN230080.

To ensure all tree replanting work associated with this Restoration Permit (PLN230080) adheres to the recommendation included in the "Slope Restoration with Tree Assessment" (LIB230261) prepared by Albert Weisfuss, Monterey, CA, dated September 7, 2023, the Owner/Applicant shall replace 25 Monterey pines and 10 Coast live oaks with a size of 1 gallon or larger. The replacement trees shall be spaced properly (15 feet apart). per the arborist report and this condition, the following requirements shall be followed: 1) 100% tree survival rate after 3 years, 2) property owner entering into a 3-year monitoring agreement with a qualified arborist to assess the tree health and growth rates, and determine if additional remediation is required, 3) light pruning of dead branches, 4) occasional deep watering (1 to 2 times per week) during the late spring, summer, and fall is recommended during the first two years after establishment with supplemental watering during dry winter months, and 5) on-going fuel management practices. A final arborist report shall be submitted to HCD-Planning at conclusion of the 3-year monitoring period. The final report shall address if the success criteria, maintenance guidelines and recommendations established in LIB230261 and this condition have been met and/or adhered to. The final report shall indicate the health of the tree trunks currently surrounded by fill have improved. If the final report indicates that additional tree replacement is required, the Owner/Applicant shall comply.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Within 90 days after the issuance of this Restoration Permit, the Owner/Applicant shall submit evidence of tree replacement to HCD-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree (s) and photos of the replacement tree(s) being planted.

Within 90 days after the issuance of this Restoration Permit, the Owner/Applicant shall submit to HCD-Planning a copy of the contract/agreement between the owner/applicant and a qualified arborist indicating that monitoring will occur for a period of three years and a final report will be prepared and submitted to HCD-Planning at the conclusion of monitoring.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

Three years after the planting of the replacement trees, the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required. The final report shall indicate whether the success criteria, maintenance guidelines, and recommendations contained in LIB230261 have been met and/or adhered to.

On an on-going basis following the 3 year monitoring of the replacement trees, the Owner/Applicant shall comply with the maintenance guidelines detailed in the "Slope Restoration with Tree Assessment" (LIB230261) prepared by Albert Weisfuss, Monterey, CA, dated September 7, 2023.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. EHSP01 – DEED RESTRICTION: FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS (NON-STANDARD)

Responsible Department: Health Department

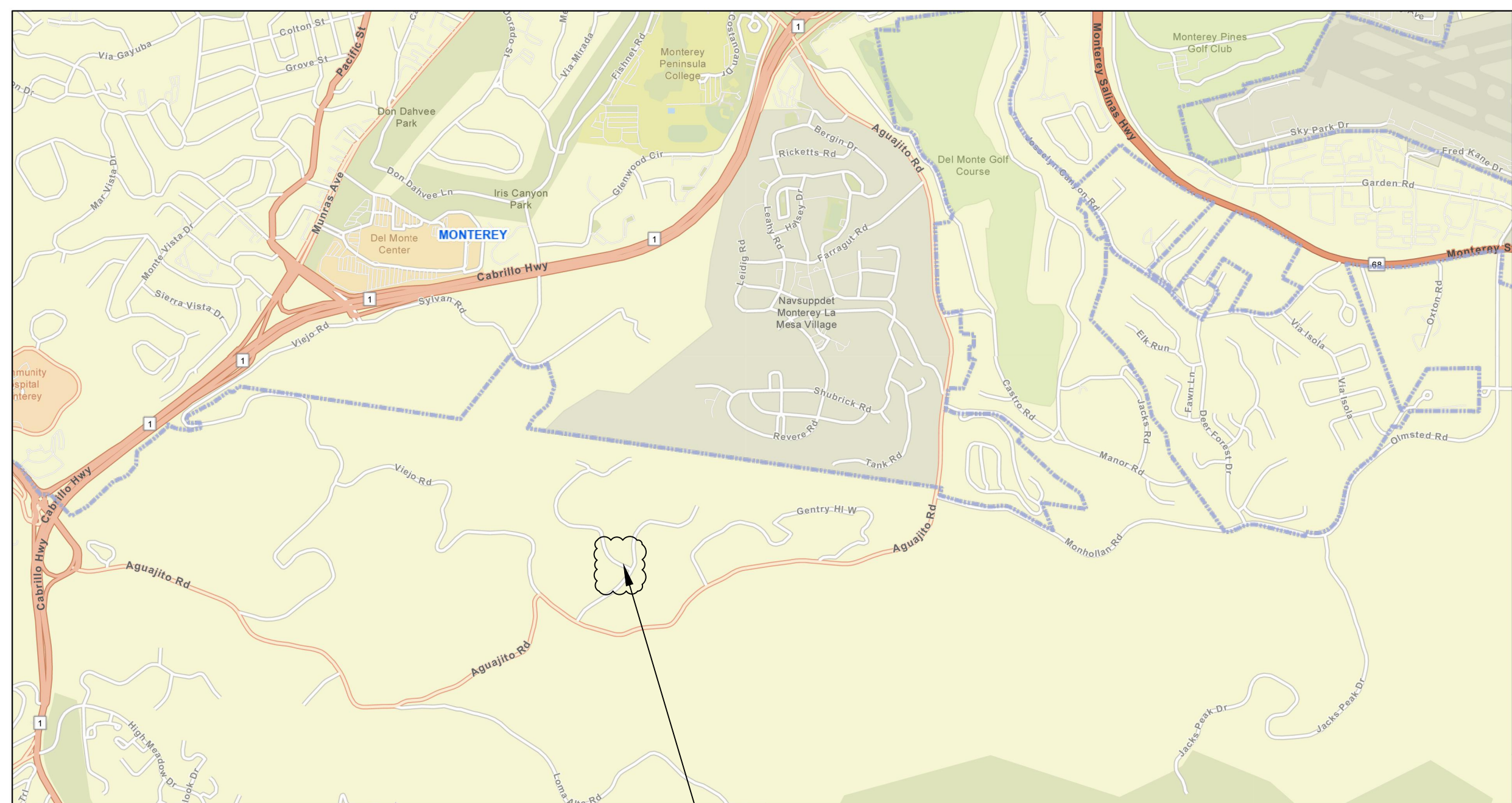
Condition/Mitigation Monitoring Measure: Owner shall record a deed restriction indicating that any future replacement or expansion of the existing onsite wastewater treatment system on the property may require the installation and ongoing use of an alternative onsite wastewater treatment system. The Property shall be subject to any and all applicable federal, state and/or local laws, regulations and ordinances in effect at the time of permit issuance regarding the permitting, operation and maintenance or monitoring of onsite wastewater treatment systems. The single exception to this term is that an alternative onsite wastewater treatment system will be subject to an annual operating permit from the Monterey County Health Department, Environmental Health Bureau upon adoption of any State or regional regulations and/or any local ordinance authorizing such a permit. Owner agrees to disclose the contents of the Deed Restriction to any potential purchaser of the subject Property and to any person or entity to whom the Property herein described shall be conveyed. Owner is responsible to reimburse EHB for costs associated with preparation of the Deed Restriction. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permits, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

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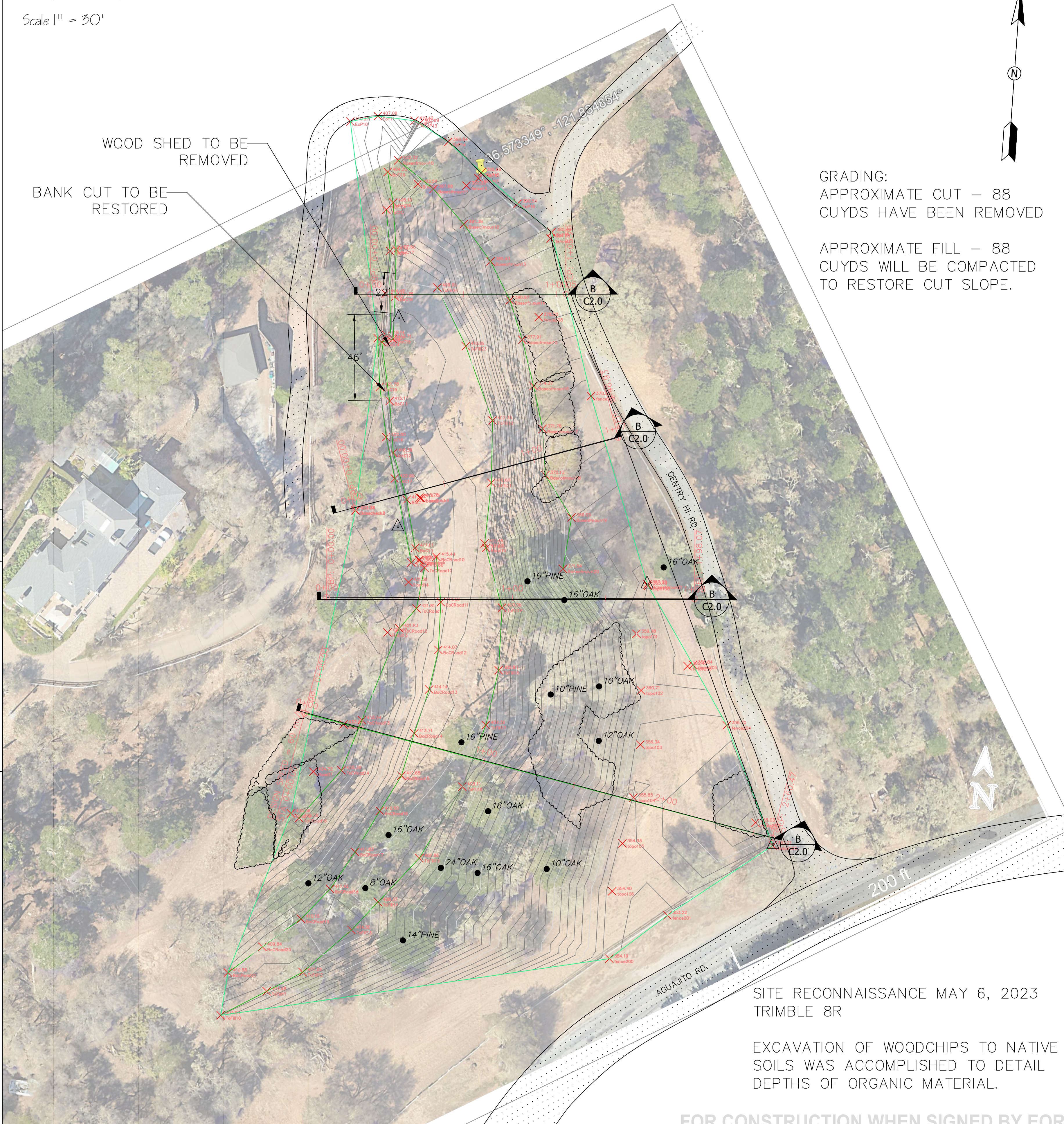
VICINITY MAP



6/25/2023, 10:18:42 PM
 MONTEREY CO
 Incorporated Cities_1
 PARCEL - ASSRS MAP LOS RO DE AGUAJITO POR OF LOT B DESC AS PARCEL C PER R/ S VOL 9 PG 9 5.05 AC & RW EXC POR DESC IN R157B-845
 1:18,056
 0 0.17 0.35 0.7 mi
 0 0.28 0.55 1.1 km
 Esri Community Maps Contributors, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METNAGA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

EXISTING SITE PLAN

Scale 1" = 30'



GRADING:
 APPROXIMATE CUT – 88
 CUYDS HAVE BEEN REMOVED

APPROXIMATE FILL – 88
 CUYDS WILL BE COMPACTED
 TO RESTORE CUT SLOPE.

PROJECT INFORMATION

SCOPE OF WORK: REMOVE 5'x12' WOOD SHED, RESTORE CUT SLOPE REDISTRIBUTE WOOD CHIP PILES SPREAD ON SLOPES TO AREAS OF LOWER PROPERTY WITH SLOPES LESS THAN 5%.
 BUILDING OCCUPANCY GROUP: N/A – Earthwork Only
 TYPE OF CONSTRUCTION: N/A – No Structures Proposed
 JOB LOCATION: 24382 AGUAJITO RD. CARMEL, CA 93923

Engineer of Record

DREW A. LANDER P.E., CCM, QSP/QSD
 PO BOX 223696, CARMEL CA 93922
 PHONE: (831) 917-6696
 DLANDER@SBCGLOBAL.NET

Owner's Information

TED GOLDING & STACEY SOUDERS GOULDING TRS
 ATTN: TED GOLDING
 24384 AGUAJITO RD. CARMEL, CA 93923

LEGEND

- RANDOM CONTROL FOR SURVEY
- EXISTING CONTOURS
- EXISTING TREE (SIZE NOTED)
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING BUSHES
- EXISTING ASPHALT ROADWAYS

MONTEREY COUNTY NOTES

MONTEREY COUNTY VIOLATION #22CE00202
 WORK PLAN ALLOWED PER PLANNING #PLN230080

MONTEREY COUNTY APN#103-041-017-000

RESTORATION PLAN TO RESOLVE CODE VIOLATION 22CE00202 TO ALLOW RESTORATION OF SLOPES OVER 25%.

SHEET INDEX

CIVIL

- C1.0 TITLE PAGE / SITE PLAN
- C2.0 ELEVATIONS
- C3.0 DETAILS
- C4.0 TREE PLANTING PLAN

FOR CONSTRUCTION WHEN SIGNED BY EOR

SITE RECONNAISSANCE MAY 6, 2023
 TRIMBLE 8R

EXCAVATION OF WOODCHIPS TO NATIVE SOILS WAS ACCOMPLISHED TO DETAIL DEPTHS OF ORGANIC MATERIAL.

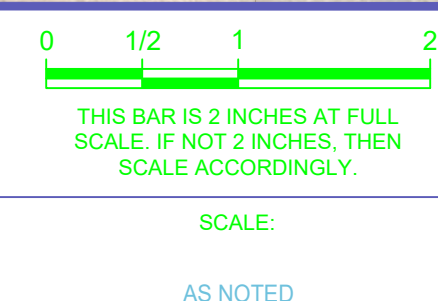
REV	DATE	BY	DESCRIPTION
	3/21/24	DAL	Additional Pine Tree added and notes updated per County Comments 3/21/24
			Plan set current with County Comments 3/21/24



PREPARED FOR
 SHARP ENG. & CONST.
 225 CROSSROADS BLVD #315
 CARMEL, CA 93923
 831-915-9124 Ph.
 831-915-9124 F.
 LICENSE #928327

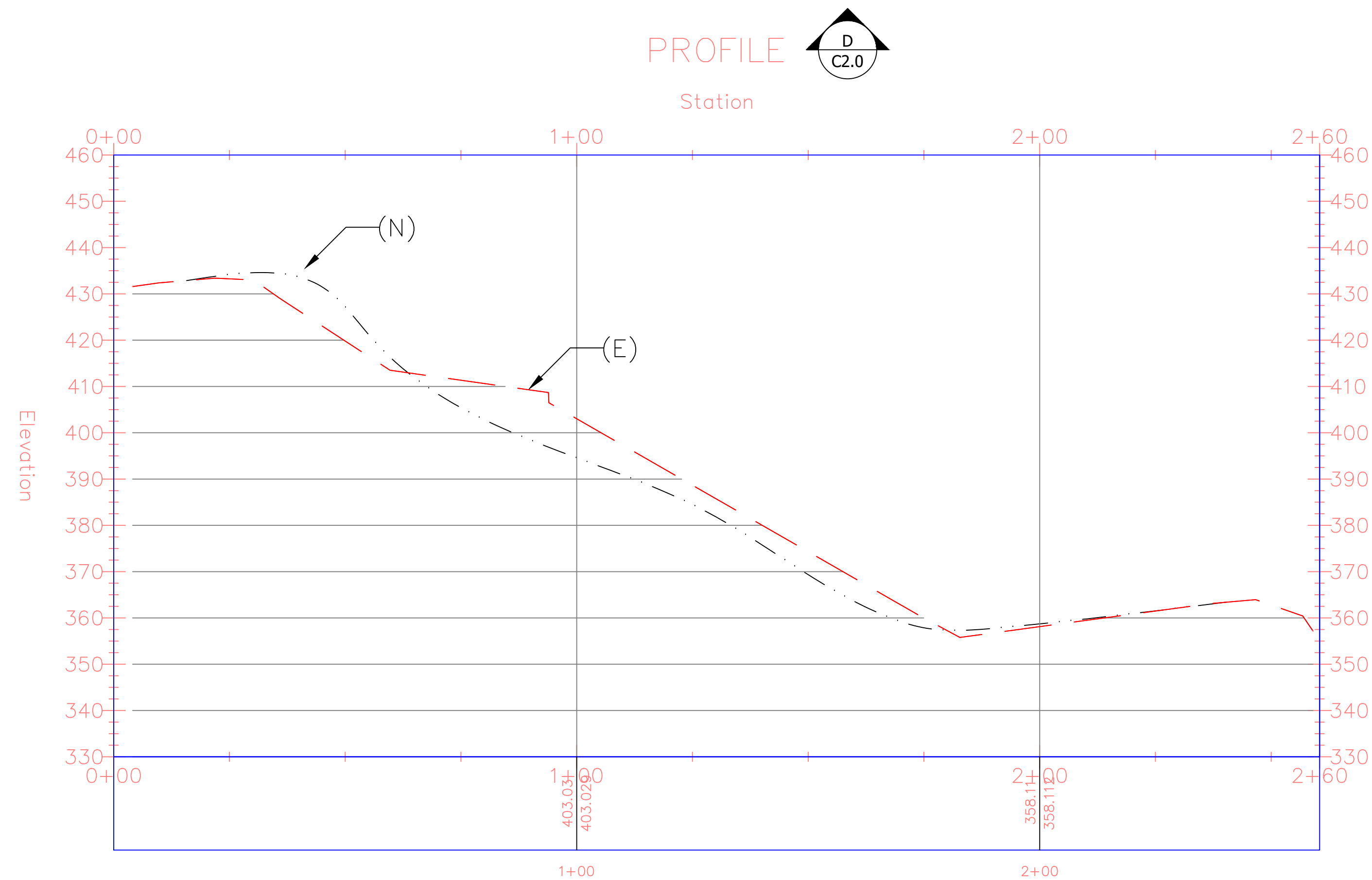
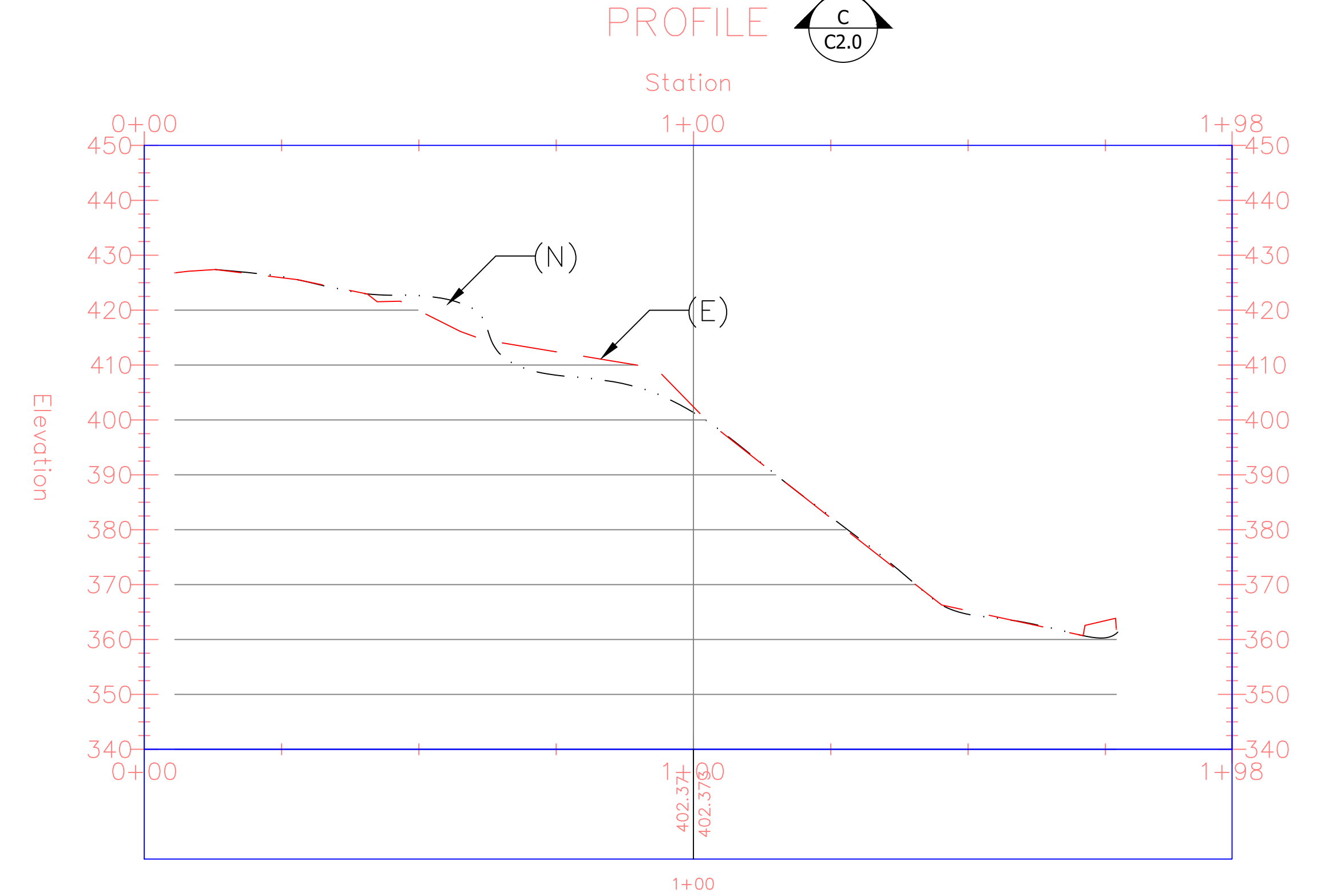
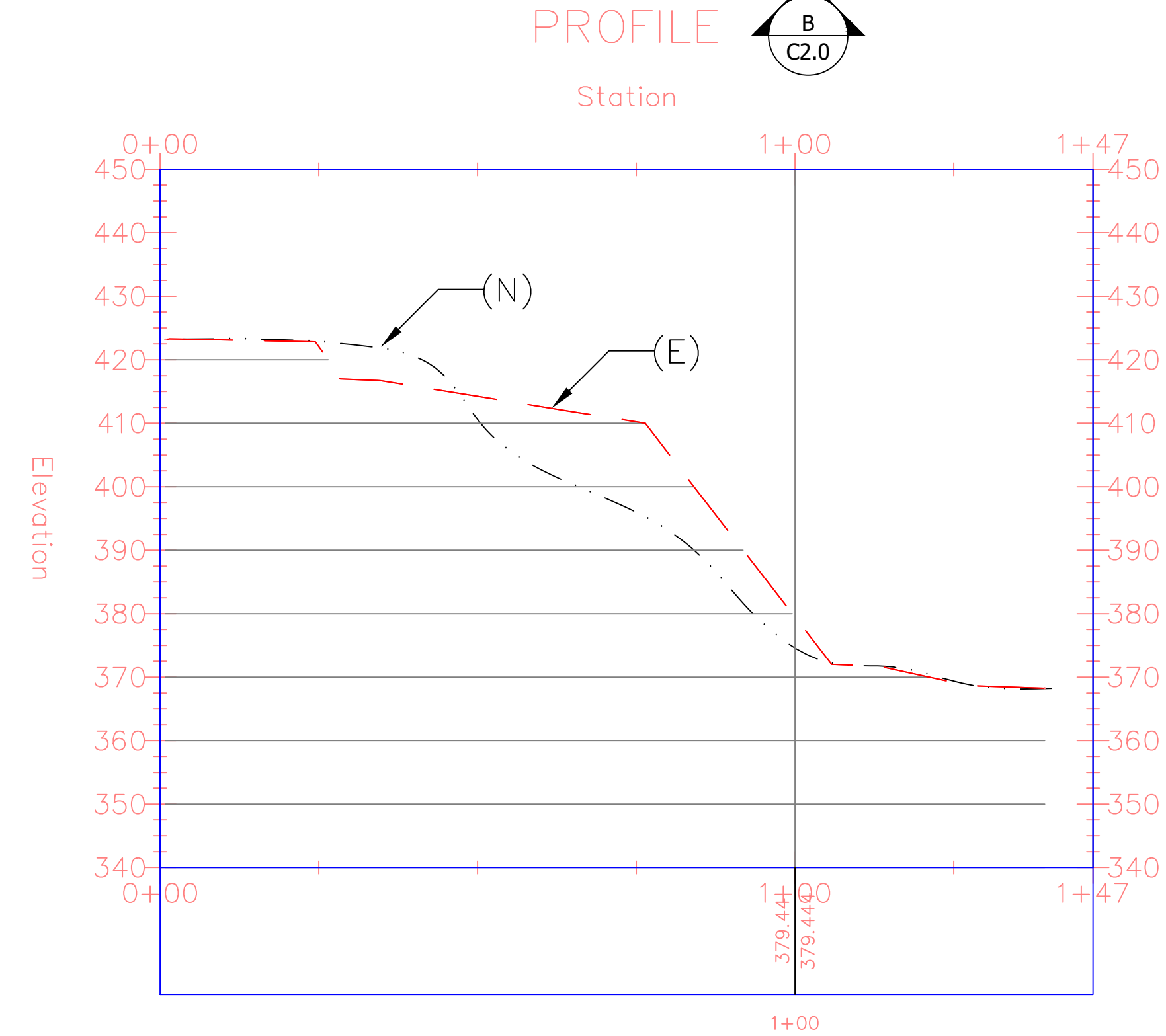
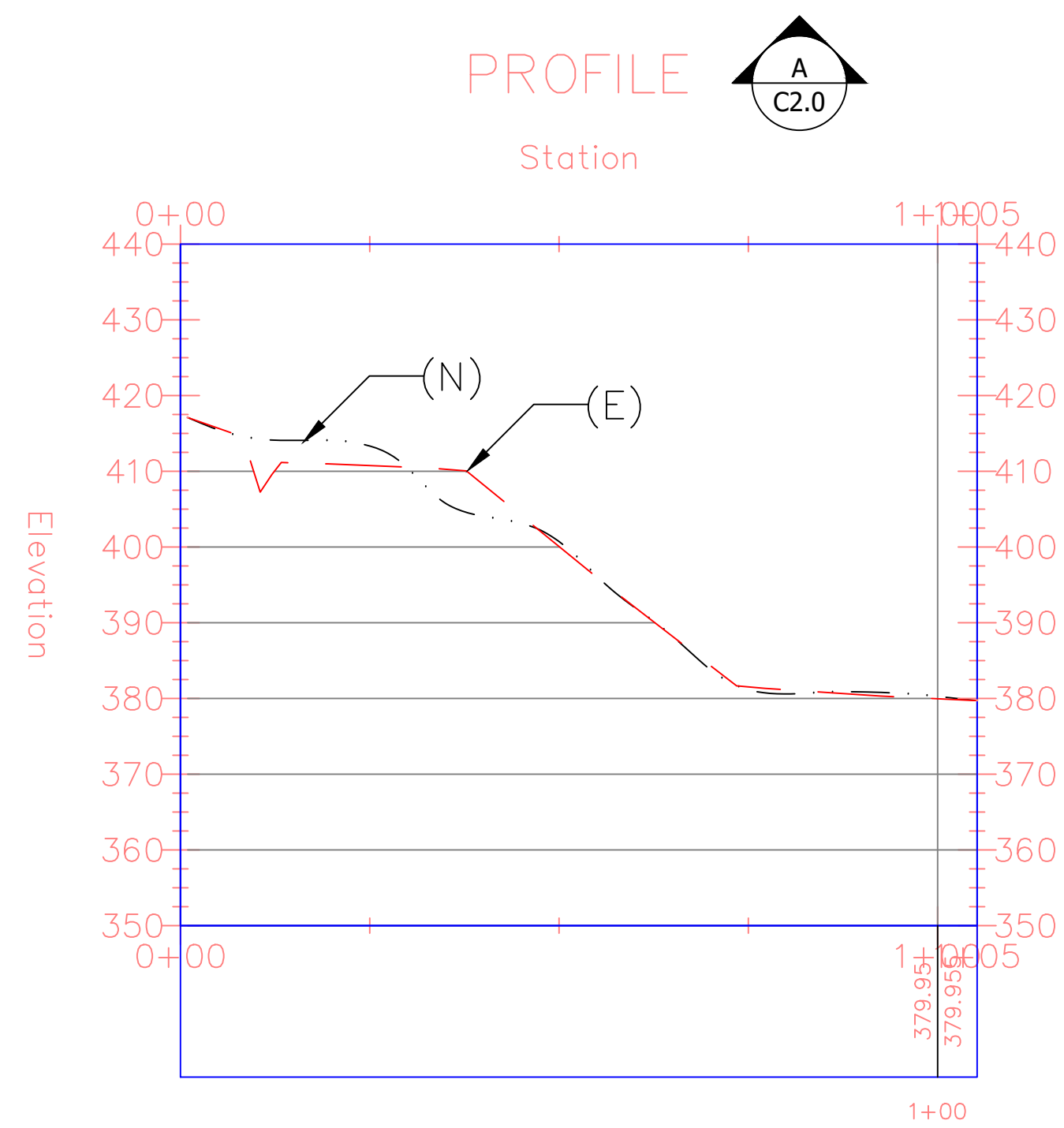
DAL	DESIGNED:
DAL	DRAWN:
	CHECKED:

PROJECT ENGINEER: DREW A. LANDER P.E. 79561
 DATE:



TITLE PAGE / SITE PLAN
 GRADING RESTORATION AND WOOD CHIP DISPOSAL
 APN# 103-041-017-000
 CARMEL, CA

PROJECT NUMBER	2023-0620
DRAWING NUMBER	C1.0
SHEET NUMBER	1 OF 4



SLOPE ANALYSIS:

- PROFILE A - 35% SLOPE NATIVE GRADE
- PROFILE B - 28% SLOPE NATIVE GRADE
- PROFILE C - 28% SLOPE NATIVE GRADE
- PROFILE D - 23% SLOPE NATIVE GRADE

PROJECT RECOMMENDATION AND SCOPE TO RESOLVE SLOPE INSTABILITIES:

- 1) WOOD CHIPS HAVE BEEN DISPOSED ON HILLSIDES OF VARYING SLOPE INCLUDING SLOPES OF >25%. PARTIALLY BURYING TREE STUMPS AND RESULTING IN LOOSE FILL.

RISK OF SLOPE INSTABILITY IS EVALUATED TO BE HIGH. HOWEVER SIGNIFICANT PROPERTY AREA BELOW FILL SLOPES EXIST AND DANGER TO PUBLIC IS MINIMAL.

ENGINEERING RECOMMENDATION IS TO REMOVE APPROXIMATELY 385 CU/YDS OF WOOD CHIPS FROM THE HILLSIDE AND PLACE THEM ON THE LOWER PROPERTIES WHERE SLOPES ARE LESS THAN 5%. (SEE SHEET C3.0)

- 2) NATIVE SOIL HAS BEEN EXCAVATED AT 5' VERTICAL DEPTH AND WOOD SHED CONSTRUCTED IN FRONT OF THE EXCAVATION.

RECOMMENDATION IS TO REMOVE WOOD SHED AND FOUNDATION, FOLLOWED BY PROPERLY KEY IN SOIL AND REPLACE ENGINEERED FILL TO RESTORE HILLSIDE TO A NATURAL SLOPE.

ENGINEERING RECOMMENDATION IS TO USE NATIVE SOILS AND IMPORT SELECT FILL AS NEEDED TO RESTORE HILLSIDE PER CROSS SECTION DETAIL (SEE SHEET C3.0)

ALL WORK PROPOSED SHOULD BE ACCOMPLISHED BY A LICENSED CONTRACTOR WITH SUFFICIENT EQUIPMENT TO MOVE THIS MATERIAL IN AN EXPEDITIOUS MANNER. WORK SHOULD BE OBSERVED AND DOCUMENTED BY LICENSED CIVIL/GEOTECHNICAL ENGINEER TO OBSERVE FOR INSTABILITIES WHILE WORK IS UNDERWAY.

(N)-NATIVE SLOPE ESTIMATION PRIOR TO SOILS DISTURBANCE
(E)-EXISTING SLOPES AS MEASURED

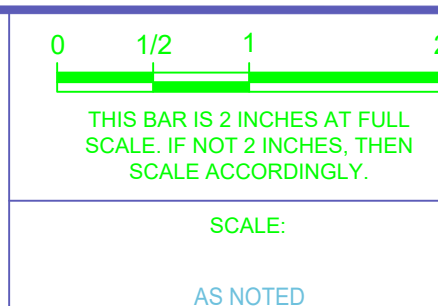
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REV	DATE	BY	DESCRIPTION



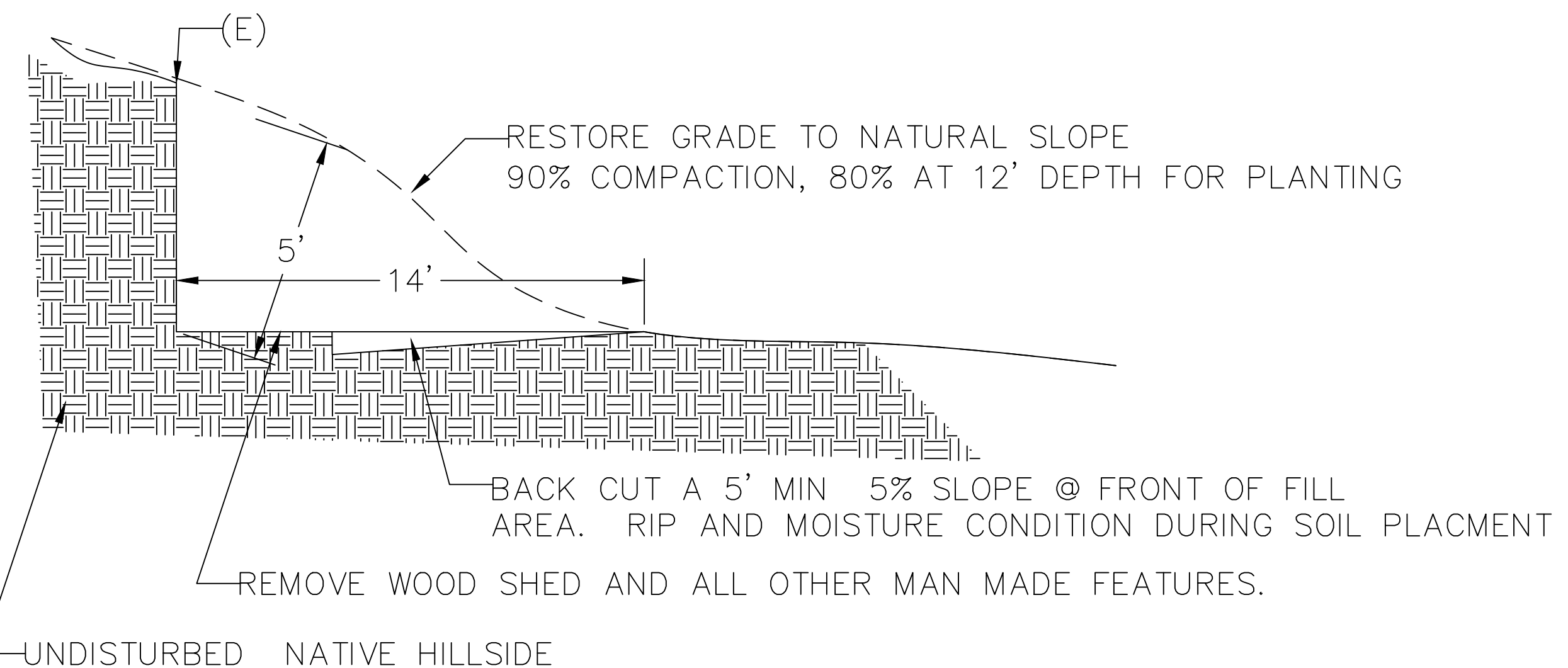
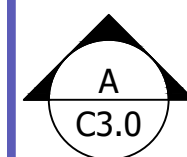
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225 CROSSROADS BLVD #315
CARMEL, CA 93923
831-915-9124 Ph.
831-915-9124 F.
LICENSE #928327

DESIGNED: DAL	PROJECT ENGINEER: DREW A. LANDER P.E. 79561	DATE
DRAWN: DAL		
CHECKED: DAL		



ELEVATIONS
GRADING RESTORATION AND WOOD CHIP DISPOSAL
APN# 103-041-017-000
CARMEL, CA

PROJECT NUMBER 2023-0620
DRAWING NUMBER C2.0
SHEET NUMBER 1 OF 4



SLOPE RESTORATION NOTES:

CUT SLOPE TO BE FULLY RESTORED TO THE APPROXIMATE NATURAL GRADE. ONLY SOIL THAT IS FREE OF ORGANIC MATERIAL IS SUITABLE FOR STRUCTURAL SLOPE REPAIR. IF NATURAL SOILS HAVE BEEN MIXED WITH WOOD CHIPS THEN OTHER ONSITE MATERIAL WILL BE REQUIRED, OR OFF SITE MATERIAL SUITABLE FOR STRUCTURAL FILL MAY BE REQUIRED.

ENGINEERING OVERSIGHT AND REVIEW SHOULD BE ENLISTED WHILE SLOPE IS BEING RESTORED.

GRADING APPROXIMATE CUT/FILL:

ONLY THE CUT BANK AT DETAIL SECTION A/C3.0 REQUIRES SLOPE RESTORATION.

APPROXIMATE CUT OF 88 YARDS WAS MADE TO CREATE FLAT AREA FOR WOOD SHED. SHED TO BE REMOVED AND SLOPE CAN BE RESTORED TO APPROXIMATE SLOPE OF 30%.

APPROXIMATE FILL OF 88 YARDS WILL BE REQUIRED TO RESTORE SLOPE. ONSITE MATERIAL MAY BE USED IF IT IS FREE OF ORGANIC MATERIAL.

IMPORTANT NOTES!:

NO DEVELOPMENT IS PROPOSED AS A RESULT OF THIS PLAN SET. PROJECT IS TO RESTORE SLOPES BY REMOVING WOOD CHIPS AND PLACING THEM ON FLAT AREAS. APPROXIMATELY 1000SQFT OF AREA WILL BE MODIFIED TO RETURN SLOPE TO APPROXIMATELY 30% SLOPE. AREA IS CURRENTLY LESS THAN 5% SLOPE WITH 5FT CUT INTO SOIL. THIS CUT WILL BE RESTORED AND SLOPE OF 30% WILL BE RETURNED.

PROPOSED TOPOGRAPHIC CONTOURS ARE NOT PRESENTED BECAUSE DEPTH OF WOOD CHIPS VARIES AND IT IS UNKNOWN UNTIL CHIPS ARE RAKED OFF SLOPES AND DEPOSITED IN AREAS LESS THAN 5%. SEE HATCHED AREA IDENTIFYING AREAS LESS THAN 5% TO RECEIVE WOOD CHIPS.

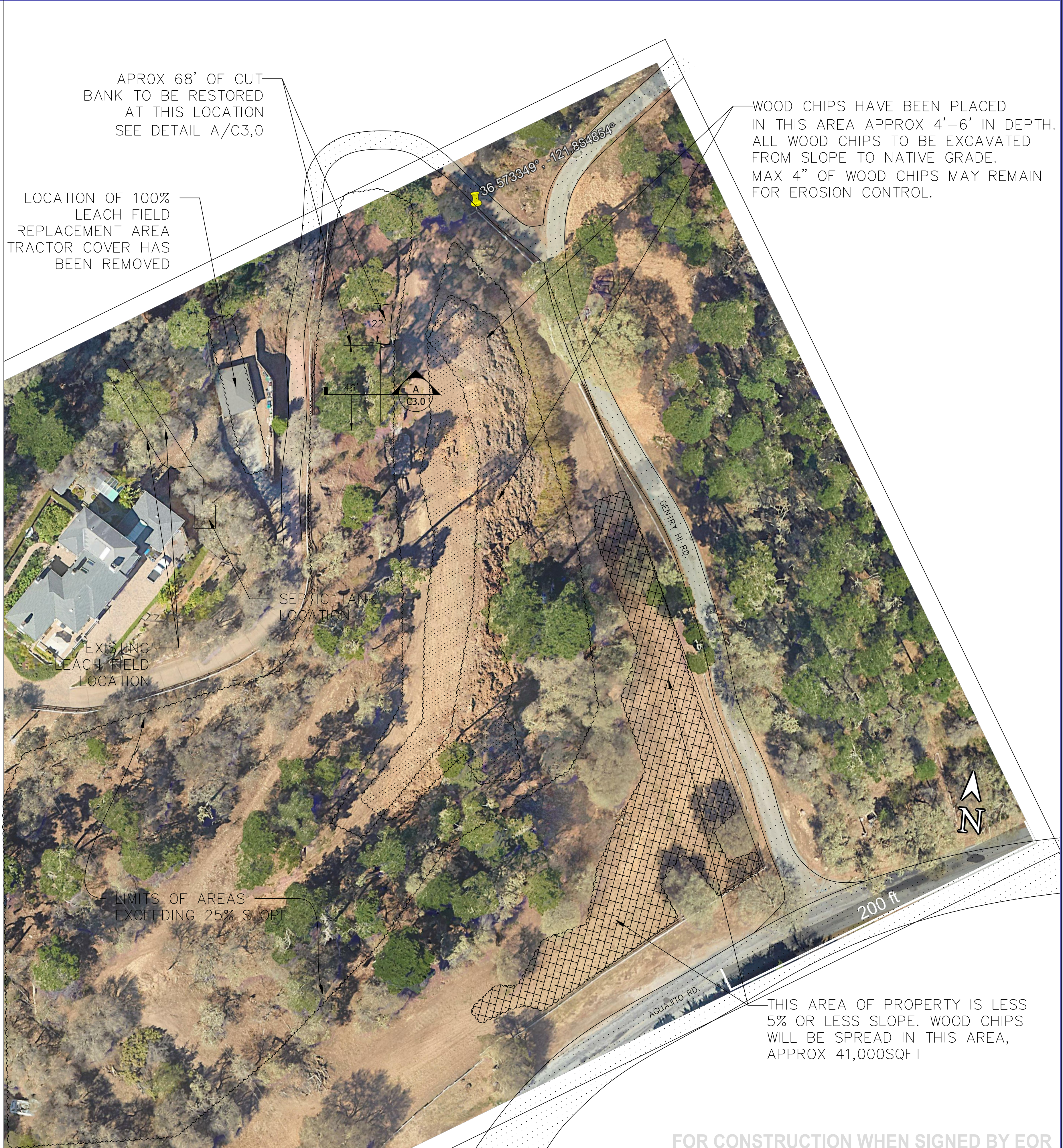
GENERAL GRADING NOTES

GENERAL

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE AND THE REFERENCED SOIL EXCAVATION AND GRADING STANDARDS.
2. THESE NOTES AS WELL AS THE TYPICAL DETAILS APPLY TO ALL PARTS OF THE PROJECT, UNLESS NOTED OTHERWISE.
3. SHOP DRAWINGS IF REQUIRED FOR THIS CONTRACT SHALL BE COORDINATED WITH FAVORABLY REVIEWED OWNER APPROVED DETAILS.
4. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.

PERMITS AND INSPECTIONS

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED BY THE LOCAL BUILDING INSPECTOR AND AS DESCRIBED IN THE SPECIFICATIONS.
2. THE CONTRACTOR SHALL SELECT, INSTALL AND MAINTAIN A SITE FREE OF PHYSICAL HAZARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING FULL COMPLIANCE WITH 29 CFR PART 1926 OSHA SUBPART P EXCAVATIONS AND TRENCHES REQUIREMENTS. ALL EARTHWORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE LAW, INCLUDING LOCAL ORDINANCES, CALOSHA, CALIFORNIA CIVIL CODE AND CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY REQUIREMENTS, AND APPLICABLE OSHA REQUIREMENTS.



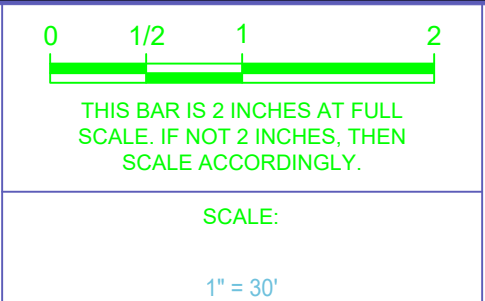
FOR CONSTRUCTION WHEN SIGNED BY EOR

REV	DATE	BY	DESCRIPTION



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225 CROSSROADS BLVD #315
CARMEL, CA 93923
831-915-9124 Ph.
831-915-9124 F.
LICENSE #928327

DESIGNED:	DAL
DRAWN:	DAL
CHECKED:	
PROJECT ENGINEER:	DREW A. LANDER P.E. 79561
DATE:	



DETAILS
GRADING RESTORATION AND WOOD CHIP DISPOSAL
APN# 103-041-017-000
CARMEL, CA

PROJECT NUMBER	2023-0620
DRAWING NUMBER	C3.0
SHEET NUMBER	1 OF 4

REPLACEMENT TREE PLANTING PLAN AND MAINTENANCE

BACKGROUND

- 4 VALLEY OAK TREE STUMPS OF 6" DIA OR GREATER WERE LOCATED WITHIN THE PROJECT AREA
- 5 PINE TREE STUMPS OF 6" DIA OR GREATER WERE LOCATED WITHIN THE PROJECT AREA
- OTHER SMALLER TREE STUMPS AND CUTTINGS WERE LOCATED IN THE PROJECT AREA BUT WERE NOT IDENTIFIABLE.

PLANTING PLAN

- 10 OAK TREES OF LOCAL GENETIC STOCK SHOULD BE LOCATED IN THE APPROXIMATE AREA AS SHOWN ON THE PLAN SHEET. TREES OF LOCAL GENETIC STOCK SHOULD BE A MINIMUM SIZE OF FIFTEEN GALLON SIZED NURSERY STOCK OR LARGER TO MINIMIZE DEER BROWSING AND TO PROVIDE SUFFICIENT ROOT STOCK IN THE SITE SOILS.
- 25 PINE TREES SHOULD BE LOCATED IN THE APPROXIMATE AREAS AS SHOWN ON THE PLAN SHEET.
- CONSULT ARBORIST IN THE PLANTING PROCESS TO VERIFY SOIL AND MOISTURE CONDITIONS.
- REPLACEMENT TREES ARE TO BE PLACED WITH A GOOD AMOUNT OF DISTANCE BETWEEN PLANTINGS WHERE THERE IS AMPLE LIGHT AND WHERE WATER CAN BE SUPPLIED FOR THE TREES SURVIVAL.

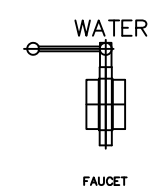
NEW AND EXISTING TREE MAINTENANCE PLAN

THE FOLLOWING RECOMMENDATIONS ILLUSTRATE GENERAL MAINTENANCE OF NEWLY PLANTED TREES AND FOR ON GOING MAINTENANCE.

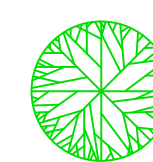
- NEWLY PLANTED TREES SHOULD BE WATERED A MINIMUM OF ONCE PER WEEK FOR THE FIRST SIX MONTHS AND TWICE PER MONTH FOR AT LEAST ONE YEAR ADDITIONAL UNTIL THE TREE HAS BEEN ESTABLISHED.
- MANY NATIVE OAK SPECIES, SUCH AS COASTAL OAKS, ARE SUSCEPTIBLE TO ROOT DISEASE WHEN SUBJECTED TO SUBSTANTIAL IRRIGATION THROUGHOUT THE SUMMER.
- DO NOT OVER IRRIGATE EXISTING OAK TREES AND AVOID APPLYING WATER DIRECTLY TO AREAS AROUND THE TRUNK.
- NATIVE OAK TREES ADAPT TO DRY SUMMERS AND OVER WATERING WITH SUPPLEMENTAL IRRIGATION WILL MAKE THEM LESS LIKELY TO SURVIVE.
- ESTABLISHMENT OF PINE TREES REQUIRE OCCASIONAL DEEP WATERING TO REMAIN HEALTHY.
- SUPPLEMENTAL WATERING DURING DROUGHT PERIODS MAY HELP MAINTAIN TREE VIGOR AND RESISTANCE TO INSECT ATTACK BUT SHOULD BE RESTRICTED TO THE OUTER TWO-THIRDS OF THE ROOT ZONE.
- NATIVE OAKS REQUIRE LITTLE TO NO PRUNING HOWEVER EXISTING MATURE OAKS SHOULD BE INSPECTED FOR DEAD, DISEASED, OR WEAKENED BRANCHES AND THESE SHOULD BE REMOVED TO ENSURE NEWLY PLANTED TREES ARE NOT INTRODUCED TO ANY SICKNESS
- LIGHT PRUNING CAN BE PERFORMED THROUGHOUT THE YEAR.
- MAJOR PRUNING OF ANY TREE SHOULD BE PERFORMED BY PROPERLY TRAINED AND EQUIPPED PROFESSIONAL TREE CARE SPECIALISTS.

LEGEND

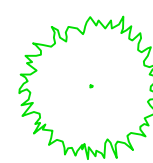
--- RUN WATER LINE AS NEEDED TO FEED POLLY IRRIGATION LINES



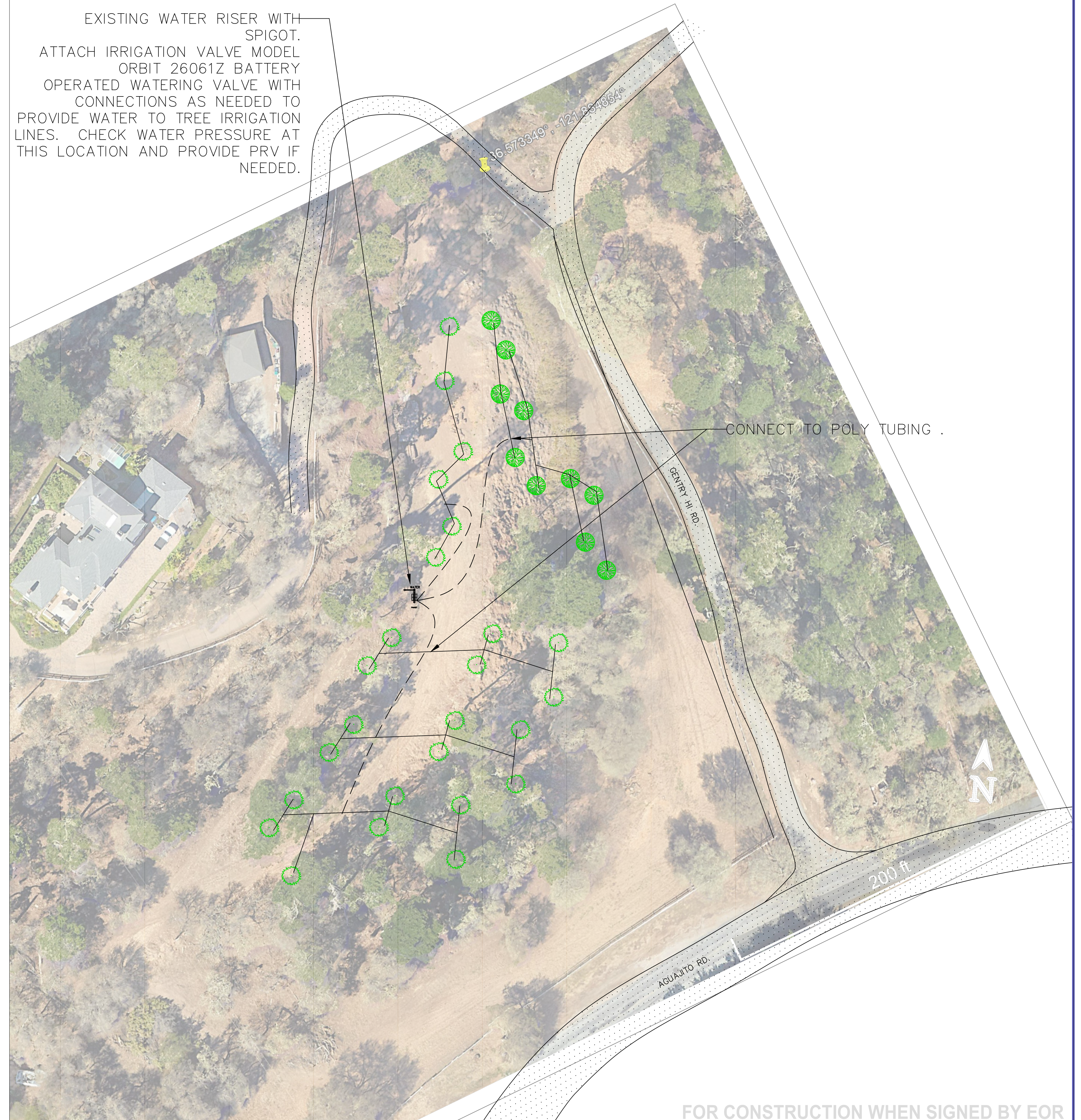
(E) WATER SPIGOT



NEW OAK TREE



NEW PINE TREE



FOR CONSTRUCTION WHEN SIGNED BY EOR

REV	DATE	BY	DESCRIPTION
	3/21/24	DAL	Additional Pine Tree added and notes updated per County Comments 3/21/24
			Plan set current with County Comments 3/21/24



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831-915-9124 Ph.
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LICENSE #928327

DAL

DESIGNED:

DAL

DRAWN:

CHECKED:

PROJECT ENGINEER:
DREW A. LANDER P.E. 79561

DATE

0 1/2 1 2

THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

SCALE:

Not to Scale



PLANTING RESTORATION PLAN
GRADING RESTORATION AND WOOD CHIP DISPOSAL
APN# 103-041-017-000
CARMEL, CA

PROJECT NUMBER
2023-0620

DRAWING NUMBER

C4.0

SHEET NUMBER

1 OF 4

**REPORT
to
MR. TED GOULDING AND MRS. STACEY SOUDERS GOULDING
C/O MR. CRAIG KITTINGHAM
SHARP ENGINEERING AND CONSTRUCTION, INC.
225 CROSSROADS BOULEVARD
SUITE 315
CARMEL, CALIFORNIA 93923**

**GEOTECHNICAL REPORT
for the proposed
SLOPE RESTORATION
GOULDING ESTATE
24382 AGUAJITO ROAD
CARMEL, CALIFORNIA 93923
A. P. N. 103-041-017-000**

by

**GRICE ENGINEERING, INC.
561-A BRUNKEN AVENUE
SALINAS, CALIFORNIA 93901
JULY 2023**

GRICE ENGINEERING INC

ENGINEERING GEOTECHNICS SEPTIC HYDROLOGY
FOUNDATIONS SOILS EARTH STRUCTURES

561A Brunken Avenue
Salinas, California 93901
griceengineering@sbcglobal.net

Salinas: (831) 422-9619
Monterey: (831) 375-1198
FAX: (831) 422-1896

File No. 7741-23.06
July 21, 2023

Page i

Mr. Ted Goulding and Mrs. Stacey Souders Goulding
C/O Mr. Craig Kitteringham
Sharp Engineering and Construction, Inc.
225 Crossroads Boulevard, Suite 315
Carmel, California 93923

Project: Slope Restoration
 Goulding Estate
 24382 Aguajito Road
 Carmel, California 93923
 A. P. N. 103-041-017-000

Subject: Geotechnical Report

Dear Mr. & Mrs. Goulding;

Pursuant to your request, we have completed our geotechnical investigation and evaluation of the above-named site. It is our opinion that this site is suitable for the proposed development, provided the recommendations made herein are followed.

In general, restoration of the hillside to natural grade is possible. Native loose topsoil and fill materials will need to be taken into account during design and construction of restoration. Recommendations are given relative to this and other characteristics within the report and noted under Special Recommendations.

The report contained herein is made with our best efforts to evaluate the site, determine the site's geotechnical conditions and provide recommendations for these conditions. We submit this report with the understanding that it is the responsibility of the owner, or his representative, to ensure incorporation of these recommendations into the final plans, and their subsequent implementation in the field.

In addition, we recommend that GRICE ENGINEERING, INC., be retained to review the project plans and provide the construction supervision and testing required to document compliance with these recommendations. Should any site condition not mentioned in this report be observed, this office should be notified so that additional recommendations can be made, if necessary.

This report and the recommendations herein are made expressly for the above referenced project and may not be utilized for any other site without written permission of GRICE ENGINEERING, INC.

Please feel free to call this office should you have any questions regarding this report.

Very truly yours,
GRICE ENGINEERING, INC.



Lawrence E. Grice, P.E.
R. C. E. 66857

NOTICE TO OWNER

Any earthwork and grading performed without direct engineering supervision and material testing by Grice Engineering, Inc., will not be certified as complete and in accordance with the requirements set forth herein.

Foundations placed without observation of bearing conditions, in accordance with the requirements set forth herein, will not be certified.

Inspection of Work

It is recommended that all site work be inspected and tested during performance by this firm to establish compliance with these recommendations.

NOTIFY: GRICE ENGINEERING, INC. SALINAS (831) 422-9619
561-A Brunken Avenue MONTEREY (831) 375-1198
Salinas, California 93901

EMAIL ADDRESS: griceengineering@sbcglobal.net

A minimum of 48 hours (2 working days) notification is required prior to commencement of work so that scheduling for testing and inspections can be made.

Please be advised costs incurred during inspection and testing of all site work are separate and not considered part of the fees as charged by Grice Engineering, Inc., for the report contained herein.

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GEOTECHNICAL REPORT
for the proposed
SLOPE RESTORATION
GOULDING ESTATE
24382 AGUAJITO ROAD
CARMEL, CALIFORNIA 93923
A. P. N. 103-041-017-000

Introduction, Method and Scope of Investigation

The purpose of this report is to evaluate the geotechnical properties of the site relative to the restoration of a slope. From these findings recommendations are given for the design of the development and subsequent construction.

For this purpose, the site was investigated, and prior information concerning construction and subsurface exploration in this area was examined for soils and materials data. The investigation consisted of a detailed site evaluation, which included a site inspection, review of literature available to GRICE ENGINEERING, INC., including Restoration Plans prepared by Dre Lander, P.E., for Sharp Engineering and Construction, Inc. , geotechnical exploration, material evaluation, and analysis of the geotechnical properties of the site soils. This report concludes the results of the investigation and provides recommendations based on that work.

The findings and recommendations contained in this report are applicable only to the above-named site and its proposed development, and may not be utilized for any other site or purpose without written permission of GRICE ENGINEERING, INC.

Site Description

The project site, 24382 Aguajito Road, is located at the western corner of the intersection between Gentry Hill Road and Aguajito Road, southeast of the city of Monterey, in an unincorporated area of westernmost Monterey County, California. Please refer to the Vicinity and Location Maps and the Restoration Plan Set in Appendix "A" for details.

The topography of the 5.15 acre site is located on a eastern facing hillside with slopes ranging from 5 to 40% at elevations of approximately 376 feet in the east and 528 feet in the west above mean sea level (msl). The eastern portion of the parcel overlays a portion of the valley floor of Aguajito Canyon. The majority of the project site is covered with grass, brush and a variety of trees.

As depicted on the attached Restoration Plan, previous site activities included excavation of a bench on the hillside below the driveway. The grading was completed with the excavated soils placed along the downslope edge of the bench as general fill. Wood chips were dumped on the slope below the bench to depths of approximately 15 feet. These activities were completed without the benefit of a permit.

It is currently proposed to address the grading of the hill side by removal of the wood chips and restoring the natural terrain. For this the wood chips will be moved to the generally level field along the eastern boundary of the parcel. After this the general fill soils will be reclaimed and placed as engineered fill along the excavated bank along the upslope margin of the bench.

Field Investigation

Our field investigation consisted of a site inspection, along with inspection of four exploratory trenched dissecting the outer edge of the bench and the existing excavated bank. The inspection established the subsurface soil profile, and obtained sufficient soil specimens to determine the soil characteristics. Excavating was accomplished with an excavator.

* *In-situ* refers to the in place state of soil. *In-situ* native soils are those which are in-place as deposited by nature and have not been disturbed by man's actions in the historic past.

Site Soil Profile

As found in the exploratory drilling, the site soils are generally consistent between each of the bores.

The wood chips represent the shallowest material horizon. These materials included larger portions of trees and miscellaneous debris. As observed they are loose and slightly moist to damp.

The below the wood chips or at grade is the general fill. These materials are from onsite sources and are a blend of Monterey Shale clasts and silty clays. These materials were observed loose and moist to very damp.

The native topsoil is positioned below the general fill and is a silty clay of medium plasticity and contains some amounts of shale clasts. These materials were observed moist to damp and soft. These soils are the weathered remains of the underlying Monterey Shale and typically the quantity of clasts increases with

depth.

Monterey Shale was encountered below the surficial soils at depth ranging from two to five feet below natural grade. The on-site exposures of the shale revealed a very compact, medium hard to hard form. Inspection noted the bedding to dip into the hillside at various inclinations and some portions were highly distorted.

Groundwater

No groundwater was observed in the excavations and is not typically in this local bedrock to depths less than 50 feet below grade. Shallower groundwater as an intermittent perched aquifer during and after winter rainfall is likely below the field along the eastern property boundary. Estimated depth to such is 10 to 20 feet.

Seismic History

Although no fault traces are thought to directly cross the building site, Monterey County is traversed by a number of faults most of which are relatively minor hazards for the purposes of the site development. As such, this site will experience seismic activity of various magnitudes emanating from one or more of the numerous faults in the region.

Various maps presently exist, allowing observation on the site of distinctive geologic features. Some maps, such as that by Burkland and Associates (Reference No. 10) developed for Monterey County, are compilations from various sources detailing the locations of studied faults. Faults have inherent variances within their zones, and discoveries of new fault segments or entire faults ongoing. There is also some difference in exact fault line location from source map to map, making precise location of said faults difficult. Therefore, relative to the information contained within this report, the following is considered to be as accurate as is currently possible from information made available to Grice Engineering, Inc.

Regional Faults

Of most concern are active faults which have tectonic movement in the last 11,000 years and as such are called Holocene Faults and potentially active faults. The following are those nearest listed (Reference No. 33).

The most active is the San Andreas Rift System (Pajaro), located approximately 27.1 miles to the northeast. It has the greatest potential for seismic activity with estimated intensities of VI-VII Mercalli in this location.

Other fault zones are the Monterey Bay-Tularcitos Fault Zone, the center of which is located approximately 3.1 miles to the northeast, the Rinconada Fault Zone, approximately 8.6 miles to the northeast, the San Gregorio-Palo Colorado (Sur) Fault Zone, approximately 7.05 miles to the southwest, and the Zayante-Vergeles Fault Zone, approximately 23.1 miles to the northeast. These zones are not as liable to rupture as the San Andreas Fault and a seismic event at any of the above fault zones would likely produce earth movements of a lesser intensity at the site.

Local Faults

In addition to the fault zones as discussed above, the local faults are as listed below as shown on the following maps, "Preliminary Geologic Map of the Monterey and Seaside 7.5 minute Quadrangles, Monterey County, California, with emphasis on active faults" (Reference No. 16), "Geological Map of the Monterey and Seaside 7.5 minute Quadrangles, Monterey County, California: A Digital Database" (Reference No. 17), "Geologic Map of the Monterey Peninsula and Vicinity, Monterey, Salinas, Point Sur., and Jamesburg 15-Minute Quadrangles, Monterey County" (Reference No. 23), "Fault Activity Map of California: California Geological Survey Geologic Data Map" (Reference No. 33), and "Quaternary Fault and Fold Database for the United States" (Reference No. 47) including the USGS overlay on Google Earth.

TABLE OF LOCAL FAULTS			
FAULT, PERPENDICULAR TO SITE	APPROXIMATE DISTANCE FROM SITE	DIRECTION	TIME OF LAST DISPLACEMENT ON FAULT (Ref. 32)
Hatton Fault, inferred	1.14 miles	South-Southwest	Holocene
Sylvan Thrust Fault, Splay, inferred	1,081 feet	Southwest	Holocene
Sylvan Thrust Fault, inferred	2,516 feet	Northeast	Holocene
Navy Fault, inferred	1.44 miles	Northeast	Late Quaternary

Liquefaction

The site soils are considered not susceptible to liquefaction as they are unsaturated and comprised of clastic clays overlaying Monterey Shale bedrock at a shallow depth. This report recommendations all engineered fill be supported on the Monterey Shale.

Differential-Total Settlement-Static and Dynamic

The recommendations given in the Geotechnical Report are such that concerns of settlement are negligible. The total settlement is expected to be less than 1/2 inch and the expected differential settlement less than one half of that.

Hydro-Collapse and Subsidence

As observed the wood chips, general fill and surface soils overlaying the Monterey Shale located at a depth of two to fifteen feet below grade, are loose. These soils possess some capacity to settle under hydraulic loading. The recommendations given in this report were established to reduce the potential of this occurring.

The area is not within a known Subsidence Zone.

Slope Stability

Inspection of the site indicates that no landslides are generated within the Monterey Shale Bedrock above or below the project area and the area is generally not susceptible to a slope failure due to the shallow depth to this bedrock. The area of the project site is of slight to moderate slope. The Monterey Shale is generally stable and landslides are not common in the area or to the formation.

Slope Stability and Erosion

The parcel was evaluated for landslides located above or below the building area. The site evaluation included the method as delineated in "Special Publication 117A Guidelines for Evaluating and Mitigating Seismic Hazards in California" was reviewed as applicable to this site. The following summarizes the findings.

The following methods and publications were utilized to determine the presence of land movement or excessive erosion above and below the project site.

- A. On site evaluation of land features.
- B. Aerial photographs spanning the time frame from September 06, 1998 to September 06, 2022
- C. Open File Report 7-718, 1977, Green
- D. Geologic Map of California - Santa Cruz Sheet, 1958, Jennings etc.
- E. Ground Failures in the Monterey Bay Counties Region, Professional Paper 993, Department of the Interior.

1. "Are existing landslides, active or inactive, present on, or adjacent (either uphill or downhill) to the project site?"

There are no existing landslides, active or inactive, present on, or adjacent to the project site.

The area is considered not susceptible to mass slope failure due to the shallow depth to Monterey Shale Bedrock. The wood chips, general fill and native topsoil is subject to downslope migration.

No features or conditions were visually observed during the site exploration which indicate or suggest landsliding has or will occur above or below the project site.

No recorded features noted on any of the reviewed publications, which suggest, imply or note landslides have or will occur above or below the project site.

2. "Are there geologic formations or other earth materials located on or adjacent to the site that are known to be susceptible to landslides?"

There are no geologic formations, or other earth materials located on or adjacent to the site that is known to be susceptible to landslides. The project site is located on or near slopes varying in grades from 5% to 40%.

Due to natural characteristics the topsoil, placement methods of the wood chips and general fill, these materials are compressible. This characteristic is addressed in this Geotechnical Report.

3. "Do slope areas show surface manifestations of the presence of subsurface water (springs and seeps), or can potential pathways or sources of concentrated water infiltration be identified on or up-slope of the site?"

No springs or seeps or the indication of such, were observed during the site exploration. Review of the aerial imagery did not indicate any locations of seepage as suggested by increased or more active vegetation or topography (erosion scarps, slump). Spring or seeps within the general area and lithology are not typical.

Drainage over the local terrain is unfocused with some managed drainage around the existing structures and pavements.

Inspection of referenced areal photographs indicates the terrain and presence of vegetation has been consistent during that period. The process of development is consistent during that period.

These characteristics in conjunction with the soils and bedrock lithology indicate a low potential for rapid solifluction or debris flow except for that of the general fill and wood chips should these materials become saturated.

4. "Are susceptible land forms and vulnerable locations preset?"

No excessively steep or erodible slopes are located above or below the site.

5. "Given the proposed development could be anticipated change, in the surface and subsurface hydrology, due to watering of lawns, on-site sewage disposal, and concentrated runoff from impervious surfaces, etc., increase the potential for future landsliding in some areas?"

The area is in general fully developed. Future construction within the area will most likely be residential additions or replacement of existing structures. Further mass grading of land is unlikely. Future changes to land use (new septic's; increase of landscapes; use of the land) is unlikely. Any changes to drainage conditions will be minor. Only minor changes to drainage and landscaping are proposed for this project.

Seismic Strength Loss

The native site soils are considered resistant to seismic strength loss and the resulting momentary liquefaction as they are unsaturated and comprised of clastic silts overlaying Monterey Shale bedrock at a shallow depth of two to five feet below natural grade. The relatively short duration of earthquake loading will not provide a significant number of high amplitude stress cycles to alter the strain characteristics. Additionally the clay-silt fraction is not considered quick nor sensitive, as such it will not have the associated loss of strength.

Chemical Reactivity

The area is well developed with structures, generally found on Portland Cement products. Additionally these structures date back to the 1950's or earlier. Much of the concrete used in these structures has remained as cast. The area soils are not known for sulfate reaction with Portland Cement products and as such chemical reactivity is not considered a problem in this area.

Expansive Soils

In general the surficial site soils are clastic silty clays of low-medium plasticity. These soils are typical to the area. Expansivity has not been influential to the existing structures and pavements as no deformations attributable to expansive soils were observed. Additionally there are no known problems with expansive soils in the area.

Surface Rupture and Lateral Spreading

The project site is located 1,081 feet to the northeast of a splay of the Sylvan Thrust Fault. The site inspection did not reveal any surface features indicating a fault rupture has occurred at the site. The existing structures, driveways and roads do not reveal any strains which would be attributable to subsurface lateral or vertical displacements resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable.

The project site is underlain by soft bedrock at a shallow depth. These materials are considered resistant to lateral spreading. As such surface rupture from lateral spreading is considered improbable.

Seismicity

It is recommended that all structures be designed and built in accordance with the requirements of the California Building Code’s current edition. All buildings should be founded on undisturbed native soils and/or certified engineered fill to prevent resonance amplification between soils and the structure.

2022 California Building Code Geoseismic Classifications

The California Building Code, 2022 Edition (Reference No. 14), provides for seismic design values. These values are to be utilized when evaluating structural elements. The soils profile determination is based on the penetration resistance data developed from advancement of exploratory bores. Using averaged penetration values per depth of soil type gives an overall site value of greater than 50 blows/foot penetration resistance as per Equation 20.4-3, ASCE 7-16 and Supplement 1 (02/01/19). The geoseismic character is as listed in the following table.

2021 I. B. C. - 2022 CBC EARTHQUAKE LOADS: SECTION 1613				
LATITUDE	36.572745	SOIL PROFILE:	Soft Rock	
LONGITUDE	-121.884882	SITE CLASS	C	
PERIOD	S	F	Sm	Sd
0.2 sec	Ss = 1.295	Fa = 1.2	Sms = 1.554	Sds = 1.036
1.0 sec ^{NOTE 1}	S1 = 0.484	Fv = 1.5	Sm1 = 0.725	Sd1 = 0.484
Seismic Design Category to be assigned by structural engineer or designer				

Note 1: Refer to Section 11.4.8 ASCE 7-16 for other requirements.

CONCLUSIONS OF INVESTIGATION

In general, the suitable, *in-situ*^{*}, native Monterey Shale bedrock is acceptable for support of the proposed restoration fill and displays engineering properties adequate for the anticipated soil pressures, providing the recommendations in this report are followed.

Special Recommendations

It is recommended that the engineered fill restoring the natural terrain be developed on the Monterey Shale bedrock.

As noted in the Restoration Plans, the existing wood chips are to be removed from the area of the bench and placed as landscape fill across the lower, eastern field.

After removal of the wood chips it will be necessary to excavate the general fill and native topsoil down to the Monterey Shale and provide a key with benches during replacement of the excavated materials as engineered fill.

As the native soils and Monterey Shale are generally permeable, whereas the engineered fill will be nearly impermeable, it is recommended that back drainage be provide between the rear face of the engineered fill and native materials. Such back drainage can be intermittent or continuous.

Intermittent drainage structures would consist of couch of gravel placed at the inside heal of the keys and benches within which a perforated pipe would be installed. The pipe would extend to daylight.

Continuous drainage would entail a full column of gravel placed between the engineered fill and native materials. A similar perforated pipe would be installed.

The area has been developed and as such underground utilities may be located within the area of proposed construction. In addition, buried objects or deeply disturbed soils may also be encountered. As such, all care and practice is to be exercised to observe for and locate any such objects. Where these objects are to be removed or use discontinued, they are to be removed in their entirety and all disturbed soils are to be processed as engineered fill.

The base of all excavations and over-excavations are to be inspected by the Soils Engineer prior to further processing, steel or form placement. Any further site activity, especially grading and foundation excavations, should be under the direction of a qualified Soils Engineer or their representative. Should the spectrum of development change, this office should be notified so that additional recommendations can be made, if necessary.

^{*} Suitable, *in-situ*, native soils are those soils which are in-place as deposited by nature and have characteristics adequate for support of the intended load or application.

Slope Ratio and Drainage

Analysis of site soils indicate that cut and fill slope ratios of 2 horizontal to 1 vertical will be satisfactory provided they are landscaped with soil retaining ground covers and are protected against concentrated over slope drainage. Cut slopes exposing the Monterey Shale or similar stable materials may be allowed to steeper gradients. These conditions should be reviewed on site.

Surface Drainage and Erosion Control

It is recommended that concentrated drainage be conveyed and released as separately and divided as possible to the grade of the eastern meadow.

A subsurface dispersal system(s) could be installed into the floor of the meadow but such structures do not appear to have any purpose for this project or necessity.

Design and construction of the project should fit the topographic and hydrologic features of the site. It is important to minimize unnecessary grading of or near steep slopes. Disturbing native vegetation and natural soil structure allows runoff velocity and transport of sediments to increase.

General surface drainage should be retained at low velocity by slope, sod or other energy reducing features sufficient to prevent erosion, with concentrated over-slope drainage carried in lined channels, flumes, pipe or other erosion-preventing installations.

Runoff flows should be directed into pipes or lined ditches and then onto an energy dissipater before discharging into streams or drainage ways. De-silting should be provided as necessary and may take form of stilling basins, gravel berms, forested/vegetated screens, etc.

During construction, never store cut and fill material where it may wash into streams or drainage ways. Keep all culverts and drainage facility free of silt and debris. Keep emergency erosion control materials such as straw mulch, plastic sheeting, and sandbags on-site and install these at the end of each day as necessary.

Re-vegetate and protect exposed soils by October 15. Use appropriate grass/legume seed mixes and/or straw mulch for temporary cover. Plan permanent vegetation to include native and drought tolerant plants. Seeding and re-vegetation may require special soil preparation, fertilizing, irrigation, and mulching.

Subsurface Drains

Use of spun filter fabric is not recommended for use in construction subsurface drains as this type of fabric typically becomes clogged. Should filter fabric be necessary it is recommended that a woven fabric be used such as Mirafi Filterweave 300. Otherwise we would recommend omission of the fabric and placement of Caltrans Class 1, Type “A” or “B” drain rock, and that any fabric only be placed near the top of the trench between the gravel and earth backfill or where the gravel extends to grade 1 foot below the finished grade.

CLASS 1		
SIEVE SIZES	PERCENTAGE PASSING	
	TYPE A	TYPE B
50.0-mm/2 inches	----	100
37.5-mm/1.5 inches	----	95-100
19.0-mm/0.75 inches	100	50-100
12.5-mm/0.5 inches	95-100	-----
9.5-mm/0.415 inches	70-100	15-55
4.75-mm/No. 4	0-55	0-25
2.36-mm/No. 8	0-10	0-5
75.0-µm/No. 200	0-3	0-3

General Grading Recommendations

For those items not directly addressed, it is recommended that all earthwork be performed in accordance with the following.

General: This item shall consist of all clearing and grubbing, preparation of land to be filled, excavation and fill of the land; spreading, compaction, and control of the fill, and the subsidiary work necessary to complete the graded area to conform with the lines, grades and slopes as shown on the approved plans.

The Contractor shall provide all equipment and labor necessary to complete the work as specified herein, as shown on the approved plans as stated in the project specifications.

Preparation: Site preparation will consist of clearing and grubbing any existing structures and deleterious materials from the site, and the earthwork required to shape the site to receive the intended improvements, in accordance with the recommended grading specifications and the recommendations as provided above.

All vegetable matter, irreducible material greater than 4 inches and other deleterious materials shall be removed from the areas in which grading is to be done. Such materials not suitable for reuse shall be disposed of as directed.

After the foundation for fill has been cleared, it shall be brought to the proper moisture content by adding water or aerating and compacting to a Relative Compaction of not less than 90% or as specified. The soils shall be tested to a depth sufficient to determine quality and shall be approved by the Soils Engineer for foundation purposes prior to placing the engineered fill.

General Fill: General fill shall be placed only on approved surfaces, as engineered fill, and shall be compacted to 90% Relative Compaction. Native soils accepted for the fill or existing aggregate fill, may be used for fill purposes provided all aggregate larger than 6 inches are removed. The material for the engineered fill shall be approved by the Soils Engineer before commencement of grading operations.

Each layer shall be compacted to a Relative Compaction of not less than 90% or as specified in the soils report and on the accepted plans. Compaction shall be continuous over the entire area of each layer.

The selected fill material shall be placed in layers which, when compacted, shall not exceed 6 inches in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to ensure uniformity of material in each layer. Fill shall be placed such that cross fall does not exceed 1 foot in 20 unless, otherwise directed.

When fill material includes rock or concrete rubble, no irreducible material larger than 4 inches greatest dimensions will be allowed except under the direction of the Soils Engineer.

Imported Materials: Materials imported for fill purposes shall be classified as: SAND, group symbol SW, SP, SC or SM, as given in ASTM 2487-10, "The Classification of Soils for Engineering Purposes". In all cases the portion finer than the No. 200 sieve shall not contain any greatly expansive clays and shall be free from vegetable matter and other deleterious materials. The material for the engineered fill shall be approved by the Soils Engineer before commencement of grading operations.

Structural Backfill: Trench, wall and structural backfill shall be placed only on approved surfaces, as engineered fill, and shall be compacted to 95% Relative Compaction. Materials imported for backfill purposes shall have a Sand Equivalent of no-less than 30 and shall be classified as Clean Sands as designated in "The Classification of Soils for Engineering Purposes" (ASTM 2487-10).

Pavement Grades: All pavement grades shall be of uniform thickness, density and moisture prior to placement of the next grade. Flexure of each or all grades shall not exceed 0.25 inches in 5 feet under an axial load of 18.5 kips.

Aggregate Base Course: All aggregates used for specified base courses, shall be handled in a manner which prevents segregation and non-uniformity of gradations.

Compaction: All recompacted soils and/or engineered fill, should be placed at a minimum 90% Relative Compaction or at the value required for that portion of the work. All pavement sections should be compacted to a minimum of 95% Relative Compaction.

Field density testing shall be completed by the Soils Engineer on each compacted layer or as determined by the Soils Engineer. At least one test shall be made for each 500 cubic yard or fraction thereof, placed with a minimum of two tests per layer in isolated areas. Where a sheep-foot roller is used, the soil may be disturbed to a depth of several inches. Density tests shall be taken in compacted materials below the disturbed surface. When these tests indicate that the density of any layer of fill or portion thereof, is below the required density, that particular layer or portion, shall be reworked until the required density has been obtained.

Moisture: During compaction moisture content of native soils should be that consistent with the moisture relative to 95% Relative Compaction and in no case should these materials placed at less than 3 percent above the specific optimum moisture content for the soil in question. The engineer may elect to accept high moisture compact soils provided the materials are at 95% Relative Wet Density at that moisture content.

The moisture content of the fill material shall be maintained in a suitable range to permit efficient compaction. The Soils Engineer may require adding moisture, aerating, or blending of wet and dry soils.

All earth moving and work operations shall be controlled to prevent water from running into and pooling in excavated areas. All such water shall be promptly removed and the site kept drained.

Tests: All materials placed should be tested in accordance with the Compaction Control Tests: "Density of Soil In-Place by Sand Cone Method" (ASTM D-1556-07), "Moisture-Density Relationship of Soils" (ASTM D-1557-09), and "Density of Soils In-Place by Nuclear Method" (ASTM D-6938-10).

The standard test used to define maximum densities of all compaction work shall be the "Moisture-Density Relationship of Soils" (ASTM D-1557-09), using a 10-pound ram and 18-inch drop. All densities shall be expressed as a relative density in terms of the maximum density obtained in the laboratory by the foregoing standard procedure.

Deleterious Materials: Materials containing an excess of 5% (by weight) of vegetative or other deleterious matter may be utilized in areas of landscaping or other non-structural fills. Deleterious material includes all vegetative and non-mineral material, and all non-reducible stone, rubble and/or mineral matter of greater than 6 inches.

Over-Excavations: Over-excavations, when required, should include the foundation and pavement envelopes. Such excavations should extend beyond the edge of development a minimum of 5 feet and to an imaginary line extending away and downward at a slope of 45 degrees from the edge of development. The process shall include the complete removal of the required soils and subsequent placement of the engineered fill. After removal of the soils to the required depth, the base of the excavation shall be inspected and approved by the Soils Engineer or his representative prior to further soils processing or placement. Based on this inspection other recommendations may be made.

Existing Conditions: In developed areas underground utilities may be located within the area of proposed construction. In addition, buried objects or deeply disturbed soils may also be encountered. As such, all care and practice is to be exercised to observe for and locate any such objects. Where these objects are to be removed or use discontinued, they are to be removed in their entirety and all disturbed soils are to be processed as engineered fill.

Key: All fill on slopes greater than 1 vertical to 6 horizontal shall be keyed into the adjacent soil. The toe of all slopes should be supported by a key cut a minimum of 3 feet into undisturbed soils to the inside of the fill toe. This key should be a minimum of 6 feet in width and slope at no-less than 10% into the slope. In addition, as the fill advances up slope benches 3 feet across, it should be scarified into the fill/undisturbed soil interface.

Seasonal Limits: When the work is interrupted by rain, fill operation shall not be resumed until field tests by the Soils Engineer indicate that the moisture content and density of the fill are as previously specified and soils to be placed are in suitable condition.

Unusual Conditions: In the event that any unusual conditions are encountered during grading operations which are not covered by the soil investigation or the specifications, the Soils Engineer shall be immediately notified such that additional recommendations may be made.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

The recommendations of this report are based on our understanding of the project as represented by the plans, and the assumption that the soil conditions do not deviate from those represented in this site soils investigation. Therefore, should any variations or undesirable conditions be encountered during construction, or if the actual project will differ from that planned at this time, GRICE ENGINEERING, INC., should be notified and provided the opportunity to make addendum recommendations if required.

NOTIFY: GRICE ENGINEERING, INC. SALINAS (831) 422-9619
561-A Brunken Avenue MONTEREY (831) 375-1198
Salinas, California 93901

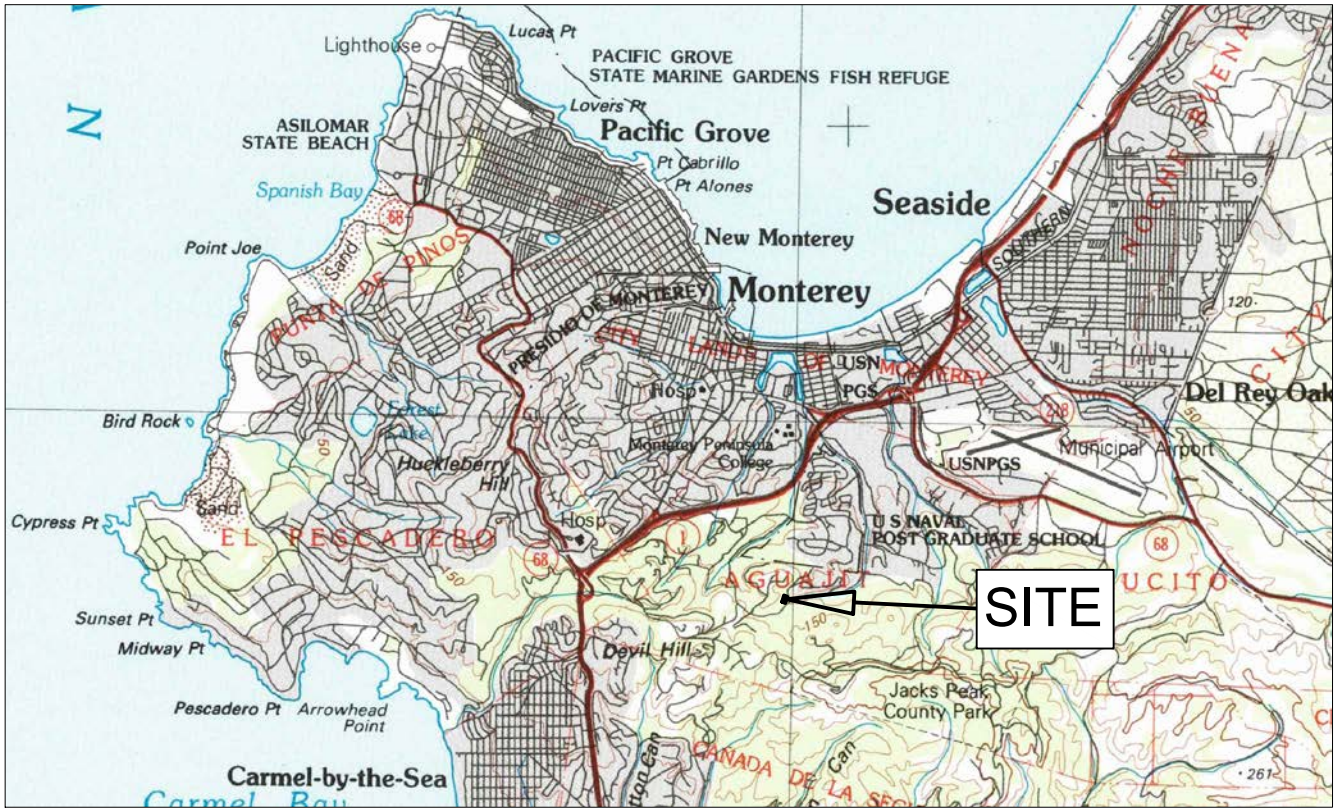
EMAIL ADDRESS: griceengineering@sbcglobal.net

This report is issued with admonishment to the owner and to his representative(s), that the information contained herein should be made available to the responsible project personnel including the architects, engineers, and contractors for the project. The recommendations contained herein should be incorporated into the plans, the specifications, and the final work.

It is requested that GRICE ENGINEERING, INC., be retained to review the project grading and foundation plans to ensure compliance with these recommendations. Further, it is the position of GRICE ENGINEERING, INC., that work performed without our knowledge and supervision, or the direction and supervision of a project responsible professional Soils Engineer renders this report invalid.

It is our opinion the findings of this report are **valid** as of the **present date**, **however**, changes in the **Codes and Requirements** can occur and change the recommendations given within this report concerning the property. In addition changes in the conditions of a property can occur with the passage of time, due either to natural processes or to the works of man and may affect this property. In addition, changes in **standards** may occur as a result of legislation, or the broadening of knowledge, and these changes may require reevaluation of the conditions stated herein. Accordingly, the findings of this report may be invalidated wholly, or partially, by changes beyond our control. Therefore, this report is subject to review and should not be relied upon after a period of **three years**.

APPENDIX A

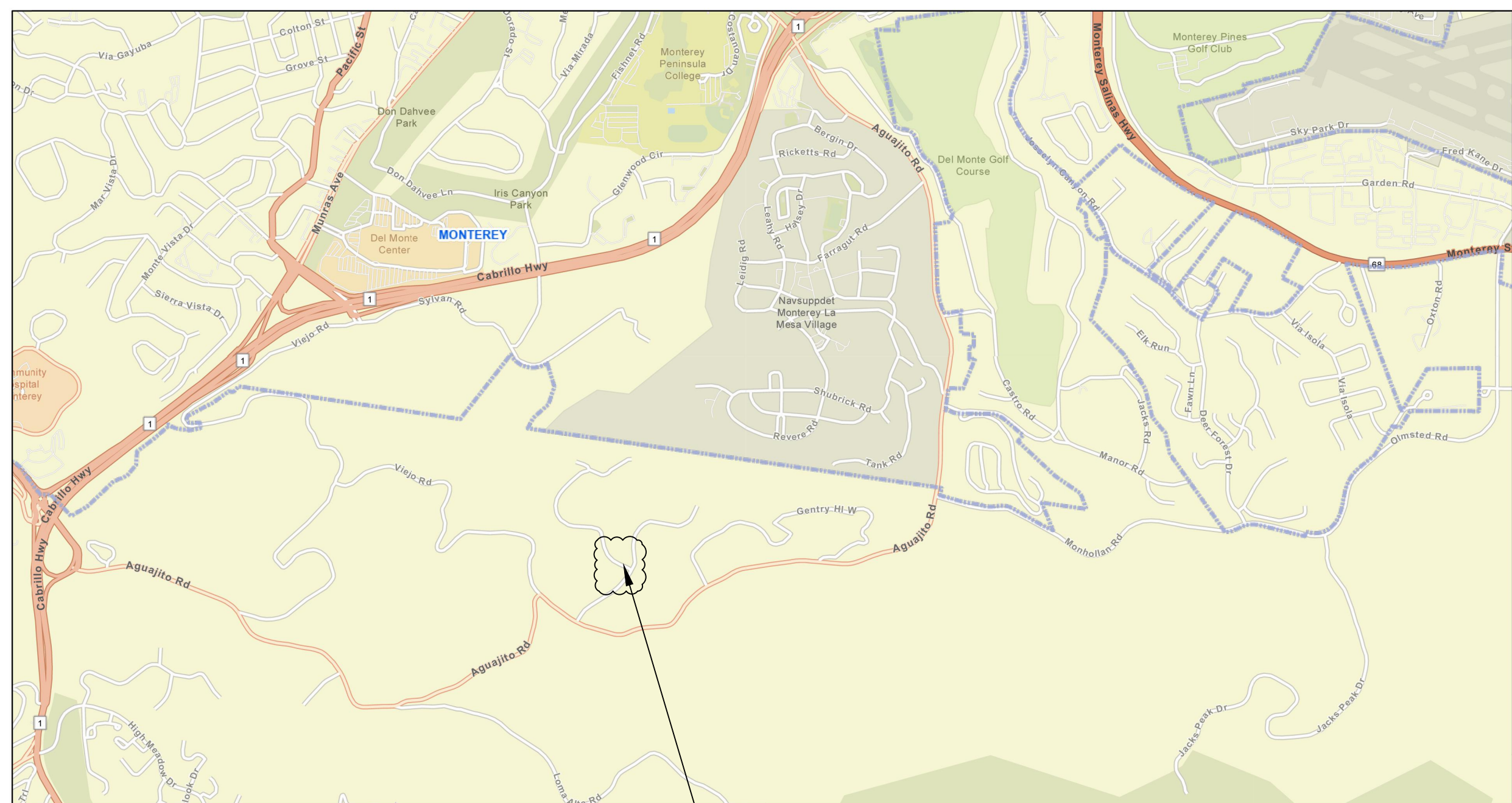


Vicinity Map



Location Map

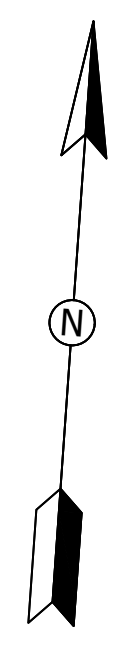
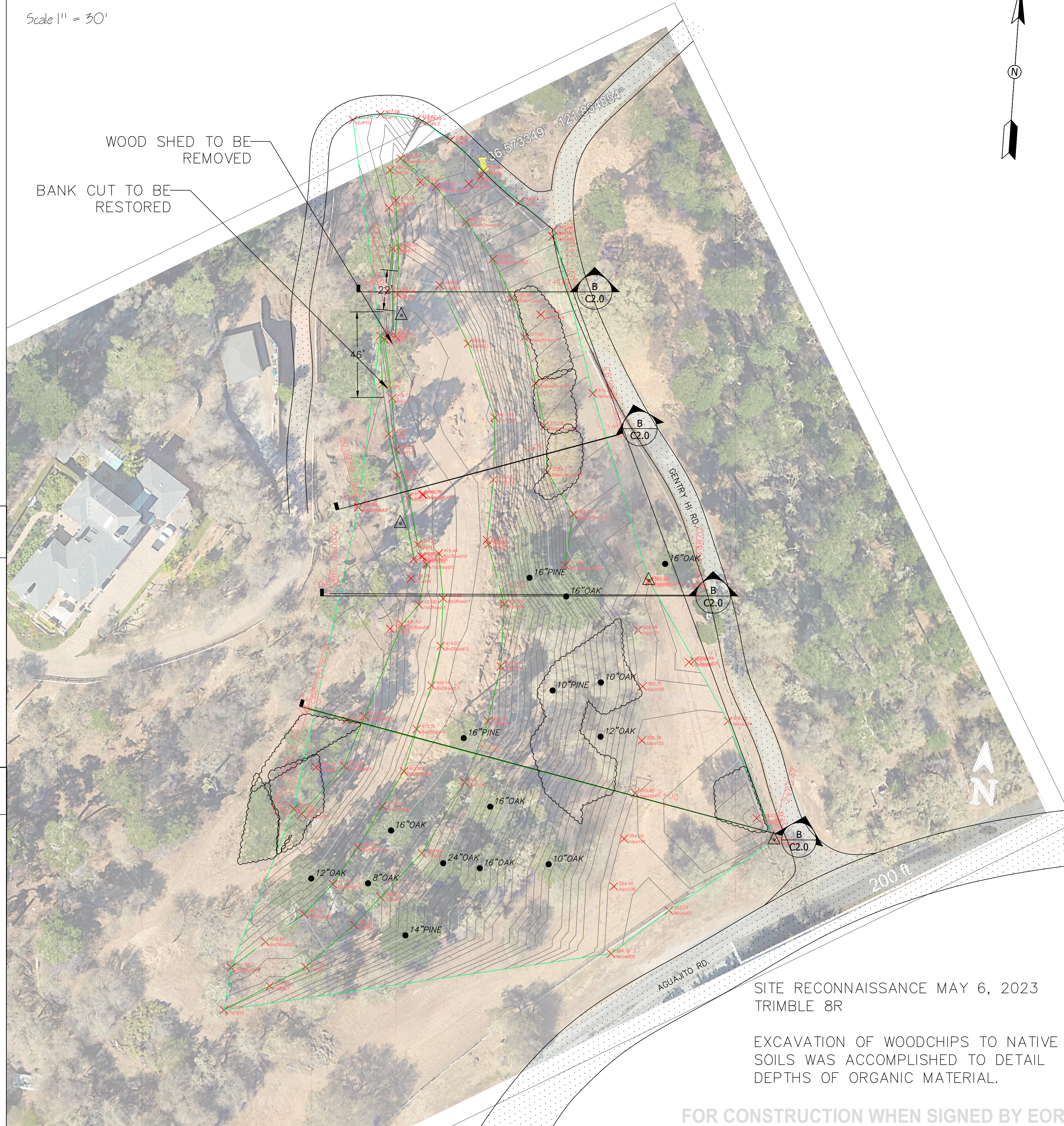
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 Incorporated Cities_1
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 0 0.28 0.55 1.1 km
 Esri Community Maps Contributors, California State Parks, Esri, HERE, Garmin, SwireGraph, GeoTechnologies, Inc, METNAGA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

EXISTING SITE PLAN

Scale 1" = 30'



PROJECT INFORMATION

SCOPE OF WORK: REMOVE 5'x12' WOOD SHED, RESTORE CUT SLOPE REDISTRIBUTE WOOD CHIP PILES SPREAD ON SLOPES TO AREAS OF LOWER PROPERTY WITH SLOPES LESS THAN 5%
 BUILDING OCCUPANCY GROUP: N/A - Earthwork Only
 TYPE OF CONSTRUCTION: N/A - No Structures Proposed
 JOB LOCATION: 24382 AGUAJITO RD. CARMEL, CA 93923

Engineer of Record

DREW A. LANDER P.E., CCM, QSP/QSD
 PO BOX 223696, CARMEL CA 93922
 PHONE: (831) 917-6696
 DLANDER@SBCGLOBAL.NET

Owner's Information

TED GOLDING & STACEY SOUDERS GOULDING TRS
 ATTN: TED GOLDING
 24384 AGUAJITO RD. CARMEL, CA 93923

MONTEREY COUNTY NOTES

MONTEREY COUNTY VIOLATION #22CE00202
 WORK PLAN ALLOWED PER PLANNING #PLN230080

MONTEREY COUNTY APN#103-041-017-000

RESTORATION PLAN TO RESOLVE CODE VIOLATION 22CE00202 TO ALLOW RESTORATION OF SLOPES OVER 25%.

SHEET INDEX

CIVIL

- C1.0 TITLE PAGE / SITE PLAN
- C2.0 ELEVATIONS
- C3.0 DETAILS
- C4.0 TREE PLANTING PLAN

LEGEND

- RANDOM CONTROL FOR SURVEY
- EXISTING CONTOURS
- EXISTING TREE (SIZE NOTED)
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING BUSHES
- EXISTING ASPHALT ROADWAYS

SITE RECONNAISSANCE MAY 6, 2023
 TRIMBLE 8R

EXCAVATION OF WOODCHIPS TO NATIVE SOILS WAS ACCOMPLISHED TO DETAIL DEPTHS OF ORGANIC MATERIAL.

FOR CONSTRUCTION WHEN SIGNED BY EOR

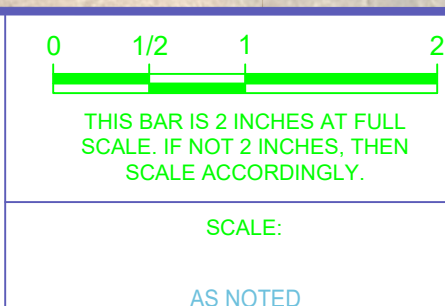
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PREPARED FOR SHARP ENG.&CONST. 225 CROSSROADS BLVD #315 CARMEL, CA 93923 831-915-9124 Ph. 831-915-9124 F. LICENSE #928327

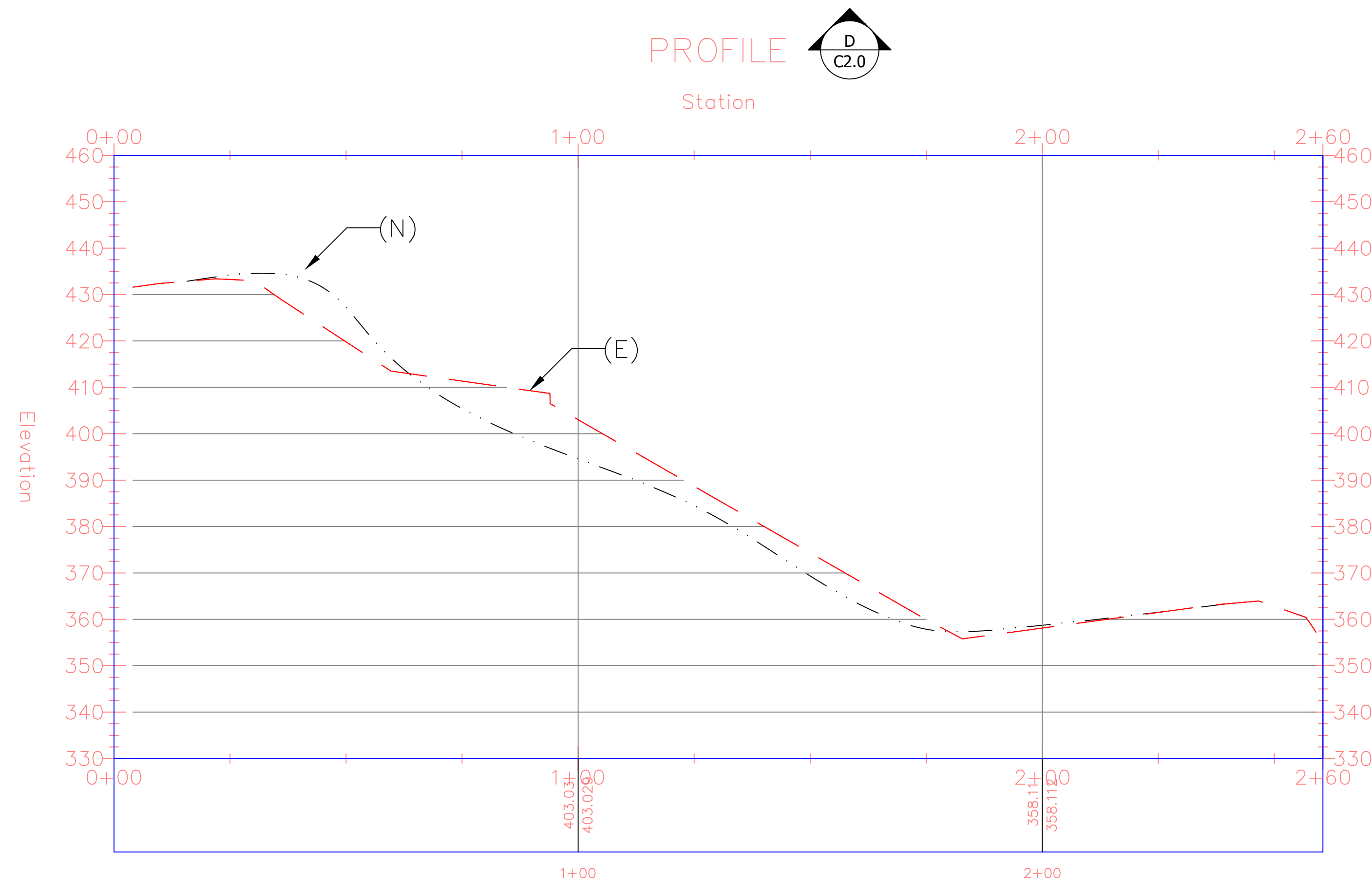
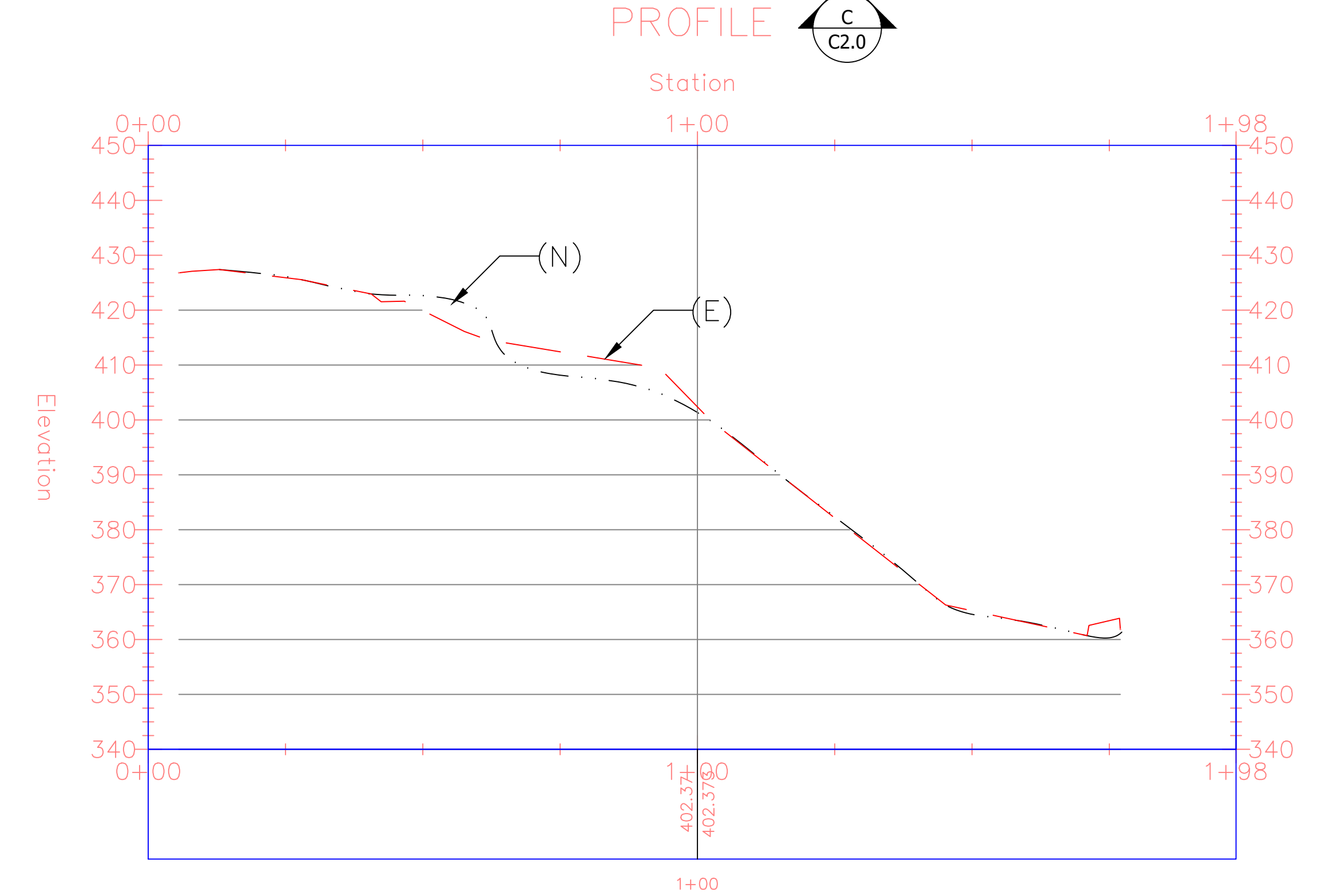
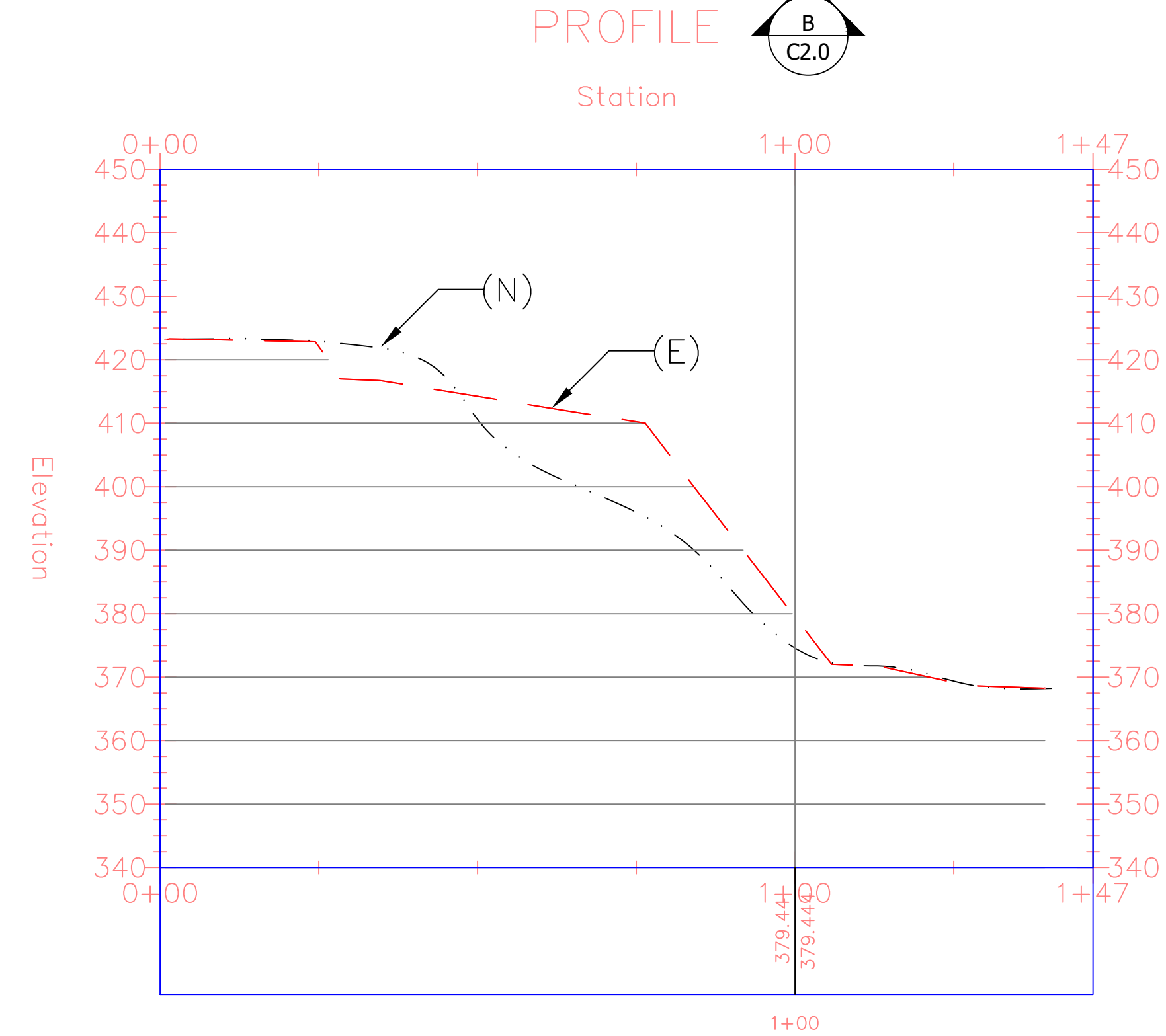
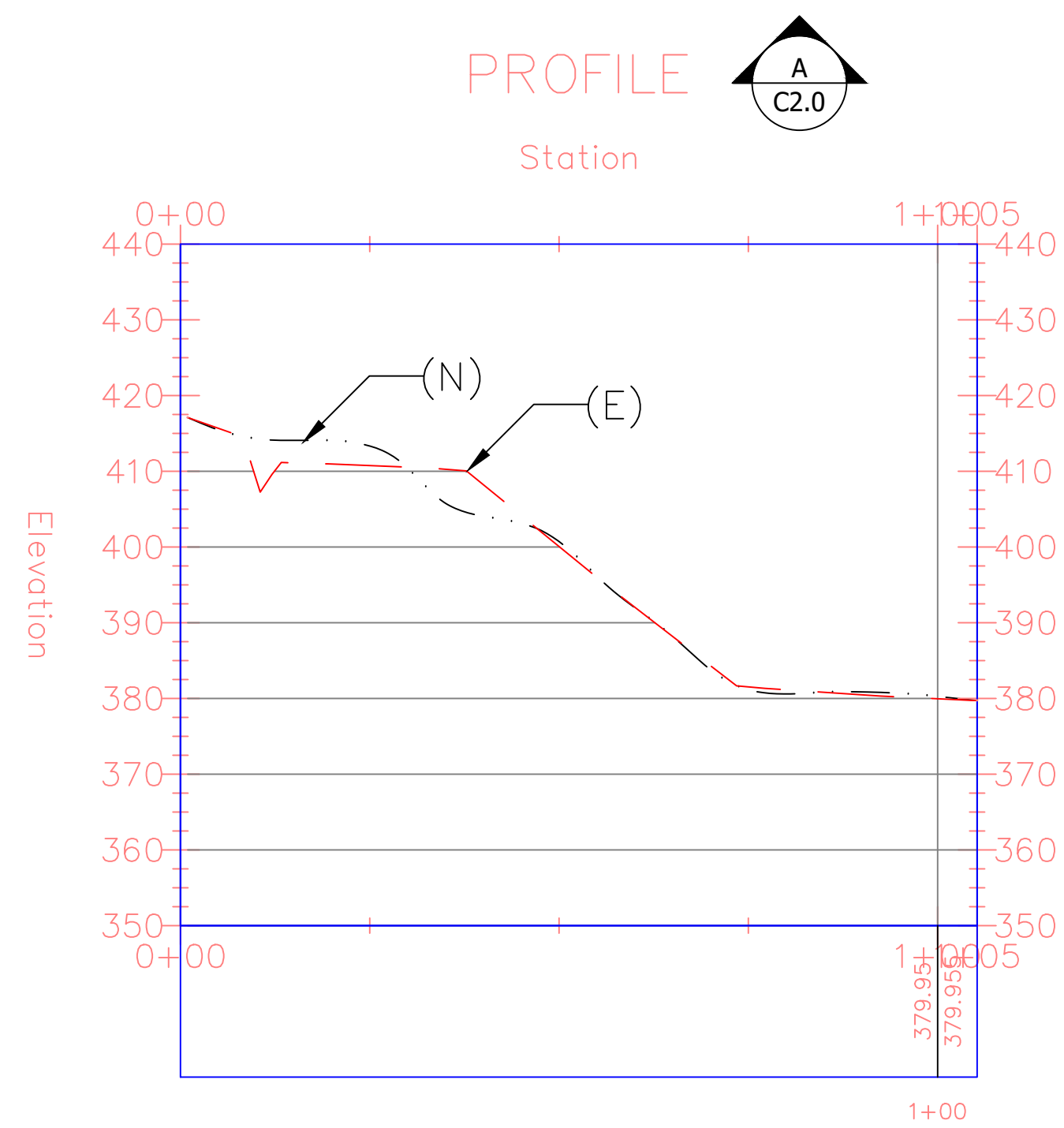
DAL	DESIGNED:
DAL	DRAWN:
	CHECKED:

PROJECT ENGINEER: DREW A. LANDER P.E. 79561
 DATE: _____



TITLE PAGE / SITE PLAN
 GRADING RESTORATION AND WOOD CHIP DISPOSAL
 APN# 103-041-017-000
 CARMEL, CA

PROJECT NUMBER	2023-0620
DRAWING NUMBER	C1.0
SHEET NUMBER	1 OF 4



SLOPE ANALYSIS:

- PROFILE A - 35% SLOPE NATIVE GRADE
- PROFILE B - 28% SLOPE NATIVE GRADE
- PROFILE C - 28% SLOPE NATIVE GRADE
- PROFILE D - 23% SLOPE NATIVE GRADE

PROJECT RECOMMENDATION AND SCOPE TO RESOLVE SLOPE INSTABILITIES:

- 1) WOOD CHIPS HAVE BEEN DISPOSED ON HILLSIDES OF VARYING SLOPE INCLUDING SLOPES OF >25%. PARTIALLY BURYING TREE STUMPS AND RESULTING IN LOOSE FILL.

RISK OF SLOPE INSTABILITY IS EVALUATED TO BE HIGH. HOWEVER SIGNIFICANT PROPERTY AREA BELOW FILL SLOPES EXIST AND DANGER TO PUBLIC IS MINIMAL.

ENGINEERING RECOMMENDATION IS TO REMOVE APPROXIMATELY 385 CU/YDS OF WOOD CHIPS FROM THE HILLSIDE AND PLACE THEM ON THE LOWER PROPERTIES WHERE SLOPES ARE LESS THAN 5%. (SEE SHEET C3.0)

- 2) NATIVE SOIL HAS BEEN EXCAVATED AT 5' VERTICAL DEPTH AND WOOD SHED CONSTRUCTED IN FRONT OF THE EXCAVATION.

RECOMMENDATION IS TO REMOVE WOOD SHED AND FOUNDATION, FOLLOWED BY PROPERLY KEY IN SOIL AND REPLACE ENGINEERED FILL TO RESTORE HILLSIDE TO A NATURAL SLOPE.

ENGINEERING RECOMMENDATION IS TO USE NATIVE SOILS AND IMPORT SELECT FILL AS NEEDED TO RESTORE HILLSIDE PER CROSS SECTION DETAIL (SEE SHEET C3.0)

ALL WORK PROPOSED SHOULD BE ACCOMPLISHED BY A LICENSED CONTRACTOR WITH SUFFICIENT EQUIPMENT TO MOVE THIS MATERIAL IN AN EXPEDITIOUS MANNER. WORK SHOULD BE OBSERVED AND DOCUMENTED BY LICENSED CIVIL/GEOTECHNICAL ENGINEER TO OBSERVE FOR INSTABILITIES WHILE WORK IS UNDERWAY.

(N)-NATIVE SLOPE ESTIMATION PRIOR TO SOILS DISTURBANCE
(E)-EXISTING SLOPES AS MEASURED

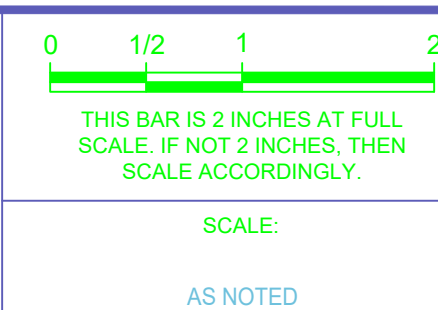
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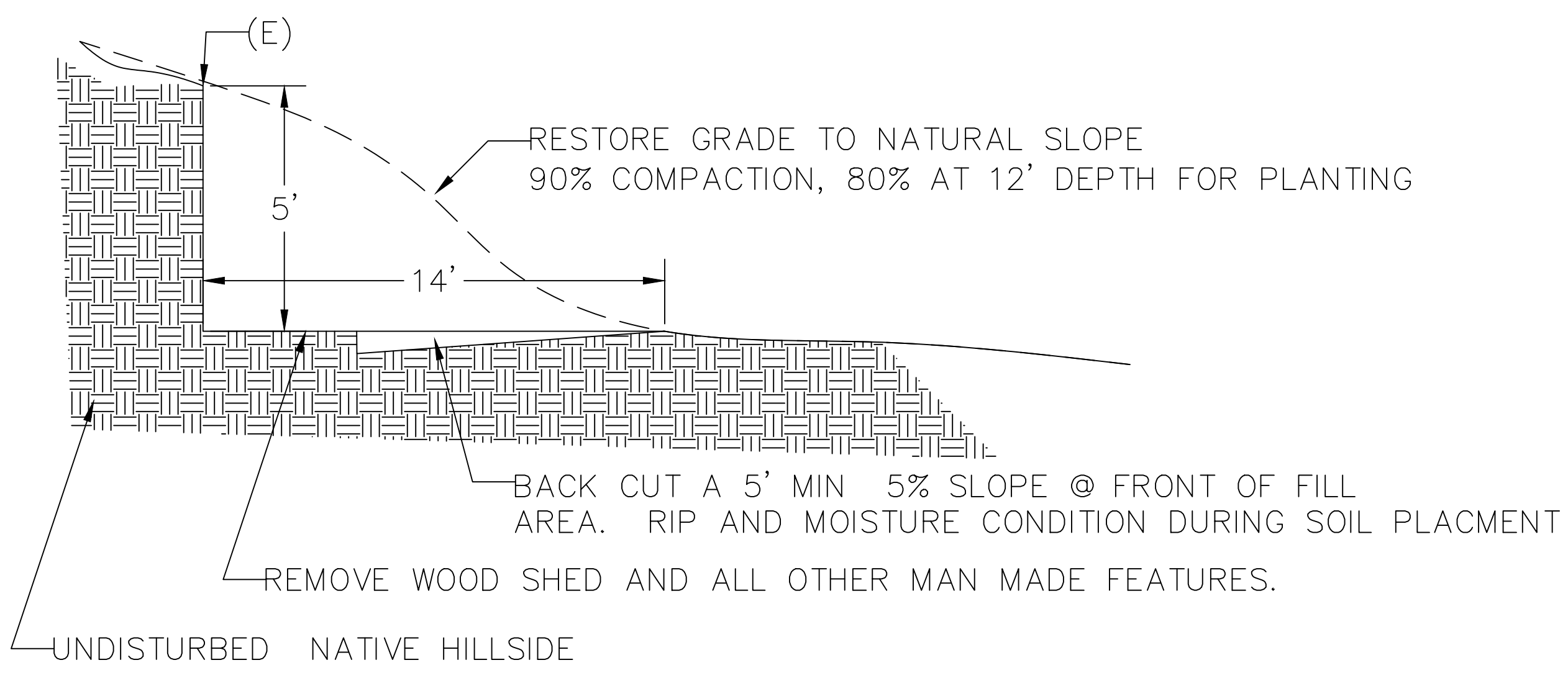
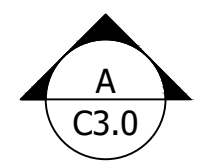
PREPARED FOR
SHARP ENG.&CONST.
225 CROSSROADS BLVD #315
CARMEL, CA 93923
831-915-9124 Ph.
831-915-9124 F.
LICENSE #928327

DESIGNED: DAL	PROJECT ENGINEER: DREW A. LANDER P.E. 79561	DATE
DRAWN: DAL		
CHECKED:		



ELEVATIONS
GRADING RESTORATION AND WOOD CHIP DISPOSAL
APN# 103-041-017-000
CARMEL, CA

PROJECT NUMBER 2023-0620
DRAWING NUMBER C2.0
SHEET NUMBER 1 OF 4



NOTE:

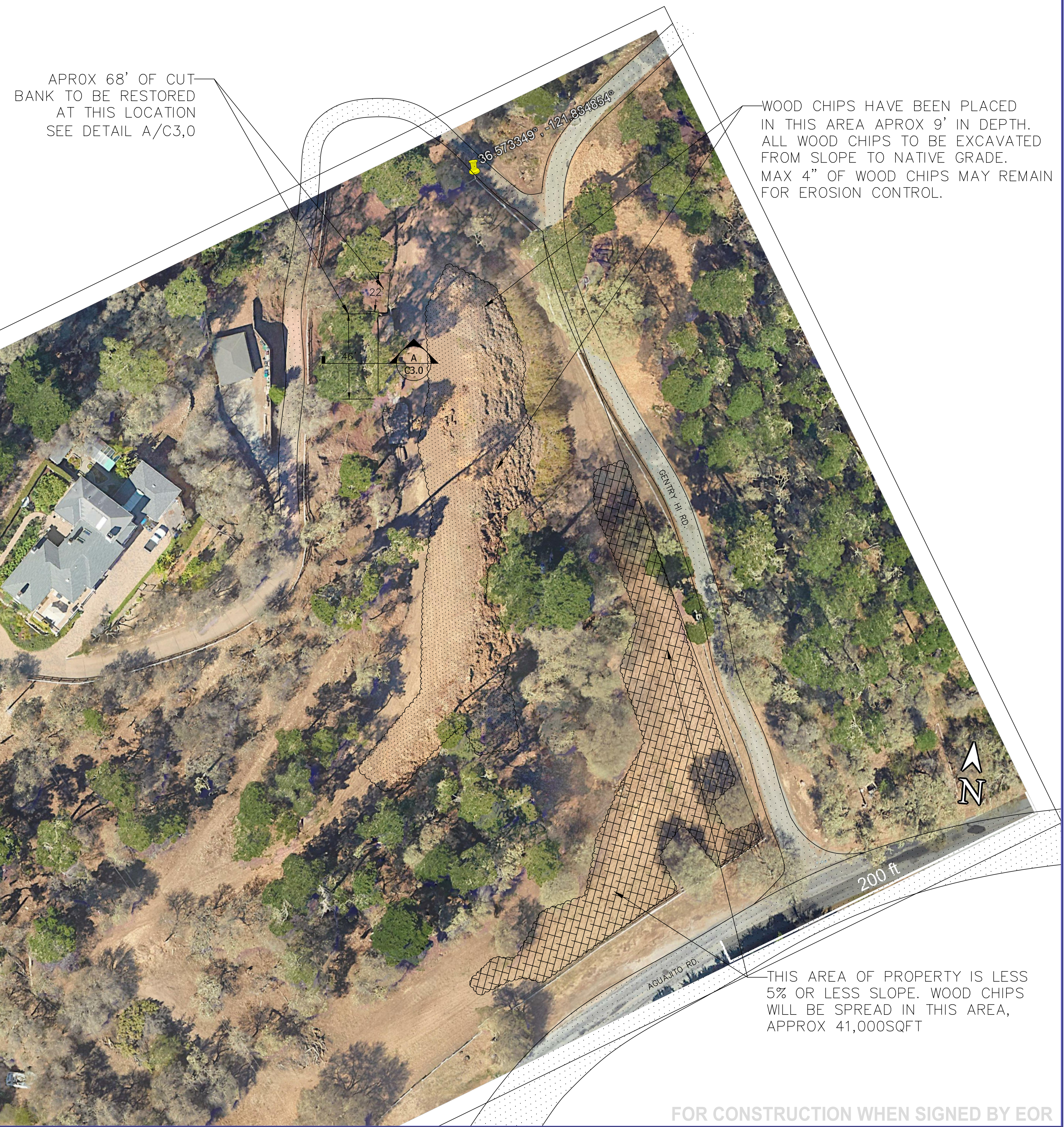
CUT SLOPE TO BE FULLY RESTORED TO THE APPROXIMATE NATURAL GRADE. ONLY SOIL THAT IS FREE OF ORGANIC MATERIAL IS SUITABLE FOR SLOPE REPAIR. IF NATURAL SOILS HAVE BEEN MIXED WITH WOOD CHIPS THEN OTHER ONSITE MATERIAL WILL BE REQUIRED, OR OFF SITE MATERIAL SUITABLE FOR STRUCTURAL FILL MAY BE REQUIRED.

ENGINEERING OVERSIGHT AND REVIEW SHOULD BE ENLISTED WHILE SLOPE IS BEING RESTORED.

GENERAL GRADING NOTES

- GENERAL**
1. ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE AND THE REFERENCED SOIL EXCAVATION AND GRADING STANDARDS.
 2. THESE NOTES AS WELL AS THE TYPICAL DETAILS APPLY TO ALL PARTS OF THE PROJECT, UNLESS NOTED OTHERWISE.
 3. SHOP DRAWINGS IF REQUIRED FOR THIS CONTRACT SHALL BE COORDINATED WITH FAVORABLY REVIEWED OWNER APPROVED DETAILS.
 4. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.

- PERMITS AND INSPECTIONS**
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED BY THE LOCAL BUILDING INSPECTOR AND AS DESCRIBED IN THE SPECIFICATIONS.
 2. THE CONTRACTOR SHALL SELECT, INSTALL AND MAINTAIN A SITE FREE OF PHYSICAL HAZARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING FULL COMPLIANCE WITH 29 CFR PART 1926 OSHA SUBPART P EXCAVATIONS AND TRENCHES REQUIREMENTS. ALL EARTHWORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE LAW, INCLUDING LOCAL ORDINANCES, CALOSHA, CALIFORNIA CIVIL CODE AND CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY REQUIREMENTS, AND APPLICABLE OSHA REQUIREMENTS.



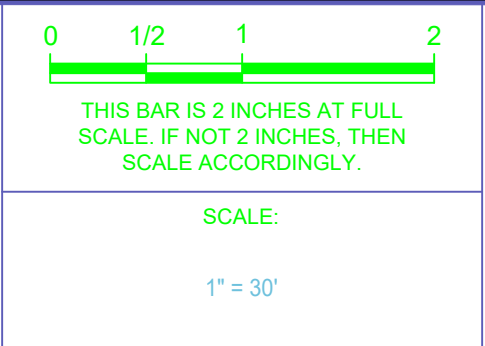
FOR CONSTRUCTION WHEN SIGNED BY EOR

REV	DATE	BY	DESCRIPTION



PREPARED FOR
SHARP ENG.&CONST.
225 CROSSROADS BLVD #315
CARMEL, CA 93923
831-915-9124 Ph.
831-915-9124 F.
LICENSE #928327

DESIGNED:	DAL
DRAWN:	DAL
CHECKED:	
PROJECT ENGINEER:	DREW A. LANDER P.E. 79561
DATE:	



DETAILS
GRADING RESTORATION AND WOOD CHIP DISPOSAL
APN# 103-041-017-000
CARMEL, CA

PROJECT NUMBER	2023-0620
DRAWING NUMBER	C3.0
SHEET NUMBER	1 OF 4

REPLACEMENT TREE PLANTING PLAN AND MAINTENANCE

BACKGROUND

- 4 VALLEY OAK TREE STUMPS OF 6" DIA OR GREATER WERE LOCATED WITHIN THE PROJECT AREA
- 5 PINE TREE STUMPS OF 6" DIA OR GREATER WERE LOCATED WITHIN THE PROJECT AREA
- OTHER SMALLER TREE STUMPS AND CUTTINGS WERE LOCATED IN THE PROJECT AREA BUT WERE NOT IDENTIFIABLE.

PLANTING PLAN

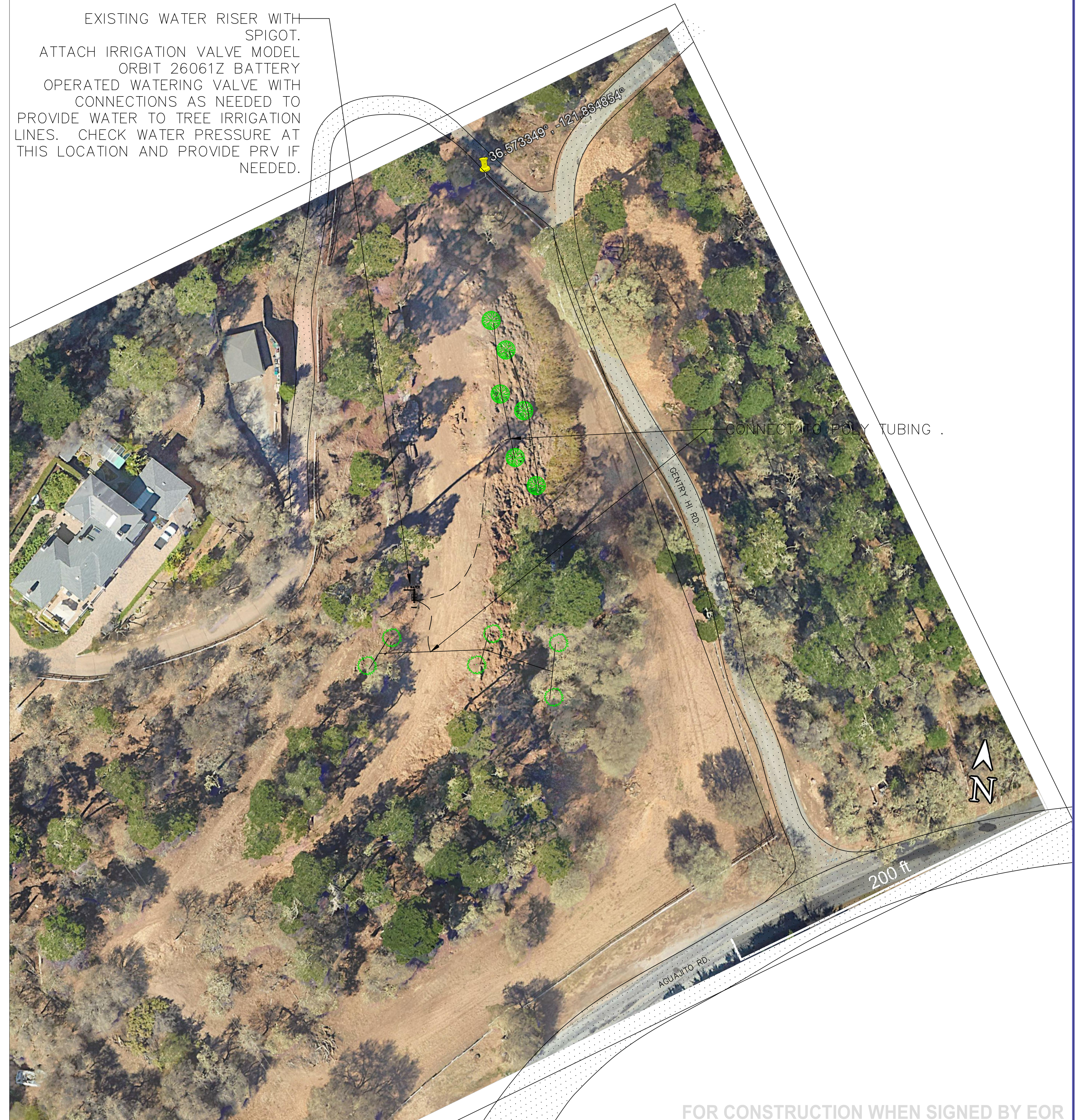
- 6 OAK TREES OF LOCAL GENETIC STOCK SHOULD BE LOCATED IN THE APPROXIMATE AREA AS SHOWN ON THE PLAN SHEET. TREES OF LOCAL GENETIC STOCK SHOULD BE A MINIMUM SIZE OF FIFTEEN GALLON SIZED NURSERY STOCK OR LARGER TO MINIMIZE DEER BROWSING AND TO PROVIDE SUFFICIENT ROOT STOCK IN THE SITE SOILS.
- REPLACEMENT TREES ARE TO BE PLACED WITH A GOOD AMOUNT OF DISTANCE BETWEEN PLANTINGS WHERE THERE IS AMPLI LIGHT AND WHERE WATER CAN BE SUPPLIED FOR THE TREES SURVIVAL.

NEW AND EXISTING TREE MAINTENANCE PLAN

THE FOLLOWING RECOMMENDATIONS ILLUSTRATE GENERAL MAINTENANCE OF NEWLY PLANTED TREES AND FOR ON GOING MAINTENANCE.

- NEWLY PLANTED TREES SHOULD BE WATERED A MINIMUM OF ONCE PER WEEK FOR THE FIRST SIX MONTHS AND TWICE PER MONTH FOR AT LEAST ONE YEAR ADDITIONAL UNTIL THE TREE HAS BEEN ESTABLISHED.
- MANY NATIVE OAK SPECIES, SUCH AS COASTAL OAKS, ARE SUSCEPTIBLE TO ROOT DISEASE WHEN SUBJECTED TO SUBSTANTIAL IRRIGATION THROUGHOUT THE SUMMER.
- DO NOT OVER IRRIGATE EXISTING OAK TREES AND AVOID APPLYING WATER DIRECTLY TO AREAS AROUND THE TRUNK.
- NATIVE OAK TREES ADAPT TO DRY SUMMERS AND OVER WATERING WITH SUPPLEMENTAL IRRIGATION WILL MAKE THEM LESS LIKELY TO SURVIVE.
- ESTABLISHMENT OF PINE TREES REQUIRE OCCASIONAL DEEP WATERING TO REMAIN HEALTHY.
- SUPPLEMENTAL WATERING DURING DROUGHT PERIODS MAY HELP MAINTAIN TREE VIGOR AND RESISTANCE TO INSECT ATTACK BUT SHOULD BE RESTRICTED TO THE OUTER TWO-THIRDS OF THE ROOT ZONE.
- NATIVE OAKS REQUIRE LITTLE TO NO PRUNING HOWEVER EXISTING MATURE OAKS SHOULD BE INSPECTED FOR DEAD, DISEASED, OR WEAKENED BRANCHES AND THESE SHOULD BE REMOVED TO ENSURE NEWLY PLANTED TREES ARE NOT INTRODUCED TO ANY SICKNESS
- LIGHT PRUNING CAN BE PERFORMED THROUGHOUT THE YEAR.
- MAJOR PRUNING OF ANY TREE SHOULD BE PERFORMED BY PROPERLY TRAINED AND EQUIPPED PROFESSIONAL TREE CARE SPECIALISTS.

EXISTING WATER RISER WITH SPIGOT. ATTACH IRRIGATION VALVE MODEL ORBIT 26061Z BATTERY OPERATED WATERING VALVE WITH CONNECTIONS AS NEEDED TO PROVIDE WATER TO TREE IRRIGATION LINES. CHECK WATER PRESSURE AT THIS LOCATION AND PROVIDE PRV IF NEEDED.



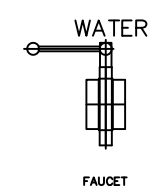
CONNECT TO POLY TUBING

200 ft

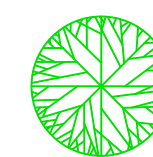


LEGEND

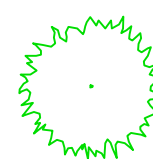
--- RUN WATER LINE AS NEEDED TO FEED POLLY IRRIGATION LINES



(E) WATER SPIGOT



NEW OAK TREE



NEW PINE TREE

REV	DATE	BY	DESCRIPTION

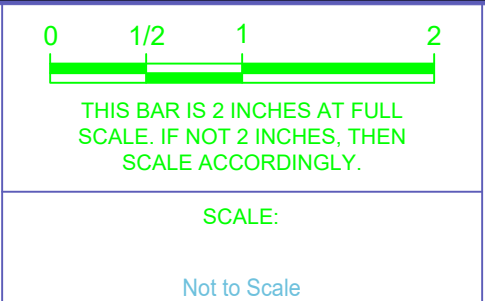


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DESIGNED: DAL	DAL
DRAWN: DAL	DAL
CHECKED:	

PROJECT ENGINEER:
DREW A. LANDER P.E. 79561

DATE



FOR CONSTRUCTION WHEN SIGNED BY EOR

PLANTING RESTORATION PLAN
GRADING RESTORATION AND WOOD CHIP DISPOSAL
APN# 103-041-017-000
CARMEL, CA

PROJECT NUMBER 2023-0620
DRAWING NUMBER C4.0
SHEET NUMBER 1 OF 4

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ISA TREE RISK ASSESSOR QUALIFIED
(831) 869-2767
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9/7/23

RE: Slope Restoration with Tree Assessment

Project Address: 24384 Aguajito Rd Monterey, CA 93940

APN: 103-041-017-000

Client Name: Sharp Eng. & Const.

225 Crossroads

Carmel, CA 93923

Property Owner: Ted Golding - Stacey Souders Golding TRS

SUMMARY

Monterey Bay Treeworks was requested to review provided site plans of a site reconnaissance completed by Sharp Engineering & Construction along with Geotechnical Report completed by Grice Engineering, Inc. Both reports are regarding a notice of violation from Monterey County. Restoration Permit to clear code enforcement violation 22CE00202 to allow restoration of slopes over 25% and oak trees that were removed. The property is located 24384 Aguajito Road, Carmel (Assessor's Parcel Number 103-041-017-000), Greater Monterey Peninsula Area Plan.

Reconstruction of the tree canopy with introduction of native plants for habitat and erosion control is the recommendation along with recommendations from both the Sharp and Grice reports for slope restoration.

Arborists Disclosure:

1. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.
2. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
3. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
4. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
5. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
6. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
7. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
8. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
9. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
10. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10th day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
11. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
12. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
13. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
14. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.

Introduction and Overview

I, Albert Weisfuss conducted an assessment of regulated trees and prepared the following arborist's report for Sharp Eng. & Const. while meeting the requirements of the County of Monterey, and for use in preparation of slope reconstruction. Forest management is the application of appropriate technical forestry principles, practices, and techniques. The management of an urban forest is to achieve the owner's objectives. Monterey County's primary management objective is to balance wildlife habitat protection and enhancement. A tree on streets and on other publicly owned properties provides a multitude of aesthetic and environmental benefits. Beyond shade and beauty, trees also have practical benefits and a real monetary value that property owners sometimes are unaware of. Unlike other public infrastructure components, properly planted and maintained trees increase in value over time, which in turn increases the value of your property.

Based on the geotechnical report and site visit, the project site, 24382 Aguajito Road, is located at the western corner of the intersection between Gentry Hill Road and Aguajito Road, in an unincorporated area of westernmost Monterey County, California. The topography of the 5.15 acre site is located on a eastern facing hillside with slopes ranging from 5 to 40% at elevations of approximately 376 feet in the east and 528 feet in the west above mean sea level (msl). The eastern portion of the parcel overlays a portion of the valley floor of Aguajito Canyon.

The surrounding trees and vegetation appear to have negligible short term impacts by the grade change and accumulation of wood debris and chips at the time of the assessment. Few stumps or roots indicating any trees of substantial size were removed during the grading are visible. Several *Pinus radiata* stumps are noted throughout the surrounding area. Trees were removed either by manual removal or failed during winter storms by root failure. It is unknown what understory vegetation was removed when the grade change took place. The surrounding tree canopy is that of *Quercus agrifolia* and *Pinus radiata* woodland with minimal understory consisting primarily of native grasses and poison oak. Scattered Hollyleaf redberry, Fuchsia-flowered gooseberry and California buckwheat are noted. *Genista monspessulana* has started to develop within open space onsite.

Ten exploratory sites are visible with an accumulation of wood chips and tree debris noted. The sites range from 1 foot to approximately 12 feet in depth. The chips and debris enter into the tree canopy on the easterly facing slope. It is currently proposed to address the grading of the hill side by removal of the wood chips and restoring the natural terrain. For this the wood chips will be moved to the generally level field along the eastern boundary of the parcel. That area currently has twelve mature *Quercus agrifolia* and one *Pinus radiata*. The trees are identified with tags and numbered 980 - 993.

Two areas are designated on the eastern facing slope for access of equipment to remove chips that will have the least impacts to the remaining stand of trees and vegetation. In areas of tree development, The chips will be required to be removed manually with no heavy equipment entering.

General fill soils will be reclaimed and placed as engineered fill along the excavated bank along the upslope. It is recommended to use native soil and retain some of the chip material no greater than 4" in depth as a top dress for any possibility of seed source and composting of nutrient value for establishment of new trees and vegetation.

Methods / Limitations

Trees along both sides of the cut grade were not measured or recorded but only assessed on their current condition and impacts of the recent change of grade. Because the project discussed the removal of the debris and woodchips with placement on the lower portion of the property, thirteen trees were measured for retention and protection. The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured at the point where the trunks divide. Where multiple trunks arise the trunks are measured and divided by the number of trunks to determine the trunk diameter.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection.

• Inventory Methods

The assessment conducted consisted of a general walkthrough with a review of site plans. The site visit composed the use of measuring with Lufkin diameter tape, iPhone camera and tagging/recording of subject trees. Using the above criteria all trees requested within the scope of work were inventoried and numbered with round aluminum tags. Information recorded for each of these trees included tree number, species, and DBH. Tree condition was rated good, fair, or poor with "poor" meaning that that tree was failing due to a variety of conditions.

Limitations

This report may only be used for the purpose of making decisions regarding development involving the subject tree(s).

The information provided in this report is based on the conditions identified at the time of inspection. Tree conditions do change over time so reassessment is recommended annually and after development if tree retention is recommended.

Bird nesting is not visible on site within 300 feet.

• Assessment Methods

Subject tree(s) were assessed on 8/16 and 8/24/23. The data collection consisted of the following steps:

1. Identify the subject tree(s) as requested .
2. Tagging of subject tree(s) with an identifying number and recording findings of diameter and condition of subject tree(s).
3. Evaluating the health and structural condition using a scale of 0 – 5.
 - 5** A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4** Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3** Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2** Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1** Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
 - 0** Dead with no living foliage.

Goals for oak/pine woodland restoration

1. Reestablish appropriate oak and pine species in areas that did or could have supported oak/pine woodlands previously and are now capable of supporting this vegetation type. This location is where grade change has taken place. Native plant material is also recommended to support a full ecosystem of a natural forest setting along with erosion control.
2. Establish sustainable populations of historically known and likely indigenous plant species and associations within oak/pine woodlands.
3. Manage remnant oak/pine woodlands near the project site and restore stands to permit natural regeneration and maximize the cover and dominance of indigenous plant species while minimizing the cover of non-indigenous species.
4. Promote reestablishment of natural biotic systems, including interacting microbial, invertebrate, and vertebrate communities, within restored woodlands. This can be accomplished with the removal of wood chips that are within the current location of the project and reuse as a top dress of the site once the site has been reconstructed. It is recommended to use native composition of soil within the area of the established restoration site during the reconstruction phase. Oaks/pines are strongly mycorrhizal, although the mycorrhizal fungi associated with California oaks are poorly characterized. Soil taken from existing woodlands can serve as a source of inoculum for mycorrhizal fungi and other beneficial soil microorganisms and invertebrates.
5. Locally-collected tree source is recommended for restoration plantings for two interrelated reasons. First, local genotypes are likely to be well-adapted to local soil and climate conditions, and therefore are likely to perform well. Any acorn or pine seeds in the chipped compost will propagate and continue with the gene pool of an established oak/pine woodland and contribute to the multi aged regeneration of the site.

Ultimately, all five goals should be met in a successful restoration. However, it may not be possible to effectively address all goals in the initial phase of a restoration project. Because oaks/pines provide structure and canopy influence that drives both vegetation and wildlife dynamics in oak/pine woodland ecosystems, establishing oak/pine canopy is usually the initial goal addressed in a restoration project.

The site is currently occupied by Coast live oak understory canopy with a senescing Monterey Pine upper canopy. On the Monterey Peninsula, many native stands of Monterey pine are overmature, largely as a result of fire suppression. The Aguajito area supports a large extent of Monterey Pine forest on a shale and high priority undetermined marine terraces and a smaller extent of forest on alluvial deposits. The forest in this area is very large and contiguous and populated with partly fragmented stands of monterey pine and coast live oak.

Regeneration of Monterey Pine:

Forest surveys have revealed that the natural densities of Monterey pines 12 inches and larger in diameter varies from approximately 80 to 120 trees per acre: 110 trees per acre is a spacing of about 20 feet between trees. The removal of Monterey pine trees either manually or naturally has reduced the pine population significantly to this site. Planting of Monterey pine seedlings to compensate for upper canopy loss should take place.

Regeneration of Coast live oak:

Because oaks do not disperse to and colonize gaps as readily as Monterey Pine, additional oaks shall be planted to mitigate the loss of trees during the grading and dumping of chips over the years.

Understory and Herbaceous Revegetation:

It is likely that natural development of understory will take place over time. However, planting of some native species is recommended and could be beneficial for mitigation purposes.

Habitat Enhancement:

Large standing snags onsite, thickets of poison oak and other vegetation are important elements for a variety of wildlife species. These elements are favored by small mammals and songbirds and shall not be impacted during the reconstruction phase of the slope.

Monitoring and Maintenance Guidelines:

It is recommended that a monitoring program be implemented of the completed restoration project at 6 months with a one year follow-up by a qualified professional. Maintenance of the plantings should be for a period of 2 years or until established

Conclusion with recommendations:

It is recommended that 25 Monterey Pine seedlings and 10 Coast live oak 1 gallon or larger be planted within the disturbed area. It is also recommended that understory plantings take place to accommodate the loss of native vegetation and erosion control.

Soil composition should consist of native soil for plant establishment and 2-4 inches of the current wood chips for seed source. This will also support inoculum for mycorrhizal fungi and other beneficial soil microorganisms and invertebrates.

Tree protection is required prior to any further excavating or movement of wood chips.

Two access points are defined onsite marked out with ribbon as boundaries. These two sites offer the least impact to the surrounding vegetation for equipment. Orange snow-fencing is required to be in place to designate a no entry area for equipment prior to work.

The trees on the lower portion of the property are required to have tree protection placed at the outer most canopy. No dumping of wood chips or heavy equipment are to enter these areas.

Monterey County Resource Management Agency requires a 1:1 ratio replacement for protected trees measuring less than 24" in diameter and 2:1 ratio replacement for protected trees measuring greater than 24" in diameter. The subject trees removed will be replanted in locations on the property in areas to allow for optimum canopy and root development. Spacing between trees should be at least 15 feet. Occasional deep watering (1 to 2 times per week) during the late spring, summer, and fall is recommended during the first two years after establishment with supplemental watering during dry winter months.

Tree protection

Planning Phase

1. Before assessing trees and other site structures and conditions, mark the site boundaries on plans and in the field to delineate which trees and stands of trees will be inventoried.
2. Perform a tree inventory that includes at minimum the location, size, and health of each tree and delineates quality stands of trees. Scope of the inventory should be based on communication and needs of the project team (developer, planner, engineer, architect, landscape architect, and other professionals involved), as well as county ordinances. This is the time to confer with the project team on conceptualizations for site design, so that way long-term tree protection and health gets integrated into the design.

Design Phase

3. Communicate with the project team to accurately site structures and utilities and determine the trees to remain on site. Conserve and protect trees in stands or groups where possible. Make sure the trees and stands of trees selected to be saved go into plans and construction documents. Include in all plans the Tree Protection Zone (TPZ) for all saved trees to avoid conflict with the protected area and placement of structures and utilities during construction.

Pre-construction Phase

4. Prior to pre-construction activities, including tree removal, access roads, construction staging areas, and building layout, erect tree protection barriers to visually indicate TPZs. Be sure to:
 - ⇒ Use tree protection barriers that are highly visible, sturdy, and restrict entry into the TPZ.
 - ⇒ Install or erect signs along the tree protection barrier stating that no one is allowed to disturb this area.
 - ⇒ Remove any branches or trees that pose an immediate risk to structures or people prior to any construction activities.

Construction Phase

5. Communicate the intent of the tree protection barriers to the construction manager and workers to ensure that TPZs are not disturbed during construction activities. Have the construction manager sign a contract of compliance.

Prohibit these activities in the TPZ:

- ⇒ Stockpiling of any type, including construction material, debris, soil, and mulch
 - ⇒ Altering soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic
 - ⇒ Trenching for utility installation or repair and irrigation system installation
 - ⇒ Attaching anything to trunks or use of equipment that causes injury to the tree
7. Schedule site visits to ensure the contract is being met by the construction manager and that tree health is not being compromised by construction activity. Inspect and monitor trees for any decline or damages.
 8. Keep in place all tree protection barriers until the project is completed.

Post-construction Phase

9. Perform a final inspection and continue monitoring after construction. Monitoring includes maintaining mulch, managing soil moisture, assessing tree damage, inspecting for insects and pests, and fertilization if needed.

Grading Limitations within the Tree Protection Zone

1. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
2. Grade changes within the TPZ are not permitted.
3. Grade changes under specifically approved circumstances shall not allow more than 6-inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated
4. Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.
5. Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

Trenching, Excavation and Equipment Use

Notification. Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

1. **Root Severance.** Roots that are encountered shall be cut to sound wood and repaired. Roots 2- inches and greater must remain injury free.
2. **Excavation.** Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1- foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.
3. **Heavy Equipment.** Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the project arborist. If allowed, a protective root buffer is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.
 - **Structural design.** If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to project arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

A selection of recommended native plants.
 Not all plants are required for this project. There is a multi level of plant height and habitat within this list.

Native
American Vetch (<i>Vicia americana</i> var. <i>americana</i>)
Aspen Fleabane (<i>Erigeron speciosus</i>)
Blue Hyacinth (<i>Dichelostemma capitatum</i>)
Bracken Fern (<i>Pteridium aquilinum</i> var. <i>pubescens</i>)
Broadleaf Cattail (<i>Typha latifolia</i>)
California Bedstraw (<i>Galium californicum</i> var. <i>californicum</i>)
California Blackberry (<i>Rubus ursinus</i>)
California Brome (<i>Bromus carinatus</i>)
California Fescue (<i>Festuca californica</i>)
California Lilac (<i>Ceanothus thyrsiflorus</i>)
California Manroot (<i>Marah fabacea</i>)
California Wild Rose (<i>Rosa californica</i>)
Coast live oak (<i>Quercus agrifolia</i> var. <i>agrifolia</i>)
Coast morning glory (<i>Calystegia macrostegia</i> ssp. <i>Cyclostegia</i>)
Coastal Wild Rye Grass (<i>Leymus arenarius</i>)
Coastal Woodfern (<i>Dryopteris arguta</i>)
Coffee berry (<i>Frangula californica</i> ssp. <i>californica</i>)
Common Rush (<i>Juncus effusus</i>)
Coyote Brush (<i>Baccharis pilularis</i> ssp. <i>consanguinea</i>)
Douglas' Nightshade (<i>Solanum nigrum</i> var. <i>douglasii</i>)
Fiddle dock (<i>Rumex pulcher</i>)
Foxtail Barley (<i>Hordeum jubatum</i>)
Giant Wild Rye (<i>Elymus condensatus</i>)
Harlequin Lotus (<i>Hosackia gracilis</i>)
Hedge Nettle (<i>Stachys ajugoides</i>)
Irisleaf Rush (<i>Juncus xiphioides</i>)
Ladies' Tobacco (<i>Pseudognaphalium californicum</i>)
Monterey Cypress (<i>Cupressus macrocarpa</i>)
Monterey pine (<i>pinus radiata</i>)
Monterey Sedge (<i>Carex harfordii</i>)
Narrowleaf Plantain (<i>Plantago lanceolata</i>)
Pacific Blacksnakeroot (<i>Sanicula crassicaulis</i>)
Pinewoods horkelia (<i>Horkelia fusca</i>)
Pink Honeysuckle (<i>Lonicera hispidula</i> var. <i>vacillans</i>)
Poison Oak (<i>Rhus diversifolia</i>)
Purple Love Grass (<i>Eragrostis pectinacea</i>)
Purple Needle Grass (<i>Stipa pulchra</i>)
Rattlesnake Grass Big quaking grass (<i>Briza maxima</i>)
Redstem Stork's Bill (<i>Erodium cicutarium</i>)
Robin's Plantain (<i>Erigeron pulchellus</i>)
Seaside Golden Yarrow (<i>Eriophyllum staechadifolium</i>)
Sticky monkey flower (<i>Mimulus aurantiacus</i>)
Toyon (<i>Heteromeles arbutifolia</i>)
Wavy Leaf Soap Plant (<i>Chlorogalum pomeridianum</i>)
Western Blue Eyed Grass (<i>Sisyrinchium bellum</i>)
White Globe Lily (<i>Calochortus albus</i> var. <i>albus</i>)
Wild Strawberry (<i>Fragaria vesca</i>)
Woolly Lotus (<i>Acmispon heermannii</i>)
Yerba Buena (<i>Clinopodium douglasii</i>)

Drone files of the site showing exploratory digs and a fractured canopy of Monterey pines.







access locations with the least amount of impacts

Root disturbance has taken place with minimal impacts





Native regeneration is basically non-existent and non-native species are becoming prevalent.





Exploratory digs have an accumulation of approximately 12 feet in depth with excessive buildup around trees that will have to be removed manually to minimize impacts.





Tree protection is required on the lower portion of the property prior to paving chips

Certifying Statement

I, Albert Weisfuss, certify that:

- I have personally overseen the inspection of this tree and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.



Albert Weisfuss

September 7, 2023

Date