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:
ZAMORA-ROCHA ARTURO ADRIAN ET AL (PLN230099)
RESOLUTION NO. 24-009
Resolution by the Monterey County HCD Chief of Planning:

1) Finding the project qualifies for a Class 4 Categorical Exemption pursuant to Section 15304 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
2) Approving a Restoration Permit to partially clear Code Enforcement violation (23CE00097) to allow restoration of unpermitted grading on slope greater than 25%. Restorative grading consists of approximately 140 cubic yards of cut, 130 cubic yards of fill and planting of erosion control seed mix.

[PLN230099, Zamora-Rocha Arturo Adrian Et Al, 193 Strawberry Canyon Rd, Royal Oaks, North County Land Use Plan, Coastal Zone (APN: 129-261-013-000)]

The ZAMORA-ROCHA ARTURO ADRIAN ET AL application (PLN230099) came on for an administrative hearing before the Monterey County Chief of Planning on February 21, 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:

- 1982 Monterey County General Plan;
- North County Land Use Plan (North County LUP);
- Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
- Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan Area (North County CIP).

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 acres and is located immediately north of Strawberry Canyon Rd. The parcel

currently contains a single family dwelling, an accessory dwelling unit and detached storage units. There is also a shade structure and small corral for horses. The most recent development includes a steep internal roadway that extends up a main hill on the property and terminates towards the top where the hill plateaus. To construct this roadway, the applicant cut into the hillside and graded on slopes in excess of 25%.

c) Project Scope. The project consists of restoring the hillside that was cut and graded to construct the internal roadway. The project includes approximately 140 cubic yards of cut and 130 cubic yards of fill 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.

d) Allowed Use. The property is located at 193 Strawberry Canyon Rd, Royal Oaks (Assessor's Parcel Number APN: 129-261-013-000), within the North County Land Use Plan. The parcel is zoned Rural Density Residential, 5 acres per unit, in the Coastal Zone or "RDR/5(CZ)". The granting of this Restoration Permit would allow approximately 140 cubic yards of cut and 130 cubic yards of fill to restore the property's hillside to its original topography, before the construction of the road. In accordance with Monterey County Code (MCC) section 20.90.020, the Director of Planning is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 20, including ordering restoration of a site to its pre-violation state.

e) Violation. Pursuant to MCC section 20.90.130, 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 acres), APN: 129-261-013-000, is shown in its current size, configuration and under separate ownership as APN 129-131-027-000 on the Monterey County Assessor's Map dated March 2, 1972. Therefore, 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 Coastal Development Permit or Grading Permit. The applicant was issued an administrative citation and has made efforts to bring the property back into conformance by obtaining this Restoration Permit. The grading took place on slopes exceeding 25% in an area of approximately 2,500 square feet. To restore the hillside to its original topography, approximately 140 cubic yards of cut and 130 cubic yards of fill is required.

h) Staff conducted a site inspection on October 9, 2023, to verify that the project on the subject parcel conforms to the plans, policies, and regulations discussed above.

i) 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 PLN230099.

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 20.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Environmental Services, HCD-Engineering Services and the North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the proposed restoration. Recommended conditions of approval have been incorporated.

b) The grading took place adjacent to protected trees and in an area that could potentially contain Salinas Harvest Mouse habitat. The following reports were prepared to address any potential impacts from the unpermitted grading and those that may occur due to the restoration activities:

- Tree Assessment (LIB230274) prepared by Craig Campbell, Salinas, CA, June 20, 2023
- Biological Assessment (LIB230275) prepared by Ed Mercurio, Salinas, CA, June 5, 2023
- Geotechnical Investigation and Restorative Grading Plan (LIB230276) prepared by Juan Perez, Watsonville, CA, September 12, 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 October 9, 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 PLN230099.

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, and the North County 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) Staff conducted a site inspection on October 9, 2023 to verify that the site is suitable for this use.
c) 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 PLN230099.

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 20. 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 approximately 2,500 square feet of hillside to its pre-violation condition, including the 140 cubic yards of cut and 130 cubic yards of fill. Issuance of associated grading permits, implementation of said plan, with the restoration complete and associated fines paid, will fully abate the existing Code Enforcement Case No. 23CE00097.
c) Staff conducted a site inspection on October 9, 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 PLN230099.

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 15304 categorically exempts minor alterations to land including the filling of earth into previously excavated land with material compatible with natural features of the site.
b) The proposed project includes the restoration of approximately 2,500 square feet of hillside to its pre-violation condition, including the 140 cubic yards of cut and 130 cubic yards of fill. 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. The project will restore the disturbed hillside and return the 2,500 square foot area to its pre-violation state. Therefore, the project meets the Class 4 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 impact. 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 October 9, 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 PLN230099.

6. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) MCC section 20.86.030(A) states that the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of an Appropriate Authority other than the Board of Supervisors.

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 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304; and
2) Approving a Restoration Permit to partially clear Code Enforcement violation (23CE00097) to allow restoration of unpermitted grading on slope greater than 25%. Restorative grading consists of approximately 140 cubic yards of cut, 130 cubic yards of fill and planting of erosion control seed mix.

PASSED AND ADOPTED this 21st day of February, 2024.

DocuSigned by:
Craig Spencer
9A435825BB244EC...

Craig Spencer
Acting, HCD Director

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **FEBRUARY 22, 2024**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MARCH 4, 2024**.

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

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

PLN230099

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Restoration Permit (PLN230099) partially clear Code Enforcement violation (23CE00097) to allow restoration of unpermitted grading on slope greater than 25%. Restorative grading consists of approximately 140 cubic yards of cut, 130 cubic yards of fill and planting of erosion control seed mix. The property is located at 193 & 195 Strawberry Road, Royal Oaks (Assessor's Parcel Number 129-261-013-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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 ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Restoration Permit (Resolution Number 24-009) was approved by HCD Director or Designee for Assessor's Parcel Number 129-261-013-000 on February 21, 2024. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. 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. 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. (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.

5. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Geotechnical Investigation and Restorative Grading Plan (Library No. LIB230276), was prepared by Juan Perez on September 12, 2023 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

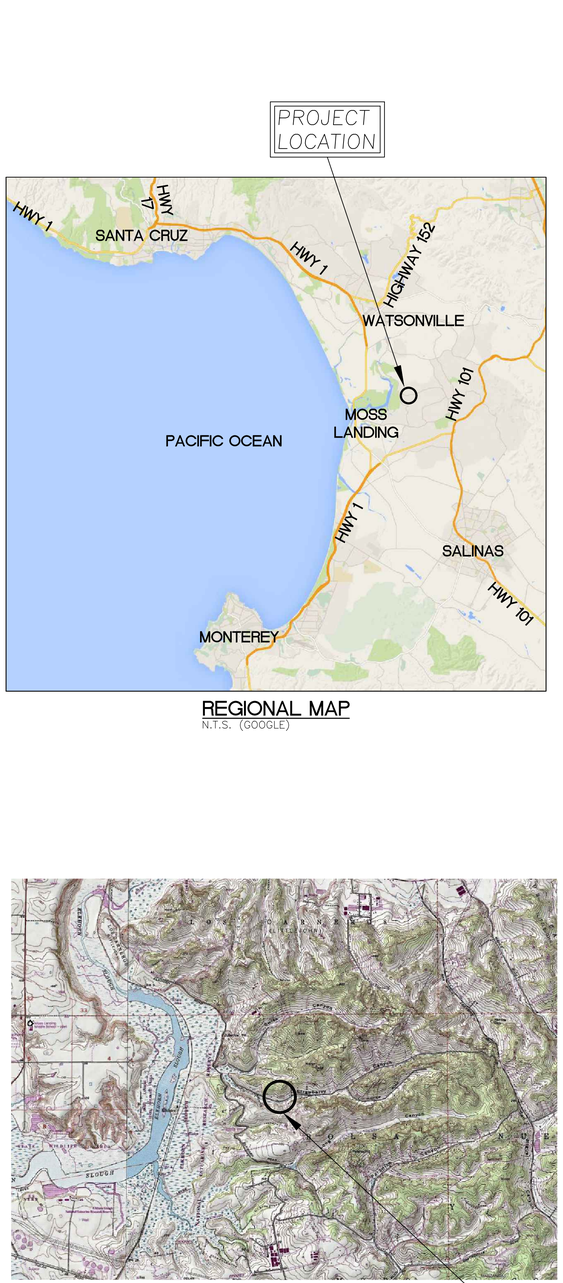
Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

RESTORATIVE GRADING

ROYAL OAKS, CALIFORNIA

APN 129-261-013-000

REGIONAL MAP
N.T.S. (GOOGLE)



VICINITY MAP
N.T.S. (USGS)

ASSESSORS PARCEL MAP
N.T.S. (COUNTY OF MONTEREY)

SHEET INDEX

ABBREVIATIONS

AVG.	AVERAGE
CC	CONCRETE
CY	CUBIC YARDS
DIA.	DIAMETER
E	EXISTING
EG	EXISTING GROUND
ELEV.	ELEVATION
FG	FINISHED GRADE
FT	FEET
INV	INVERT
IN	INCH
MIN.	MINIMUM
N	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
SF	SQUARE FOOT
T	TREE
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL

PROJECT DESCRIPTION

RESTORATION PERMIT TO PARTIALLY CLEAR CODE ENFORCEMENT VIOLATION (23CE00097) FOR THE RESTORATION OF UNPERMITTED GRADING ON SLOPE GRATER THAN 25%; GRADING OF APPROXIMATELY 140 CUBIC YARDS OF CUT AND 130 CUBIC YARDS OF FILL AND VEGETATION REMOVAL. THE PROPERTY IS LOCATED AT 193 AND 195 STRAWBERRY ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 129-261-013-000), NORTH COUNTY LAND USE PLAN, COASTAL ZONE.

PROJECT DATA SUMMARY

- Parcel Size: 5.26 acres (GIS)
- Plan Land Use Designation: 1E
- Zoning Designation: RDR/10(CZ), RDR/5(CZ)
- Lot Coverage: 5.14%
- Grading: APPROXIMATELY 140 CY CUT AND 130 CY FILL
- Tree Removal: N/A

1. PLANS PREPARED BY:
   GEOTECHNICAL AND CIVIL ENGINEER
   HARO, KASUNICH AND ASSOCIATES, INC.
   116 EAST LAKE AVE.
   WATSONVILLE, CA 95076
   831.722.4175
   JKASUNICH@HAROKASUNICH.COM
   PROJECT NO. SC12295

2. OWNER:
   ARTURO ADRIANA ZAMORA ROCHA
   195 STRAWBERRY CANYON ROAD
   (803) 406-0770

REGISTERED PROFESSIONAL ENGINEER
JOHN E. KASUNICH
No. 455
Exp. 06-30-24
GEOTECHNICAL
STATE OF CALIFORNIA

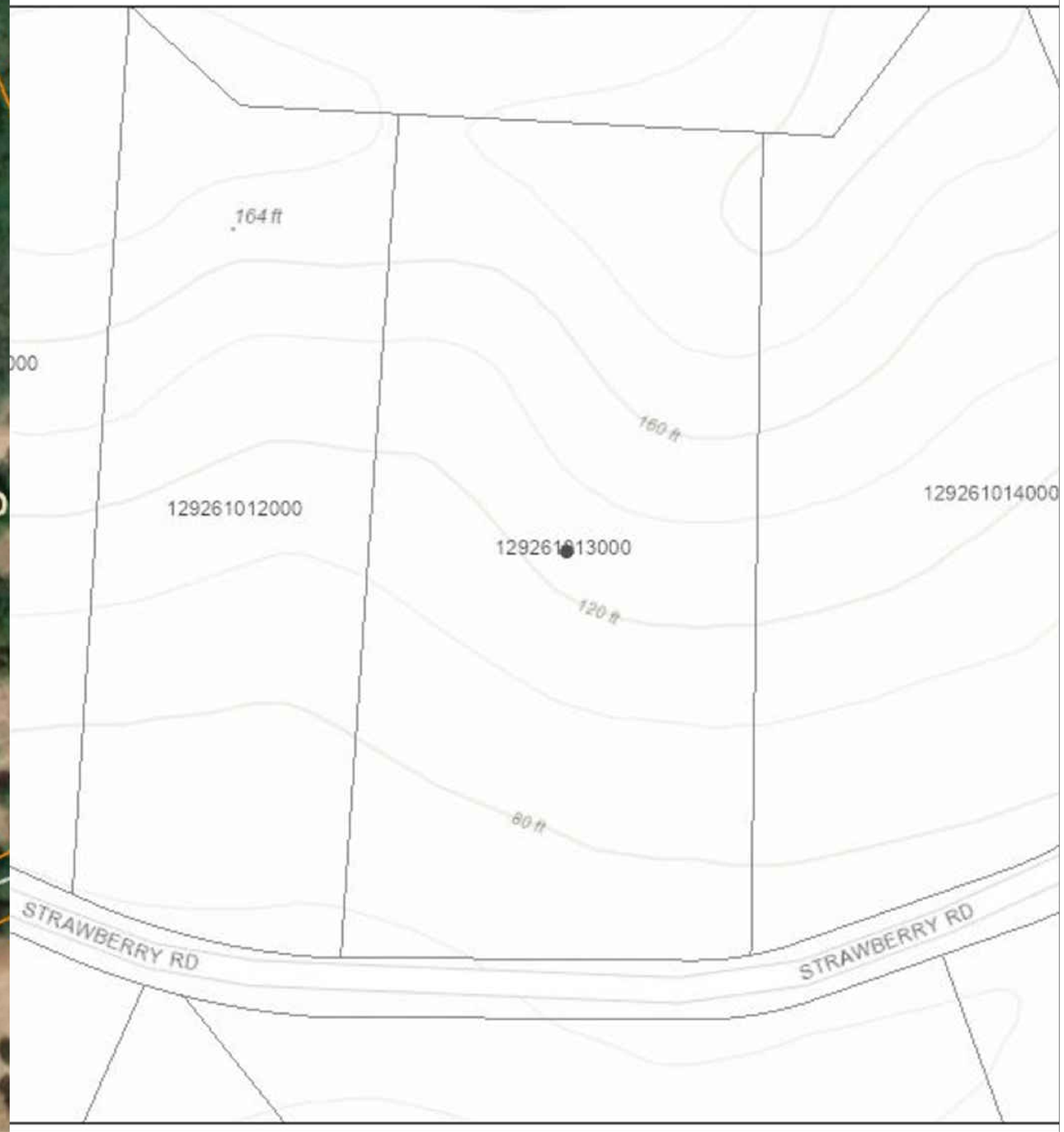
DATE	REVISION	BY

HARO, KASUNICH & ASSOCIATES
GEOTECHNICAL AND COASTAL ENGINEERS
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076
(831) 722 4175 PHONE AND (831) 722-3202 FAX

TITLE SHEET
Restorative Grading, APN 129-261-013-000
193-195 Strawberry Road, Royal Oaks
Monterey, CA

PROJECT:	SC12296
DATE:	7/25/2023
DESIGN:	JK
DRAWN:	JLP
SCALE:	NTS

C1



NOTES:
1. BASE MAP FROM GOOGLE EARTH PRO
2. CROSS SECTIONS LOCATIONS APPROXIMATE FROM MEASUREMENTS IN THE FIELD USING HANDHELD LASER LEICA DISTO.
3. TOPOGRAPHIC MAP FROM MONTEREY COUNTY GIS

0 25 50 100
SCALE: 1" = 50'

195 STRAWBERRY ROAD
MONTEREY, CALIFORNIA
APN: 129-261-013

SCALE:	1" = 50'
DRAWN BY:	JLP
DATE:	JULY 2023
REVISED:	JK
JOB NO.	M12296

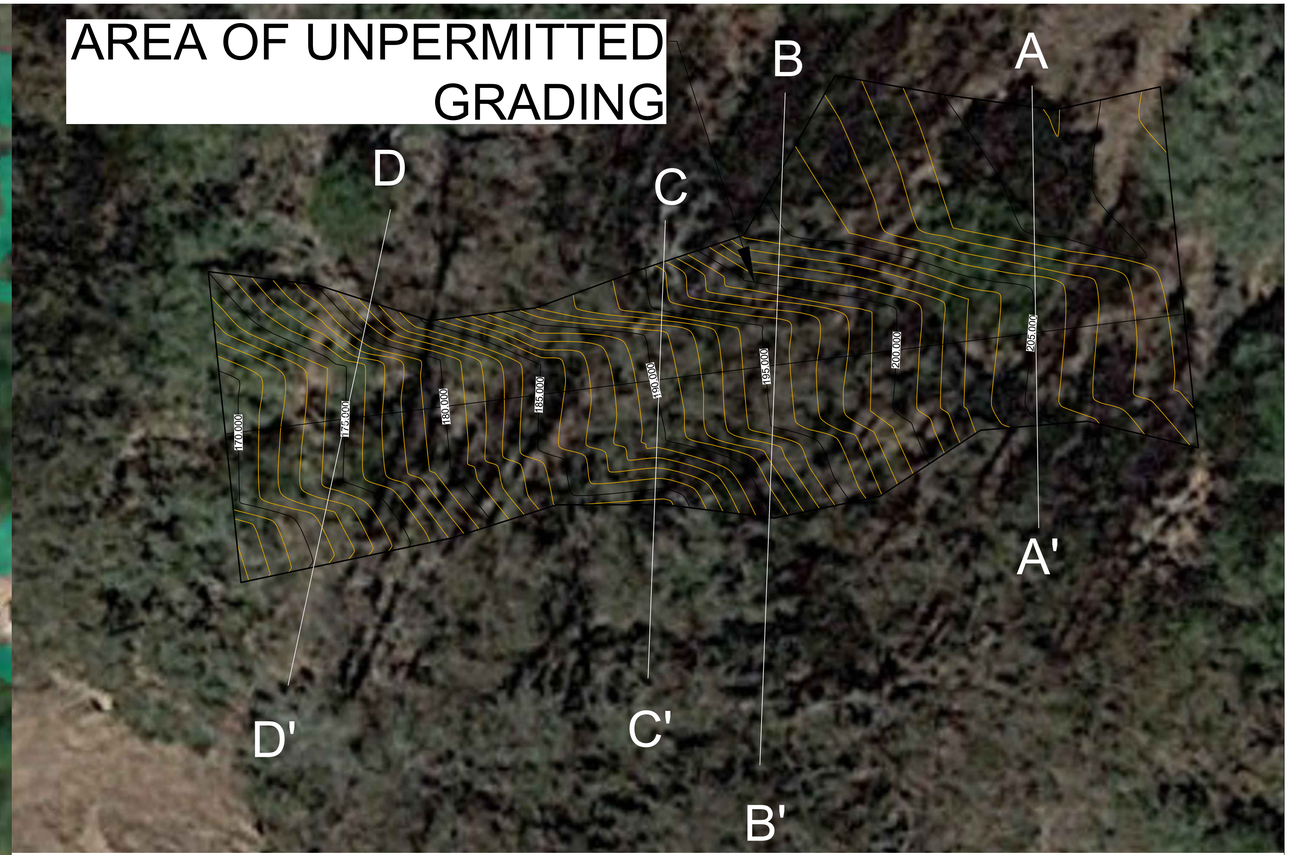
HARO, KASUNICH & ASSOCIATES, INC.
GEOTECHNICAL AND COASTAL ENGINEERS
116 E. LAKE AVENUE, WATSONVILLE, CA 95076
(831) 722-4175

SITE PLAN

SHEET NO. C-2

NOTES:
1. BASE MAPS FROM GOOGLE EARTH PRO AND MONTEREY COUNTY GIS
2. CONTOURS GENERATED FROM CROSS SECTIONS SURVEYED, USING CIVIL 3D

Slope Greater 25 Degrees



BEST MANAGEMENT NOTES

EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING

1. INSPECT EQUIPMENT AND VEHICLES FREQUENTLY AND REPAIR ANY LEAKS AS SOON AS POSSIBLE. CONTAIN AND CLEAN UP LEAKS, SPILLS, AND DRIPS OF HAZARDOUS MATERIALS AND CHEMICALS AS QUICKLY AS POSSIBLE TO MINIMIZE RUN-OFF OR SOAK IN. THIS INCLUDES FUEL AND MOTOR OIL, HYDRAULIC FLUID, AND GLYCOL BASED ANTI-FREEZE FROM VEHICLES. USE DRY CLEANUP METHODS IF POSSIBLE. PERFORM MAJOR MAINTENANCE AND REPAIRS OFF-SITE.
2. IF REPAIR OR REFUELING OF VEHICLES AND EQUIPMENT MUST BE DONE ON-SITE, USE A DESIGNATED LOCATION AWAY FROM STORM DRAIN INLETS, WATER BODIES, AND OTHER SENSITIVE AREAS.
3. IF EQUIPMENT IS WASHED ON-SITE, WASH WATER MAY NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. IF POSSIBLE, WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY.
4. RECYCLE USED MOTOR OIL, OTHER VEHICLE FLUIDS, AND VEHICLE PARTS WHENEVER POSSIBLE.

MATERIAL STORAGE AND SOIL STOCKPILES

5. LOCATE MATERIAL AND SOIL STOCKPILES AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES. IN ADDITION, KEEP STOCKPILES AWAY FROM STEEP SLOPES AND UNSTABLE SOIL IN ORDER TO MINIMIZE THE CHANCE OF AN ACCIDENTAL RELEASE TO THE ENVIRONMENT.
6. ALL LOOSE STOCKPILED MATERIAL THAT ARE NOT BEING ACTIVELY USED, SHALL BE UNDER COVER AND/OR BERMED AND PROTECTED FROM WIND, RAIN, AND RUNOFF.
7. KEEP DUMPSTER LIDS CLOSED AND SECURED. FOR DUMPSTERS OR BINS THAT DON'T HAVE A LID, COVER THEM WITH PLASTIC SHEETING OR A TARP DURING RAINY OR WINDY WEATHER.

WASTE MANAGEMENT: BUILDING MATERIALS, DEMOLITION WASTE, AND VEGETATION

8. ONSITE STORAGE OF CONSTRUCTION MATERIALS. STORE WASTES IN CONTAINERS OR A DUMPSTER WHENEVER POSSIBLE. COVER PILES OF UNCONTAINED WASTES AND WASTES STORED IN OPEN CONTAINERS DURING WINDY CONDITIONS AND PRIOR TO SIGNIFICANT FORECASTED RAIN (0.25 INCHES IN A 24-HOUR PERIOD). DO NOT HOSE DUMPSTERS OUT ON THE CONSTRUCTION SITE.
9. NEVER LEAVE OR ABANDON MATERIALS OR EXCAVATION SPOILS AT A PROJECT SITE. AT THE END OF THE CONSTRUCTION PROJECT, COLLECT ALL UNUSED OR WASTE MATERIALS AND DISPOSE OF PROPERLY. DO NOT LEAVE DISCARDED BUILDING MATERIALS, DEMOLITION WASTES, WASTE VEGETATION, SOIL, MULCH, VEGETATION, AND OTHER LANDSCAPE PRODUCTS IN A ADJACENT GULLY, OR WATERWAY.

SITE CLEANUP

10. RESIDUAL LITTER AND DEBRIS FROM THE SLOPE RESTORATION PROJECT MUST BE PICKED UP AND DISPOSED OF PROPERLY.
11. REMOVE ANY SOLID WASTE THAT ACCUMULATED AT EROSION AND SEDIMENT CONTROL DEVICES.
12. DO NOT CLEAN THE RE-GRADED SLOPE AREA BY DIRECTING SEDIMENT, OR OTHER DERBIES INTO EXISTING OR CREATED STORM WATER DRAINAGE IMPROVEMENTS.

SLOPE / DENSITY CALCULATION

0-19.9% slope, 1 building per 1 acre.
20-29.9% slope, 1 building per 2 acres.
Parcel is 5.26 acres = 2 buildings fro 20-29% and 5 for 0-19%, 3.5 blds average

SITE DRAINAGE

1. THE FINAL RESTORED SLOPE SURFACE GRADIENTS SHOULD BE UNIFORM WITH ADJACENT UNDISTURBED SLOPES TO PROMOTE EVEN DISPERSION OF SURFACE DRAINAGE ACROSS THE RESTORED GRADED AREA.
2. THE SILT FENCE SHOULD BE MONITORED AND MAINTAINED TO FUNCTION DURING THE AUTUMN WINTER AND SPRING RAIN SEASON.
3. IF ACCUMULATED SURFACE WATER CONGREGATES, ADDITIONAL STRAW WATTLING MAY BE NECESSARY UNTIL THE GROUND COVER HAS ESTABLISHED ITSELF.
4. THE RECONSTRUCTED SLOPES SHOULD BE MONITORED BEFORE, DURING AND AFTER THE RAINY SEASONS. ESPECIALLY WHEN LARGE RAIN EVENTS ARE FORECASTED OR HAVE OCCURRED.

SEDIMENT CONTROL NOTES:

1. USE FIBER ROLLS AND SILT FENCES AS PERIMETER CONTROL TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE WINTER SEASON. USE STAKED HAY BALES INSTEAD OF FIBER ROLLS WHERE SLOPE IS STEEPER THAN 2H:1V.
2. FIBER ROLLS ARE APPROPRIATE IN COMBINATION WITH EROSION CONTROL COVER ON SLOPES TO SHORTEN SLOPE LENGTH AND SPREAD RUNOFF AS SHEET FLOW.
3. SILT FENCES ARE NOT APPROPRIATE IN CONCENTRATED RUNOFF FLOW AREAS (STREAMS, SWALES, GULLIES, ETC.), IN AREAS WHERE FLOODING IS A CONCERN.
4. SILT FENCES MUST BE PROPERLY STAKED IN TO BE EFFECTIVE. INSTALL SILT FENCES SO THAT THE DRAINAGE AROUND EACH FENCE DOES NOT CREATE EROSION AND RILLS DOWN-SLOPE OF THE FENCE. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT STORM WATER FROM FLOWING AROUND THE FENCE. IF NOT INSTALLED AT THE SAME ELEVATION THROUGHOUT, SILT FENCES WILL CREATE EROSION.
5. LONG-TERM SEDIMENT CONTROL MEASURES ARE REQUIRED TO ENSURE THAT EROSION AND SEDIMENTATION DO NOT BECOME AN ISSUE ONCE THE PROJECT IS COMPLETED. THE FOLLOWING MEASURES CAN BE EFFECTIVE FOR LONG TERM SEDIMENT CONTROL ONCE THE PLANTINGS AND ROOTS HAVE GROWN TO SUFFICIENT SIZE:
   - 5.1. SEEDING SLOPES BY HYDRO-SEEDING (SUPERIOR HYDROSEEDING (831)763-1811 OR EQUIVALENT) OR WITH SEEDED BLANKETS (LANDLOK CS2 (800) 583-4891 OR EQUIVALENT,); PREFERABLY USING A COMPONENT OF NATIVE SEEDS. AS AN ALTERNATIVE, SEED AND STRAW MULCH CAN BE SPREAD OVER THE RESTORED SLOPES AND COVERED WITH JUTE NET STAKED ACCORDING WITH THE MANUFACTURE'S REQUIREMENTS.

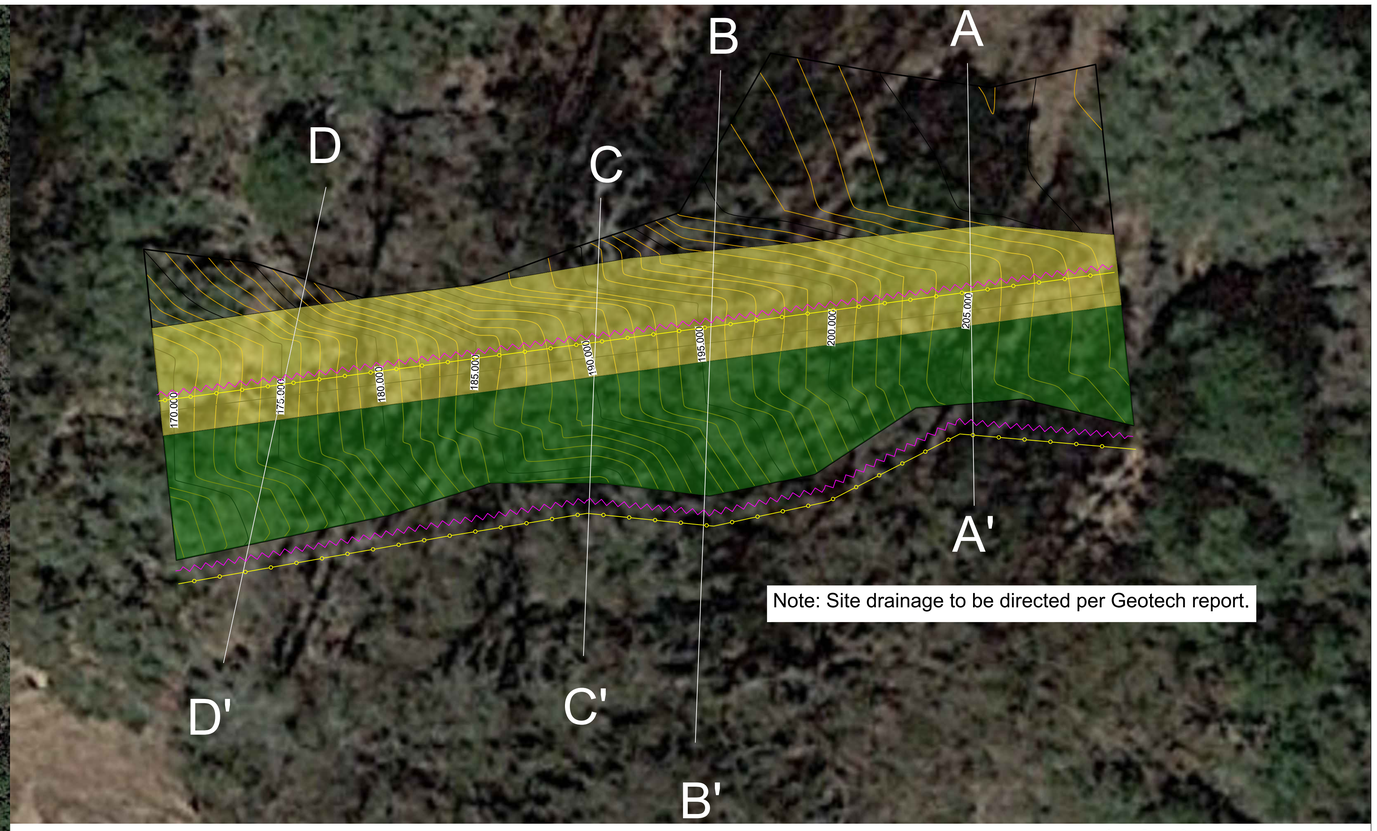
195 STRAWBERRY ROAD
MONTEREY, CALIFORNIA
APN: 129-261-013

SCALE:	AS SHOWN
DRAWN BY:	JLP
DATE:	JULY 2023
REVISED:	JK
JOB NO.	M12296

HARO, KASUNICH & ASSOCIATES, INC.
GEOTECHNICAL AND COASTAL ENGINEERS
116 E. LAKE AVENUE, WATSONVILLE, CA 95076
(831) 722-4175

SLOPE MAP

SHEET NO. C-3



EXISTING CONTOURS AND PROPOSED RESTORATION GRADING

0 5 10 20
SCALE: 1" = 10'

To be Removed

To be backfilled

STRAW WADDLE

SILT FENCE

Note: The contours are existing slope conditions.

EXISTING CONDITIONS

SECTION A-A'

SECTION B-B'

SECTION C-C'

SECTION D-D'

SECTION F-F'

SECTION G-G'

SECTIONS AFTER RESTORATION

SECTION A-A'

SECTION B-B'

3:1

SECTION C-C'

SECTION D-D'

SECTION F-F'

SECTION G-G'

Cut — Existing slope surface

Fill — Original slope surface

Removed — Existing slope surface

Infill — Proposed restored slope surface

0 15 30 60
SCALE: 1" = 30'

BACKGROUND:

THE UNPERMITTED GRADING TOOK PLACE ON THE NORTHEAST SIDE OF THE PARCEL BY CUTTING AND LOWERING GRADE TO CREATE AN ACCESS ROAD THAT CONNECTS TO A FLATTER RIDGETOP SITUATED ON THE NORTHERN EDGE OF THE PROPERTY. EXISTING CUT SLOPE GRADIENTS RANGE BETWEEN 1.5:1 (H:V) TO 2:1 (H:V) APPROXIMATELY. THE UNPERMITTED GRADING IS TO BE RESORED BACK TO NATURAL STATE.

EXISTING BIOLOGICAL CONDITIONS:

A BIOLOGICAL CONSULTANT INSPECTED IF ANY LIVING MANZANITA PLANTS WERE REMOVED DURING THE GRADING. HIS CONCLUSIONS WERE THAT NO EVIDENCE OF LIVING MANZANITA SHRUBS WERE REMOVED AND JUST DEAD MANZANITA WOOD WAS REMOVED FOR THE PURPOSE OF FIRE SAFETY. FOR THIS REASON, A REVEGETATION PLAN IS NOT REQUIRED.

NOTES

1. APPROXIMATE CUT VOLUME: 140 CY., APPROXIMATE FILL VOLUME 130 CY.
2. THE RESTORATION PLAN SHOULD BE IMPLEMENTED BEFORE THE SIGNIFICANT WINTER STORMS BEGIN (MID TO LATE NOVEMBER).
3. EROSION CONTROL SEEDING AND SLOPE COVER SHOULD TAKE ADVANTAGE OF THE LIGHT RAINS THAT OCCUR DURING THE EARLY TO MID AUTUMN SEASON.
4. SEED AND STRAW MULCH OR EROSION CONTROL BLANKETS SHOULD BE USED ON DISTURBED AREAS TO ESTABLISH EROSION CONTROL PROTECTION FOR STABILIZED 3:1 (H:V) RESTORED SLOPE SURFACES. SEED AND STRAW MULCH SHALL CONSIST OF SPREADING SEED (A MINIMUM OF 5 LBS/1000 SQ. FT.) OVER DISTURBED AREAS AND THEN PLACING A UNIFORM LAYER OF STRAW (2-3 BALES/1000 SQ. FT.) OVER THE SEEDED SLOPE SURFACE, INCORPORATING IT INTO THE SOIL WITH A STUDDED ROLLER. THE SEED SHALL INCLUDE ANNUAL WINTER BARLEY AND THE STRAW SHALL BE DERIVED FROM RICE, BARLEY OR WHEAT.
5. BASE MAPS FROM GOOGLE EARTH PRO AND MONTEREY COUNTY GIS
6. CONTOURS GENERATED FROM CROSS SECTIONS SURVEYED, USING CIVIL 3D

195 STRAWBERRY ROAD
MONTEREY, CALIFORNIA
APN: 129-261-013

SCALE:	AS SHOWN
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(831) 722-4175

RESTORATIVE PLAN

SHEET NO. C-4

Project No. M12296
12 September 2023

ARTURO ADRIAN ZAMORA-ROCHA
193 & 195 Strawberry Canyon Road
Royal Oaks, California 95076
(831) 406-0770

Subject: Limited Geotechnical Investigation

Reference: Restorative Grading
195 Strawberry Canyon Road
Royal Oaks, California

Dear Mr. Zamora:

At your request, Haro, Kasunich and Associates, Inc. (HKA) has prepared this limited geotechnical investigation to provide grading and drainage recommendations for the restoration of the unpermitted grading at the referenced site in Royal Oaks, California.

Purpose and Scope

The purpose of this investigation was to evaluate surface and subsurface soil conditions at the site and develop geotechnical criteria and recommendations for the restoration of the unpermitted grading at the site.

The specific scope of our services was as follows:

A. Site reconnaissance and review of geotechnical and geologic information in our files regarding the site and region.

B. Performed a field exploration program consisting of logging soil and any water encountered, and interval sampling of the soil in one (1) hand augered exploratory boring drilled to a depth of about 5 feet and site survey using a handheld laser Leica Disto. The soil samples obtained were sealed and returned to the laboratory for testing.

C. Laboratory testing of select samples obtained. Moisture content and dry density tests of selected samples were performed to evaluate the consistency of the in-situ soils. Grain size analysis was performed to determine percent fines in select samples.

D. Engineering analysis and evaluation. Based on our findings we developed geotechnical design criteria and recommendations for site

grading, site drainage, and erosion control.

E. Preparation and submittal of a report presenting the results of our investigation.

Site Conditions and Project Description

The site is located at 195 Strawberry Canyon Road, Royal Oaks, California. The developed portion of the property consists of a residential structure with auxiliary animal housing sheds. The unpermitted grading took place on the northeast side of the parcel by cutting and lowering grade to create an access road that connects to a flatter ridgetop situated on the northern edge of the property. The existing cut slope gradients range between 1.5:1 (H:V) to 2:1 (H:V). The excavated material was placed as fill on the south side of the road. The original hillside in the area of the un-permitted grading had slope gradients on the order of 3:1 (H:V) approximately. The administrative citation by Monterey County also mentions the construction of an unpermitted pond. This sediment pond was hand dug on the middled west side of the property to prevent eroded soil flowing onto paved areas below the pond. Discussions with the owner indicated the erosion problem has been active for several years. The pond was his attempt to control the eroded soil.

Based on discussions with Michael Braasch representing the Monterey County Housing and Community Development Department and the owner Arturo Adrian Zamora-Rocha, HKA understands that the unpermitted grading is to be restored back to natural state.

As shown on the Geologic Map of Monterey, California the project site is located within Qpa: Alluvium (Pleistocene). A regional geologic map, Figure 2, can be found in the appendix. The soils encountered at the site are consistent with the mapped deposits.

Subsurface Conditions

Subsurface conditions were investigated on 7 June 2023. One (1) exploratory boring was drilled in the location of the restorative grading, see Boring Site Plan (see Figure 3, attached).

Representative soil samples were obtained from the exploratory borings at selected depths or at major strata changes. The boring was hand augered.

Soil conditions encountered in the borings were continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2487). The Descriptions of the materials encountered in the exploratory borings are presented on the Logs of Test Borings attached to this report. The Logs denote

subsurface conditions at the location and time observed, and it is not warranted that they are representative of subsurface conditions at other locations or times. Also, the passage of time may result in altered subsurface conditions at the explored locations due to environmental changes.

In general, the site consists of orange brown silty sand with clay binder, that increases in moisture with depth. The soils encountered are consistent with the geologic map in appendix A, figure 2.

A sieve analysis was performed on sample 1-2, which was retrieved at a depth of 4 feet below ground surface. The results indicate 3% of gravel, 75% of sand and 22% of fines content. See results of test on Appendix A, figure 6.

Groundwater was not encountered in the boring. However, it should be noted that groundwater levels may fluctuate due to variations in rainfall or other factors not evident during our investigation. A rise in the elevation of groundwater during the rainy season should be anticipated at the site.

Seismicity

Alquist-Priolo earthquake fault zones are regulatory zones surrounding the surface traces of active faults in California. Wherever an active fault exists, if it has the potential for surface rupture, a structure for human occupancy cannot be placed over the fault and must be a minimum distance from the fault (generally 50 feet). The project site is not located within the Alquist-Priolo earthquake fault zone.

The project site is located in the seismically active Monterey Bay Area and is likely to experience strong seismic shaking during the design life of the proposed improvements. Strong ground shaking may cause damage to improvements which are not adequately braced for vertical and horizontal ground motion. Based on the site location and soil type, we have provided 2022 California Building Code (CBC) seismic design parameters for the pool and improvements in this report.

Geotechnical Related Seismicity

The project should be designed in conformance with the most current California Building Code (2022 CBC). For seismic design, the soil properties at the site are conservatively classified as Site Class “D-Default” (per ASCE7-16 Section 11.4.3) based on definitions presented in Section 1613.2.2 in the 2022 CBC that refers to Chapter 20 of ASCE 7. The longitude and latitude were determined using a satellite image generated by Google Earth. These coordinates were taken from the approximate middle of the area of the proposed improvements:

Longitude = -121.721486°, Latitude = 36.826620°

The coordinates listed were used as inputs in the OSHPD Seismic Design Maps created by California's Office of Statewide Health Planning and Development (OSHPD) to determine the ground motion associated with the maximum considered earthquake (MCE) S_M and the reduced ground motion for design S_D. The results are as follows:

Site Class D-Default
S_S= 2.146 g
S_1= 0.782 g
F_a= 1.2
F_V= 1.7
refer to section 11.4.8 ASCE7-16 for site specific ground motions and exceptions[1]
S_{MS}= 2.575 g
S_{M1}= 1.329 g
refer to section 11.4.8 ASCE7-16 for site specific ground motions and exceptions[2]
S_{DS}= 1.717 g
S_{D1}= 0.886 g
refer to section 11.4.8 ASCE7-16 for site specific ground motions and exceptions[2]

A maximum considered earthquake geometric mean (MCE_G) peak ground acceleration (PGA) was estimated using the Figure 22-9 of the ASCE Standard 7-16. The mapped PGA was 0.874g and the site coefficient F_{PGA} for Site Class D-Default is 1.2. The MCE_G peak ground acceleration adjusted for Site Class effects is $PGA_M = F_{PGA} * PGA$

$PGA_M = 1.2 * 0.874g = 1.049g$

Building Codes
Project design and construction should conform to the following building codes:

1 "See requirements for site-specific ground motions in Section 11.4.8 of ASCE 7. [OSHPD 1R, 2 & 5] The values of F_V shall only be used for calculation of T_S, determination of Seismic Design Category, linear interpolation for intermediate values of S_1, and when taking the exceptions under Items 1 and 2 of Section 11.4.8 for the calculation of S_{D1}." 2022 CBC, TABLE 1613.2.3(2)

"Where the simplified design procedure of ASCE 7, Section 12.14 is used, the value of Fa shall be determined in accordance with ASCE 7, Section 12.14.8.1, and the values of F_V, S_{MS} and S_{M1} need not be determined." 2022 CBC 1613.2.3

2 "EXCEPTION: A ground motion hazard analysis is not required where the value of the parameter S_{M1} determined by Eq. (11.4-2) is increased by 50% for all applications of S_{M1} in this Standard. The resulting value of the parameter S_{D1} determined by Eq. (11.4-4) shall be used for all applications of S_{D1} in this Standard." ASCE7-16, Supplement 3, 11.4.8, Item 1. Note: The values of S_{M1} and S_{D1} above have not been increased. Item 2 does not apply to Site Class D, D (default).

- 2022 California Building Code (CBC); and
- 2022 Green Building Standards Code (CALGreen)

In accordance with Section 1613.2.2 of the 2022 CBC, the project site should be assigned the Site Class D.

Geologic Hazards

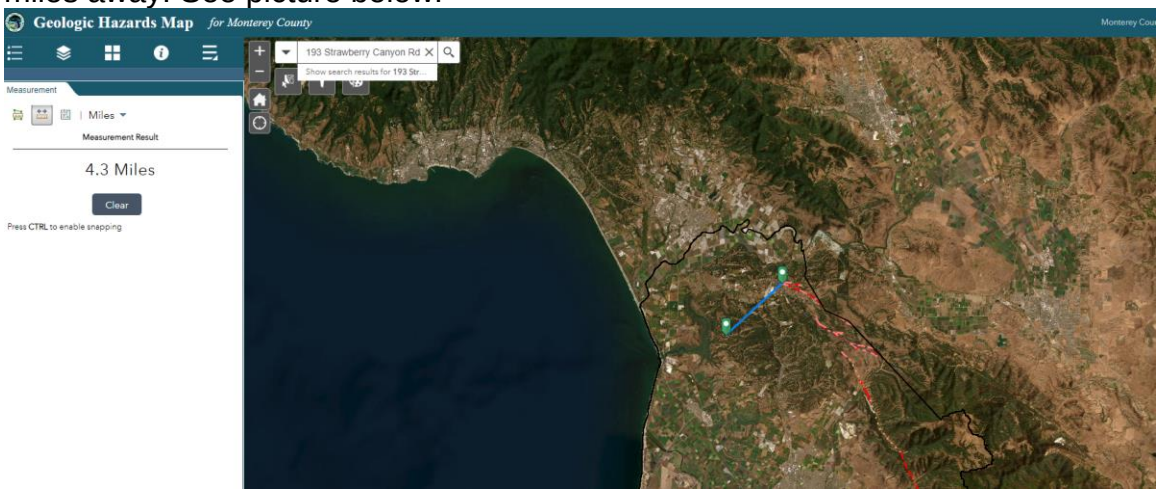
Based on the Monterey County GIS map, the site was evaluated for the following geologic hazards:

- Liquefaction: The GIS shows that the areas closer to Strawberry Road have a high potential for liquefaction. The proposed corrective grading will take place on the north side of the property, mapped as LOW POTENTIAL for liquefaction. See picture below:

- Landslide susceptibility: The GIS shows the area with a moderate potential for landslides. See picture below:

During our site evaluation, there were no signs of localized land sliding. The proposed grading plan will flatten slopes to a 3:1 gradient that will remain stable.

- Faults: Based on the GIS, the closest fault to the site is approximately 4.3 miles away. See picture below:



Geologic Hazards at the site are minimal to null and will not impact the restorative grading area.

Conclusions and Recommendations

Based on the results of our analysis, the proposed for corrective grading is shown to be stable. Although these soils are susceptible to erosion very little was observed during our site reconnaissance. After restorative grading is completed, the disturbed areas should be vegetated with erosion resistant vegetation as soon as possible.

HKA offers the following geotechnical recommendations for grading, drainage, and erosion control. These recommendations should be carefully followed during corrective grading operations:

Site Grading

1. The geotechnical engineer should be notified **at least four (4) working days** prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this letter are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-91.

3. Areas to be graded should be cleared of obstructions including debris and organic matter. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

4. Engineered fill should be placed in thin lifts not to exceed 12 inches in loose thickness; moisture conditioned and compacted to a minimum of 85 percent relative compaction.

5. Following grading, exposed soil should be planted as soon as possible with erosion-resistant vegetation.

6. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed without the direct observation and approval of the geotechnical engineer.

Site Drainage

7. The final slope gradients should be uniform with adjacent undisturbed slopes to promote even dispersion of surface drainage of the regrated slope surface.

8. The reconstructed slopes should be monitored before, during, and after the rainy seasons. Especially when large rain events are forested or have occurred.

Erosion Control

9. Seed and straw mulch or erosion control blankets should be used on disturbed areas to establish erosion control protection for stabilized 3:1 H:V restored slope surfaces. Seed and straw mulch shall consist of spreading seed (a minimum of 5 lbs/1000 sq. ft.) over disturbed areas and then placing a uniform layer of straw (2-3 bales/1000 sq. ft.) over the seeded slope surface, incorporating it into the soil with a studded roller. The seed shall be annual winter barley and the straw shall be derived from rice, barley or wheat.

10. Use fiber rolls and silt fences as perimeter control to prevent sediment from leaving the site during the winter season Use staked hay bales instead of fiber rolls where slope is steeper to 2:1 (H:V).

11. Fiber rolls are appropriate in combination with erosion control cover on slopes to shorten slope length and spread runoff as sheet flow.

12. Silt fences must be properly staked in to be effective. Insall silt fences so that the drainage around each fence does not create erosion and rills down-slope of the fence. Turn the ends of the silt fence uphill to prevent storm water from flowing around the fence. If not installed at the same elevation throughout, silt fences will create erosion.

13. Long-term sediment control measures are required to ensure that erosion and sedimentation do not become an issue once the project is completed. Seeding slopes by hydro-seeding or with seeded blankets are considered effective for long term sediment control once the plantings and roots have grown to sufficient size.

Plan Review, Construction Observation and Testing

14. Haro, Kasunich and Associates must be provided an opportunity to review project plans prior to construction to evaluate if our recommendations have been properly interpreted and implemented. We should also provide pool excavation and earthwork observations and testing during construction. This allows us to confirm anticipated soil conditions and evaluate conformance with our recommendations and project plans. If we do not review the plans or provide observation and testing services during the earthwork phase of the project, we assume no responsibility for misinterpretation of our recommendations.

Closing

We appreciate the opportunity to be of service to you and look forward to our continued involvement as the project progresses. If you have any questions concerning our conclusions or recommendations presented in this report please contact our office.

Respectfully Submitted,

HARO, KASUNICH AND ASSOCIATES, INC.

Juan Luis Perez
Staff Engineer

John E. Kasunich, P.E.,
G.E. 455, Senior Engineer

JLP/JK
Attachments: Appendix A
Copies: 1 to Addressee

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.

2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.

3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a geotechnical engineer.

APPENDIX A

Site Vicinity Map (Figure 1)

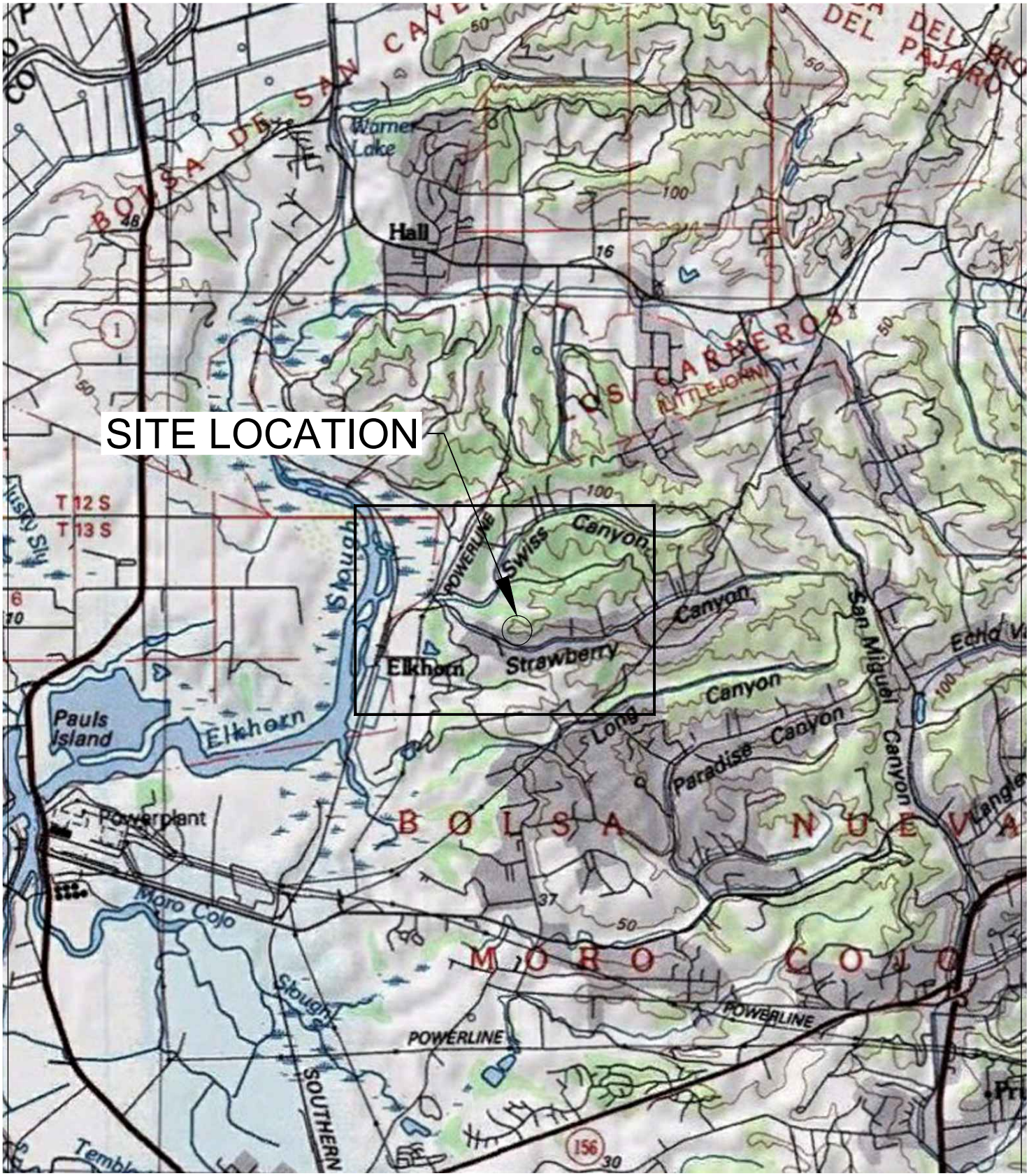
Regional Geologic Map (Figure 2)

Site Plan (Figure 3)

Key to Logs (Figure 4)

Logs of Test Borings (Figures 5)

Laboratory Test Results (Figures 6)



SITE VICINITY MAP
195 STRAWBERRY ROAD
MONTEREY, CALIFORNIA
APN: 129-261-013

SCALE:	NTS
DRAWN BY:	JL
DATE:	JULY 2023
REVISED:	
JOB NO.	M12296

HARO, KASUNICH & ASSOCIATES, INC.
GEOTECHNICAL AND COASTAL ENGINEERS
116 E. LAKE AVENUE, WATSONVILLE, CA 95076
(831) 722-4175

FIGURE NO. 1

SHEET NO.

FROM:
MONTEREY TOPOGRAPHIC MAP IN MONTEREY COUNTY, CALIFORNIA

KEY:

Qpa: Alluvium (Pleistocene)
Qs: Beach and dune sand (Quaternary)
Qha: Alluvium (Holocene)
Kgr: Salinian Complex plutonic (granite) rocks (Cretaceous)

FROM:

MapView by the NGMDB, USGS.

GEOLOGIC MAP
195 STRAWBERRY ROAD
MONTEREY, CALIFORNIA
APN: 129-261-013

SCALE:	NTS
DRAWN BY:	JL
DATE:	JULY 2023
REVISED:	
JOB NO.	M12296

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FIGURE NO. 2

SHEET NO.

NOTES:
1. BASE MAP FROM GOOGLE EARTH PRO
2. CROSS SECTIONS LOCATIONS APPROXIMATE FROM MEASUREMENTS IN THE FIELD USING HANDHELD LASER LEICA DISTO.
3. CONTOURS GENERATED FROM CROSS SECTIONS SURVEYED, USING CIVIL 3D

KEY:

B-X BORING TEST LOCATION

0 40 80 160

SCALE: 1'' = 80'

SITE PLAN
1952 STRAWBERRY ROAD
MONTEREY, CALIFORNIA
APN: 129-261-013

SCALE:	1" = 50'
DRAWN BY:	JL
DATE:	JULY 2023
REVISED:	
JOB NO.	M12296

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(831) 722-4175

FIGURE NO. 3

SHEET NO.

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRADED SOILS (MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE)	GRAVEL (MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE)	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.
			GP	POORLY GRADED GRAVELS OR GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.
		GRAVEL WITH FINES	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES, NON-PLASTIC FINES
			GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES, PLASTIC FINES.
	SAND (MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE)	CLEAN SANDS (LESS THAN 5% FINES)	SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES.
			SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES.
		SANDS WITH FINES	SM	SILTY SANDS, SAND-SILT MIXTYRES, NON-PLASTIC FINES.
			SC	CLAYEY SANDS, SAND-CLAY MIXTYRES, PLASTIC FINES.
FINE GRADED SOILS (MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE)	SILTS AND CLAYS (LIQUID LIMIT LESS THAN 50%)		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY.
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS.
			OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY.
	SILTS AND CLAYS (LIQUID LIMIT GREATER THAN 50%)		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS.
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS.
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS.
HIGHLY ORGANIC SOILS			Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS.

GRAIN SIZES

U.S. STANDARD SERIES SIEVE				CLEAR SQUARE SIEVE OPENINGS			
200	40	10	4	3/4"	2"	12"	
SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS PER FOOT*
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

CONSISTENCY

SILTS AND CLAYS	STRENGTH (TSF)**	BLOWS PER FOOT*
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

SAMPLING METHOD

STANDARD PENETRATION TEST	SPT	
MODIFIED CALIFORNIA	MC	
PITCHER BARREL	P	
SHELBY TUBE	S	
BULK	B	

WATER

FINAL	
INITIAL	
WATER LEVEL DESIGNATION	

*Number of blows of 140 lb hammer falling 30 inches to drive a 2" O.D. (1 3/8" I.D.) split spoon sampler (ASTM D-1586).

**Unconfined compressive strength in tons/ft2 as determined by laboratory testing or approximated by the Standard Penetration Test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.

KEY TO LOGS
195 STRAWBERRY ROAD
MONTEREY, CALIFORNIA
APN: 129-261-013

SCALE:	NTS
DRAWN BY:	JL
DATE:	JULY 2023
REVISED:	
JOB NO.	M12296

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FIGURE NO. 4

SHEET NO.

195 Strawberry Canyon Road

PROJECT NO. M12296

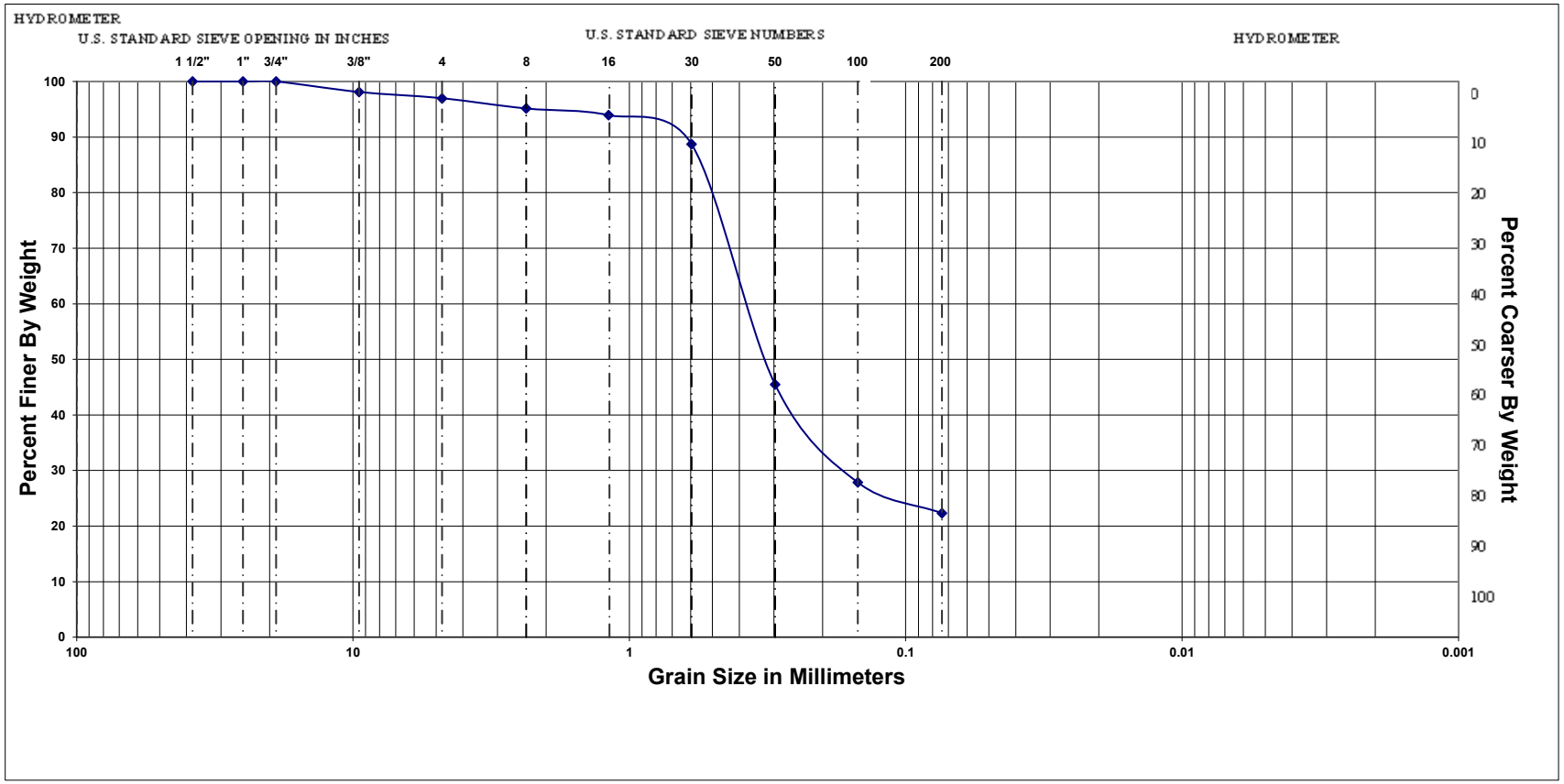
LOGGED BY JLP **DATE DRILLED** 6-7-2023 **BORING DIAMETER** 4" **BORING NO.** B-1

Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft - lbs.	Qu - t.s.f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
0	1-1 (B)		Orange Brown Silty SAND with clay binder, very damp.	SM					
5	1-2 (B)		Increase in moisture with depth.	SM				12	Gravel= 3%, Sand= 75%, Fines= 22%
			Boring terminated at 5						
10									
15									
20									
25									
30									
35									

File: H:\SuperLog4\12296 195 Strawbeery Road DRAFT 7-26-23.log Date: 7/26/2023

HARO, KASUNICH AND ASSOCIATES, INC.

BY: jl **FIGURE NO.** 5



Gravel Content: 3.0%
Sand Content: 74.6%
Fines Content 22.4%
Cumulative Sum 100.0%

Sample Description: Orange Brown Silty SAND w/ sandstone & binder
Group Symbol: SM

D60	
D30	
D10	
Cu	#DIV/0!
Cc	#DIV/0!

HKA Project No: 12296
Sample No: 1-2
Date: July 3, 2023

GRAIN SIZE ANALYSIS

195 Strawberry Rd.

Figure No. 6

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING GEOTECHNICAL & COASTAL ENGINEERS
116 East Lake Avenue, Watsonville, California
(831) 722-4175 ~ Fax (831) 722-3202

Project No. M12296
10 April 2023

MR. ARTURO ADRIAN ZAMORA-ROCHA
195 Strawberry Canyon Road
Royal Oaks, California 95076

Subject: Geotechnical Engineering Recommendations

Reference: Restorative Grading
195 Strawberry Canyon Road
Royal Oaks, California

Dear Mr. Arturo:

At your request, we are presenting geotechnical criteria for grading and drainage improvements at the reference property. The information presented includes site grading, drainage, and erosion control recommendations. We understand Monterey County has issued a violation for unpermitted grading at 195 Strawberry Canyon Road, Royal Oaks. The geotechnical investigation was used in preparation of a restorative site plan to comply with Monterey County requirements for restorative grading. The restoration plan and this document are required in a stipulation prepared by Monterey County to remove the active grading violation on the property.

Site and Project Descriptions

The site is located at 195 Strawberry Canyon Road, Royal Oaks, California. The developed portion of the property consists of a residential structure with auxiliary animal housing sheds. The unpermitted grading took place on the northeast side of the parcel by cutting and lowering grade to create an access road that connects to a flatter ridgetop situated on the northern edge of the property. The existing cut slope gradients range between 1.5:1 (H:V) to 2:1 (H:V). The excavated material was placed as fill on the south side of the road. The original hillside in the area of the un-permitted grading had slope gradients on the order of 3:1 (H:V) approximately. The administrative citation also mentions the construction of an unpermitted pond. This sediment pond was hand dug on the middled west side of the property to prevent eroded soil flowing onto paved areas below the pond. Discussions with the owner indicated the erosion problem has been active for several years. The pond was his attempt to control the eroded soil.

Based on discussions with Michael Braasch representing the Monterey County Housing and Community Development Department and the owner Arturo Adrian Zamora-Rocha, HKA understands that the unpermitted grading is to be restored back to natural state.

Field Reconnaissance and Surveying.

A field reconnaissance at the referenced property was conducted in March 2023 by HKA representative. Cross sections were surveyed using a handheld laser Leica Disto, which were used to understand the existing slope surface geometry and to prepare a restoration plan, as required for Monterey County requirements.

Conclusions and Recommendations

HKA presents the following geotechnical recommendations for grading restoration, drainage, and erosion control. These recommendations should be followed during corrective grading operations.

Site Grading

1. The geotechnical engineer should be notified **at least four (4) working days** prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this letter are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-91.

3. Areas to be graded should be cleared of obstructions including debris and organic matter. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

4. Engineered fill should be placed in thin lifts not to exceed 12 inches in loose thickness; moisture conditioned and compacted to a minimum of 85 percent relative compaction.

5. Following grading, exposed soil should be planted as soon as possible with erosion-resistant vegetation.

6. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed without the direct observation and approval of the geotechnical engineer.

Site Drainage

7. The final slope gradients should be uniform with adjacent undisturbed slopes to promote even dispersion of surface drainage of the regrated slope surface.

8. The reconstructed slopes should be monitored before, during, and after the rainy seasons. Especially when large rain events are forested or have occurred.

Erosion Control

9. Seed and straw mulch should be used on disturbed areas to establish erosion control protection for stabilized 3:1 H:V restored slope surfaces. Seed and straw mulch shall consist of spreading seed (a minimum of 5 lbs/1000 sq. ft.) over disturbed areas and then placing a uniform layer of straw (2-3 bales/1000 sq. ft.) over the seeded slope surface, incorporating it into the soil with a studded roller. The seed shall be annual winter barley and the straw shall be derived from rice, barley or wheat.

10. Hand spray the seeded area twice a week after May 15th if germination of seeds has not occurred.

11. If the seeded restoration area has not sufficiently germinated and established a groundcover by October 15th, fiber rolls or berms should be placed along the top edge of the reconstructed slopes to prevent concentrated drainage from cascading over the restored slope surfaces.

Should you have any questions concerning this letter report, please call our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

Juan Luis Perez
Staff Engineer

John E. Kasunich, P.E.,
G.E. 455, Senior Engineer

REGISTERED PROFESSIONAL ENGINEER
JOHN E. KASUNICH
No. 455
Exp. 06-30-24
GEOTECHNICAL
STATE OF CALIFORNIA

JLP/JK/jk
Attachments: Restoration Plan
Copies: 1 to Addressee

0 12.5 25 50

SCALE: 1" = 50'

NOTES:

1. BASE MAP FROM GOOGLE EARTH PRO
2. CROSS SECTIONS LOCATIONS APPROXIMATE FROM MEASUREMENTS IN THE FIELD USING HANDHELD LASER LEICA DISTO.

SITE PLAN

195 STRAWBERRY ROAD
MONTEREY, CALIFORNIA
APN: 129-261-013

SCALE:	1" = 50'
DRAWN BY:	JL
DATE:	APR 2023
REVISED:	
JOB NO.	M12296

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GEOTECHNICAL AND COASTAL ENGINEERS
116 E. LAKE AVENUE, WATSONVILLE, CA 95076
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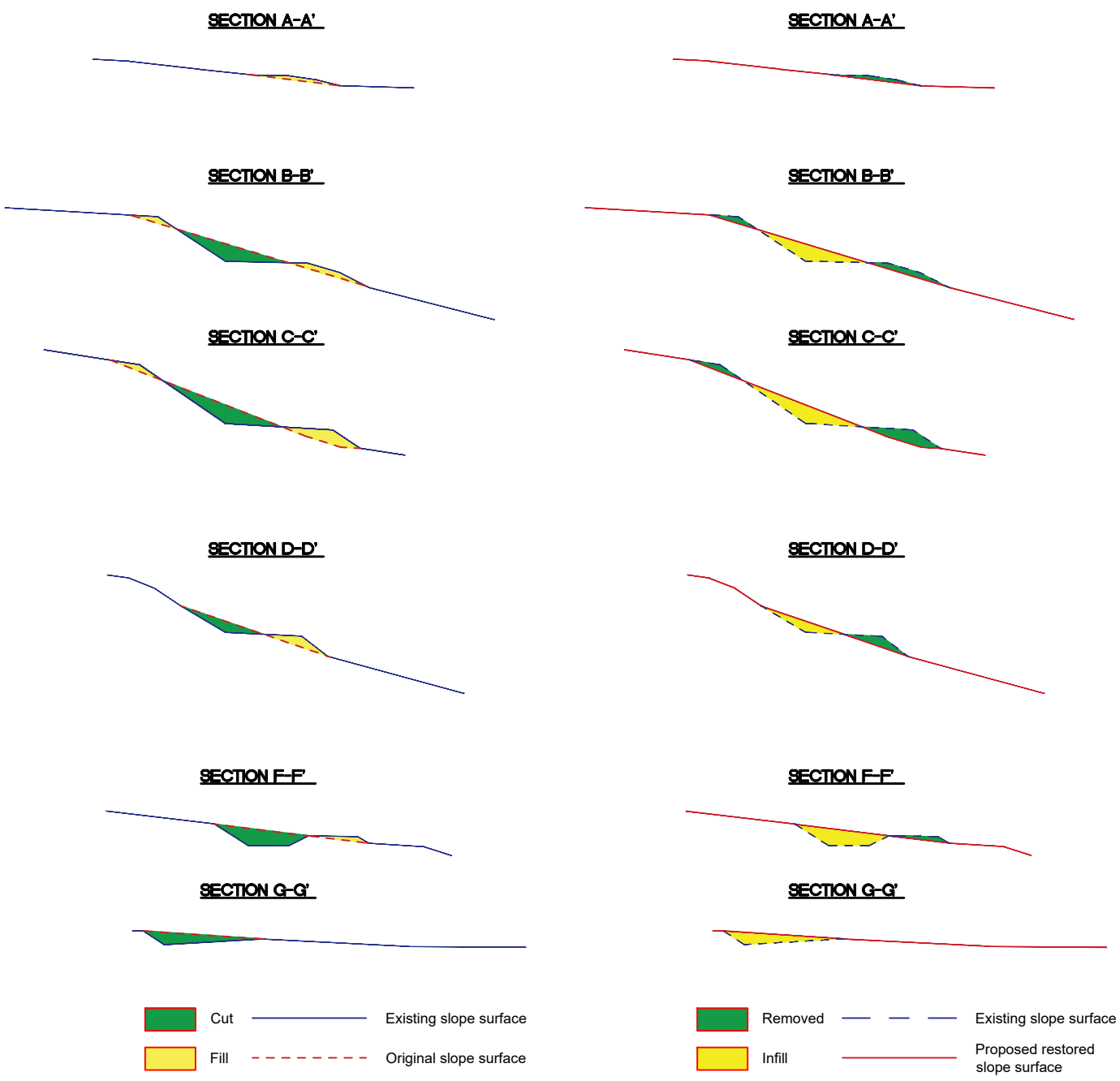
FIGURE NO. 1

SHEET NO.

EXISTING CONDITIONS

SECTIONS AFTER RESTORATION



NOTES

1. Approximate cut volume: 140 approximate fill volume 130 cy.
2. The restoration plan is intended for the period of April 15th to May 15th 2023. Restoration grading should be done between April 16th and May 7th. Erosion control seeding should be done between May 7th and May 15th.
3. Seed and straw mulch should be used on disturbed areas to establish erosion control protection for stabilized 3:1 H:V restored slope surfaces. Seed and straw mulch shall consist of spreading seed (a minimum of 5 lbs/1000 sq. ft.) over disturbed areas and then placing a uniform layer of straw (2–3 bales/1000 sq. ft.) over the seeded slope surface, incorporating it into the soil with a studded roller. The seed shall be annual winter barley and the straw shall be derived from rice, barley or wheat.
4. Hand spray the seeded area twice a week after May 15th if germination of seeds has not occurred.

0 7.5 15 30

SCALE: 1" = 30'

NOTES:

1. CROSS SECTIONS LOCATIONS APPROXIMATE FROM MEASUREMENTS IN THE FIELD USING HANDHELD LASER LEICA DISTO.

RESTORATION PLAN

195 STRAWBERRY ROAD
MONTEREY, CALIFORNIA
APN: 129-261-013

SCALE:	1" = 30'
DRAWN BY:	JL
DATE:	APR 2023
REVISED:	
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FIGURE NO. 2

SHEET NO.