

Exhibit D

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April 27, 2023

Ella Industries
608-B Missouri Street
San Francisco, CA 94107

Attention: Mr. Timothy Moore

Re: Vega Road Project Citation
Restoration Challenges
Watsonville, CA

Dear Mr. Moore:

This letter is in response to your request to evaluate the feasibility of restoring the site conditions to pre-disturbance conditions at the Vega Road project site (APNS: 117471003; 117471004; 117471007; & 117471016). We understand this request is in response to an administrative citation notice received from Monterey County, dated January 14, 2022 related to work performed in the fall of 2021.

Storesund Consulting was engaged in October of 2021 to assist in enhancing stormwater BMPs to stabilize onsite erosion as a result of elevated precipitation events (atmospheric rivers) experienced in October of 2021. Site development design was previously completed by Hogan Land Services, prior to our involvement under a permit initiated (PLN190155) in 2019.

In our opinion, there are three substantive factors that yield restoration of pre-2021 disturbance challenging.

First, the majority of the disturbance centers around the removal of invasive mature Eucalyptus trees. The project arborist (Ono Consultants) prepared an Oak Reforestation and Forest Management Plan (Exhibit A) which aimed to restore the property to a healthy and functioning Oak Woodland as possible. Replanting invasive Eucalyptus in lieu of restoring native Oak Woodland would not only exacerbate forest fire concerns but promote invasive species. Implementation of the proposed project would eliminate onsite invasive species and promote re-establishment of native Oak Woodland. This is the strongly recommended approach. A supportive letter from the project arborist is included in Exhibit B.

Second, re-establishment of onsite woodlands will take many years. This leaves the site vulnerable to enhanced stormwater and sediment runoff. The new proposed site grading will provide installation of a protective covering on the roadway to convey stormwater without erosion/scour of the highly mobile onsite fine sands and silts. Additionally, a series of stormwater infiltration ponds are proposed to be installed (Exhibit C). These infiltration ponds will capture stormwater and encourage controlled infiltration into the underlying soils and groundwater table.



Finally, we were unable to locate site-specific topographic information reliably establishing pre-disturbance conditions throughout the project area. Limited site surveying was completed by Hogan Land Services in 2019. The extents of their surveys are presented in Figure 1. Physical reconstruction of pre-disturbance geometry would be limited to the footprint associated with the Hogan 2019 survey, which is only a portion of the overall surficial site disturbance. The proposed site grading (associated with the current permit application) would also provide enhanced site stability as a result of construction of engineered slopes (especially steeper slope areas, $\geq 25\%$).

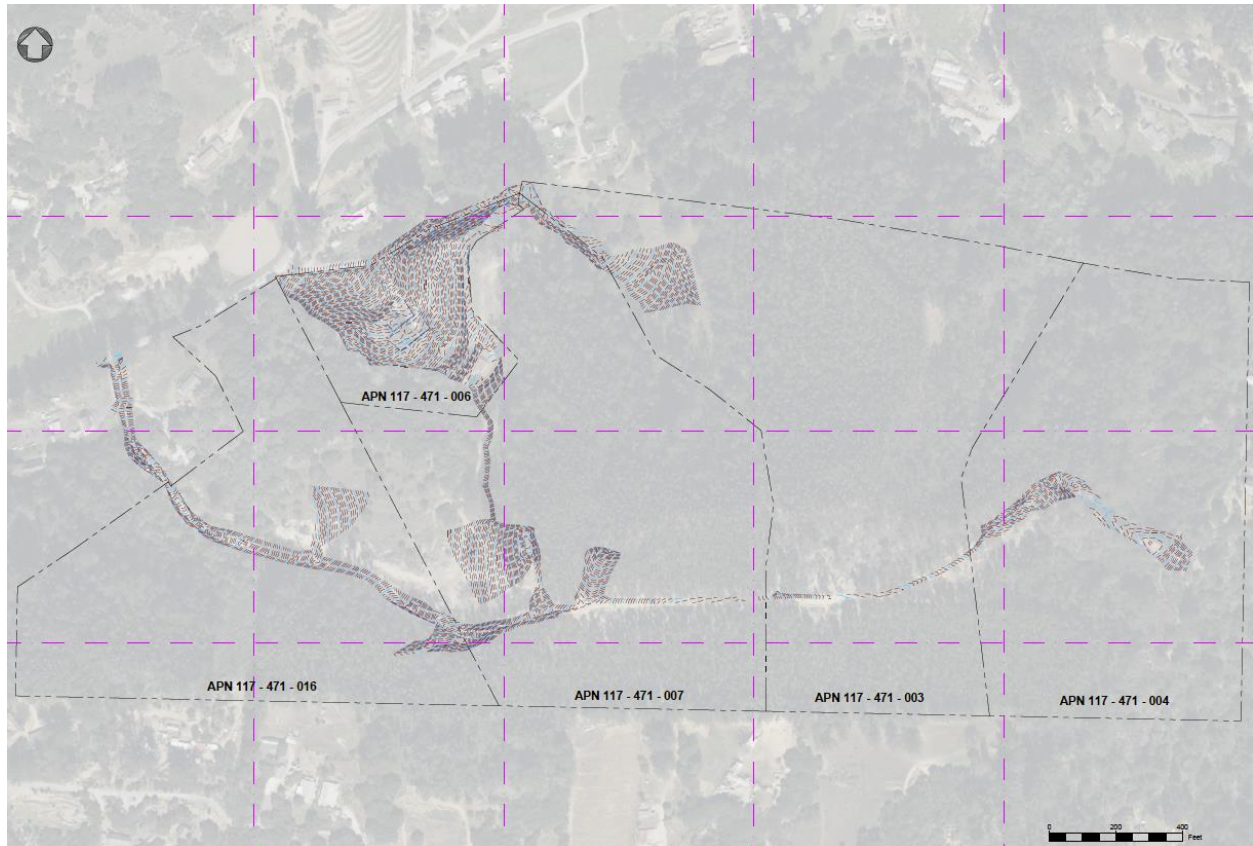


Figure 1: Overview of Hogan survey in 2019. Primarily focused on the existing jeep trail/access road.

Based on interviews of the project owner and review of video/photos of pre-disturbance conditions (Figure 2 through Figure 4) as well as review of available historical imagery (Figure 5 through Figure 14), it is apparent that the properties had an established access road prior to start of the limited grading activities in 2021. It was reported by the property owner that the substantial disturbance activity was the removal of invasive eucalyptus. This appears consistent with the available aerial imagery as well as the assessment of the project arborist (Ono Consulting).

Given the lack of pre-existing topography, and the documented existence of onsite access roads, it would be near impossible to reliably establish pre-disturbance topography and fully 'restore' the site. Additionally, the substantive restoration would consist of replanting the invasive and combustible eucalyptus, which would take decades to mature.

The owners are actively engaged in obtaining the required permits (resubmittal initiated in May 2022) and all site work (as of fall 2021), except maintenance of stormwater BMPs, has terminated until all permits have been secured. The proposed work will be a substantial improvement over the



existing conditions in that the work will include replanting of native oak trees, stabilization of the disturbed highly erodible onsite silts and fine sands, and includes formal, long-term stormwater management detention and infiltration basins to employ nature-based solutions for stormwater runoff. The proposed improvements would only take a season or two to fully implement.

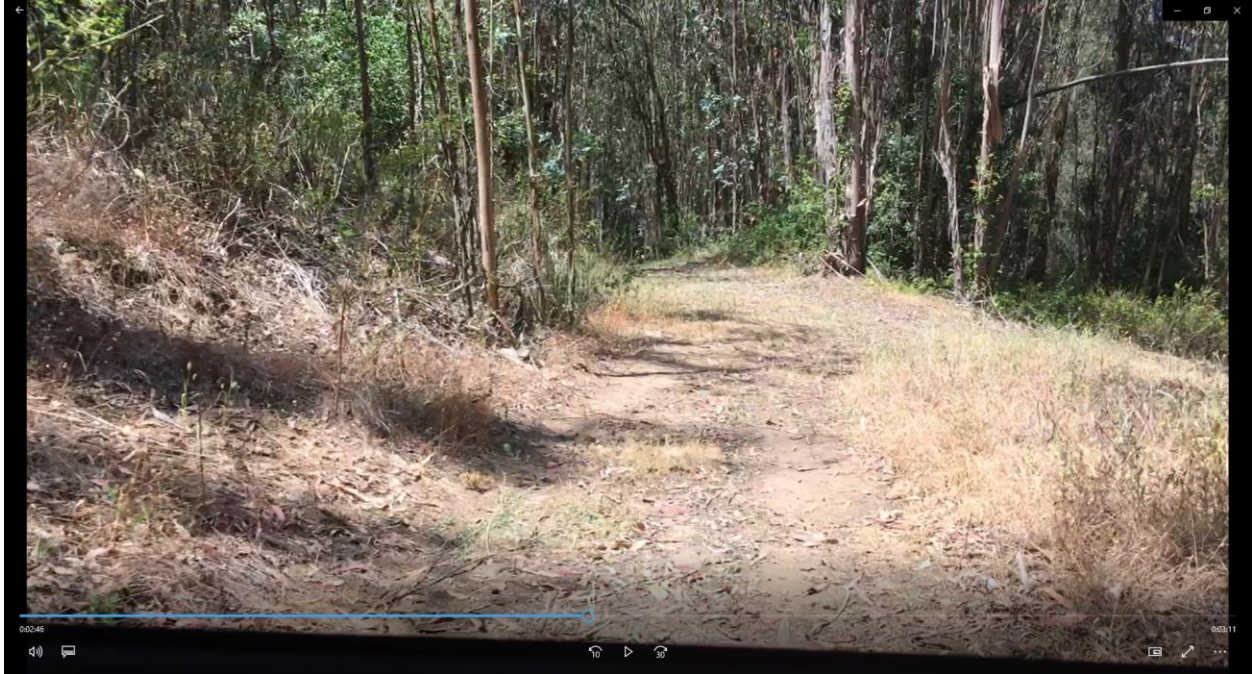


Figure 2: Screen capture of video taken by property owner in 2020 showing existing jeep trail/access road (36.886575N; 121.716222W, looking west).

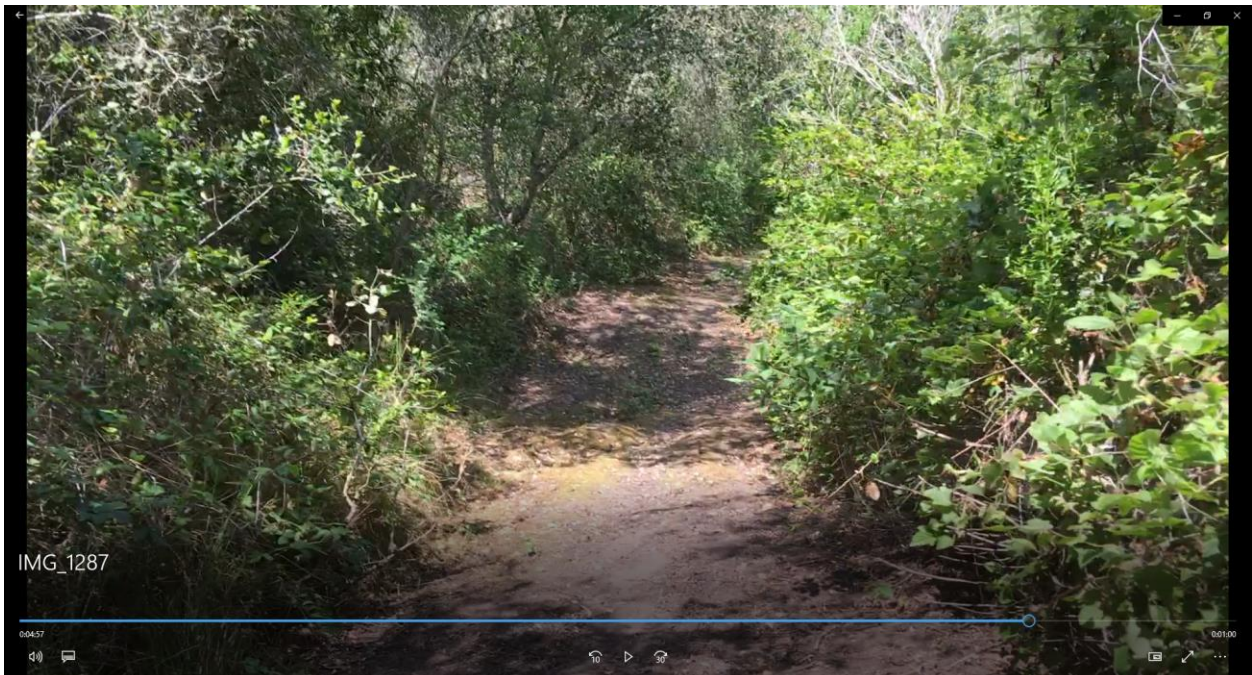


Figure 3: Screen capture of video taken by property owner in 2020 showing existing jeep trail/access road (36.887049N; 121.719776W, looking northwest).

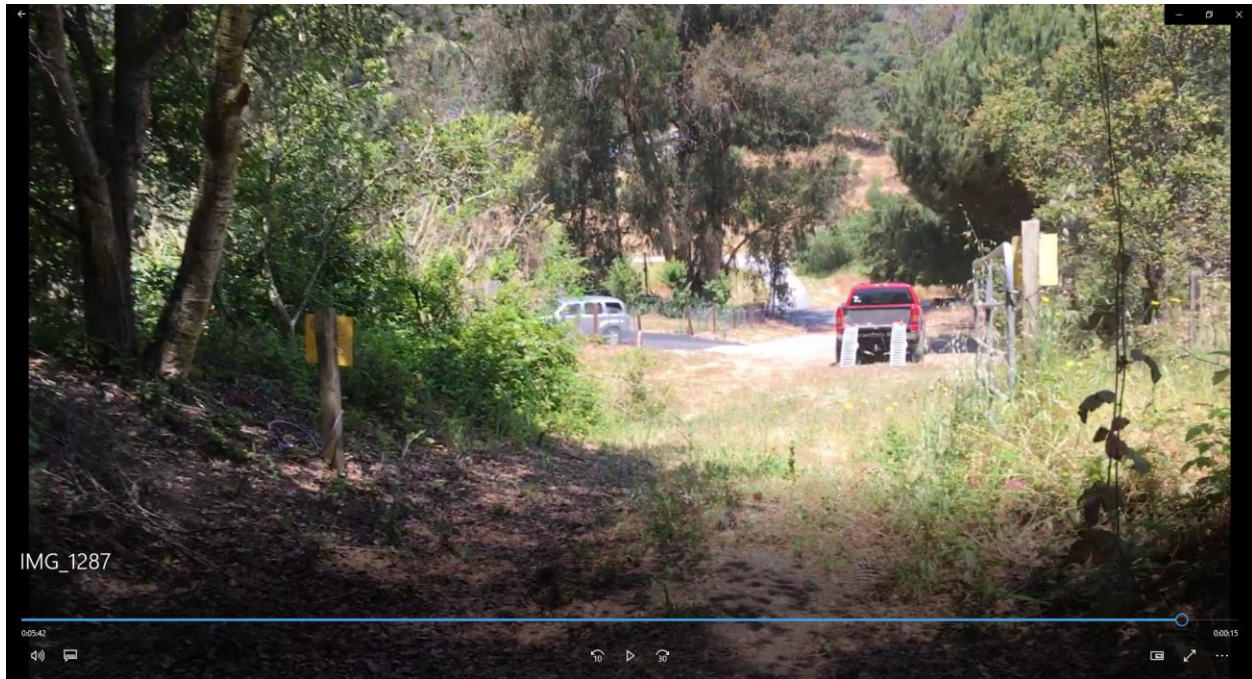


Figure 4: Screen capture of video taken by property owner in 2020 showing existing jeep trail/access road at the northern access point to Vega Road via the existing easement with adjacent neighbors (36.887727N; 121.720653W, looking north).



Figure 5: Aerial image from UCSB's Frame Finder showing site conditions in 1931. Vega Road is visible, but no observable development within the properties.

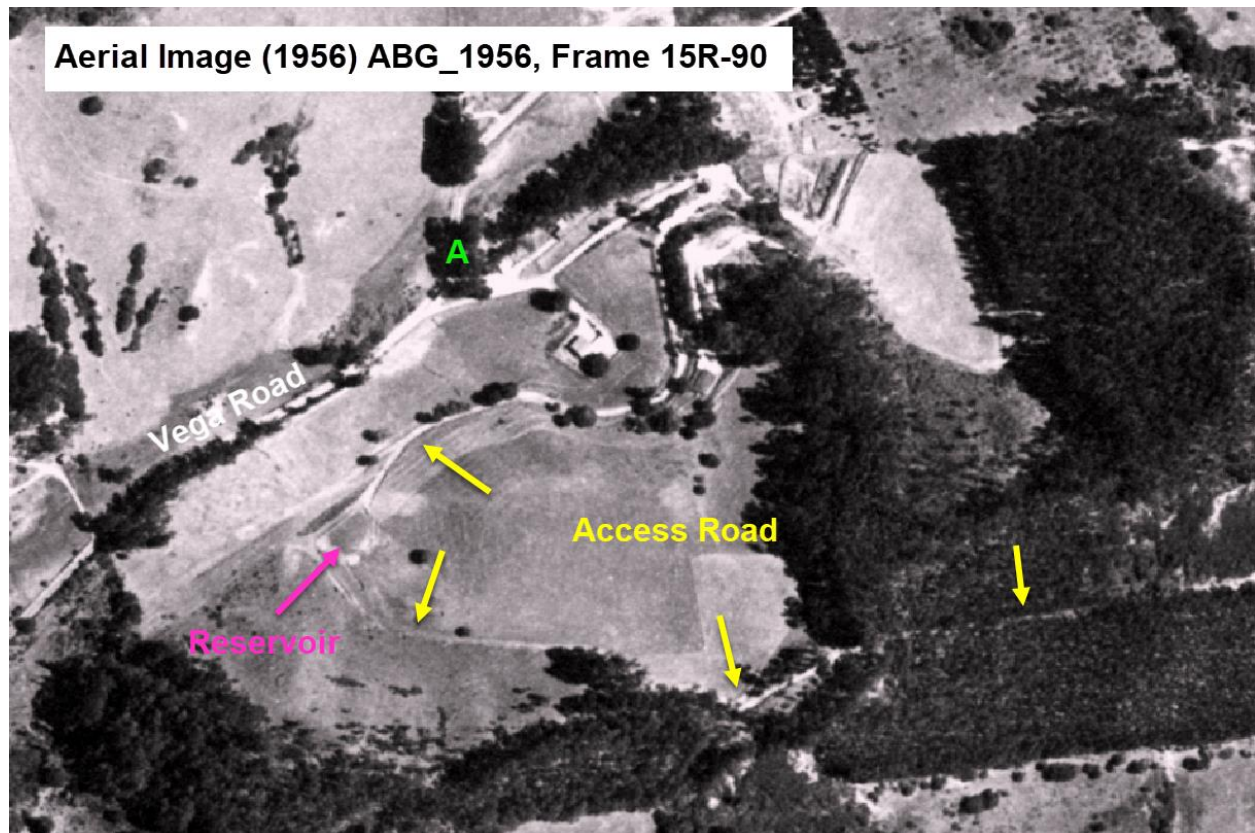


Figure 6: Aerial image from UCSB's Frame Finder showing site conditions in 1956. A residence has been constructed as well as a reservoir and access roads that traverse the property.

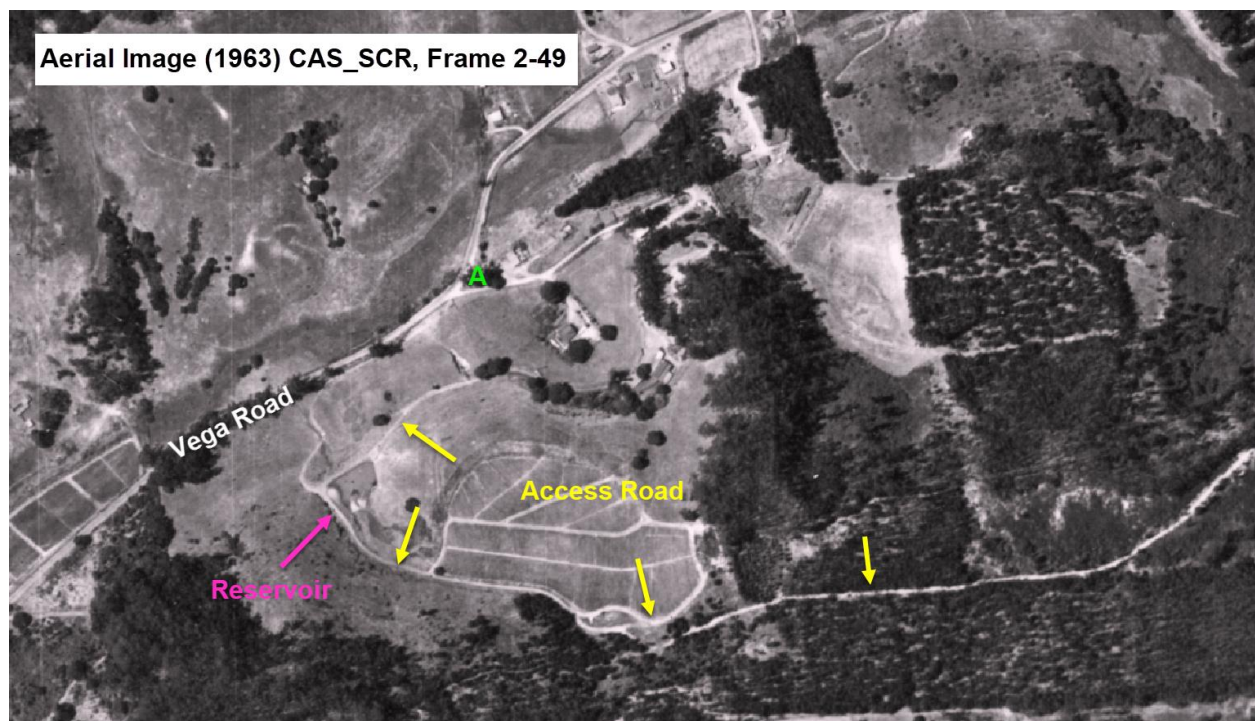


Figure 7: Aerial image from UCSB's Frame Finder showing site conditions in 1963. Access roads that traverse the property have been expanded.



Figure 8: Aerial imagery from Google Earth showing site conditions in 1993. Formal connection to Vega Road in between the two new parcels (132 Vega Road and 136 Vega Road) is visible, likely established in late 1970s/early 1980s during development of 132 Vega Road and 136 Vega Road. Images between 1963 and 1993 were not readily available.



Figure 9: Aerial imagery from Google Earth showing site conditions in 2005.



Figure 10: Southward looking view from Vega Road via Google Street View showing the unimproved access road via the access road to 132 and 136 Vega Road.

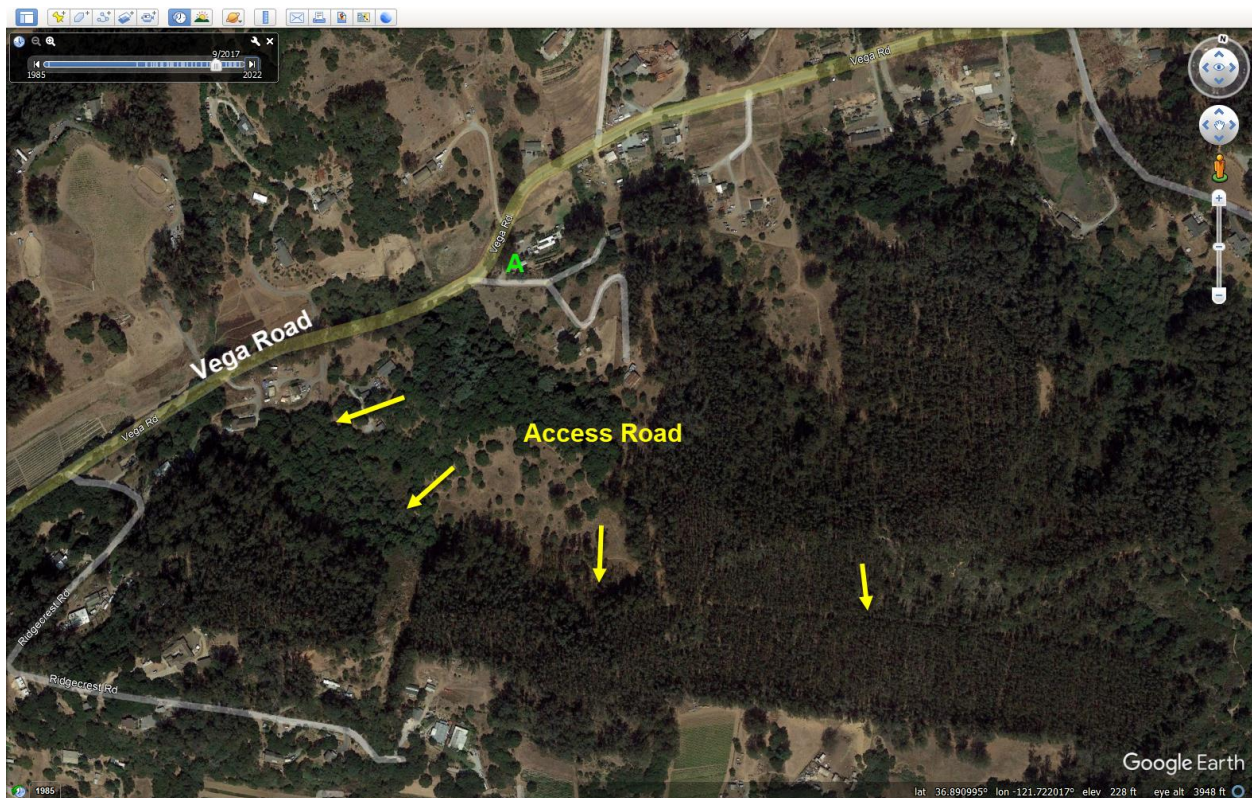
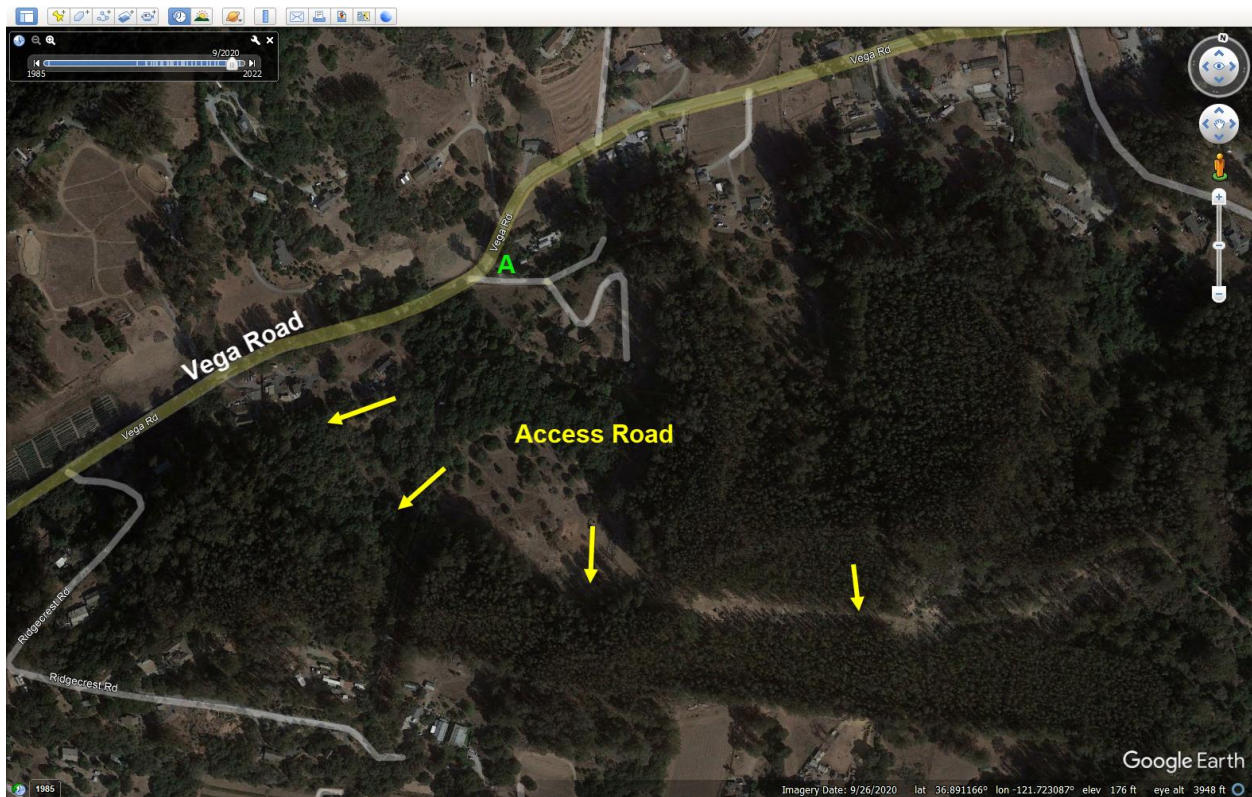
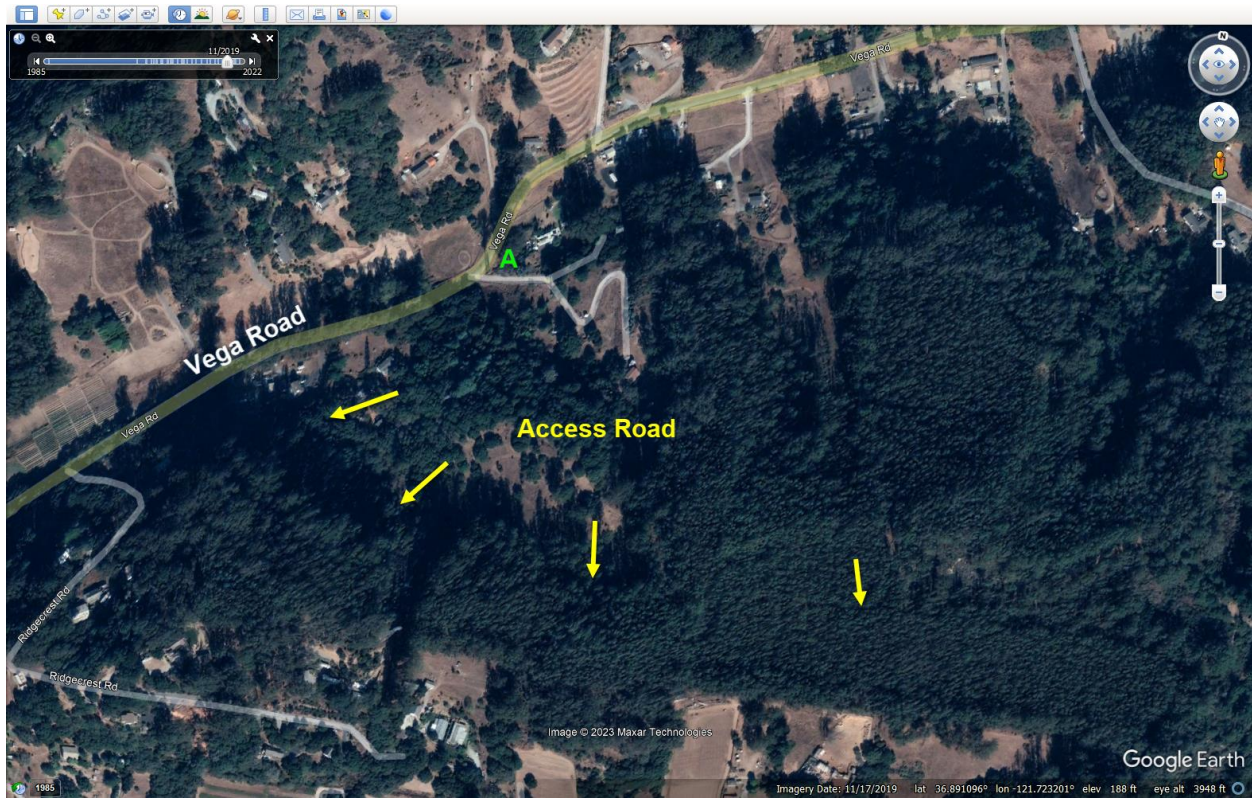


Figure 11: Aerial imagery from Google Earth showing site conditions in 2017.





Aerial Drone - October 2021



Figure 14: Westward-looking aerial oblique taken in October 2021 by R. Storesund showing site work consisting primarily of eucalyptus removal via pre-existing access roads.

Limitations

Our services consist of professional opinions, conclusions, and recommendations that are made in accordance with generally accepted engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

Reliance on this letter by others must be at their risk unless we are consulted on the use or limitations. We cannot be responsible for the impacts of any changes in standards, practices, or regulations subsequent to performance of services without our further consultation. We can neither vouch for the accuracy of information supplied by others, nor accept consequences for un-consulted use of segregated portions of this document.



Closure

We appreciate the opportunity to be of continued service. Please feel free to contact me with any questions or comments regarding the information presented in this report via phone (510) 526-5849 or email (rune@storesundconsulting.com).

Sincerely,

Rune Storesund, D.Eng., P.E., G.E.
Consulting Engineer





Storesund Consulting

154 Lawson Road, Kensington CA 94707
510-225-5389 (cell) email: rune@storesundconsulting.com

EXHIBIT A

Ono Consulting
International Society of Arboriculture
Certified Arborist #WE-0536A
Board Certified Master Arborist #WE-9388B
ASCA Registered Consulting Arborist #744
Society of American Foresters Professional Members
311 Forest Ave, Box 14
Pacific Grove CA, 93950
Telephone (831) 373-7086

March 8, 2022

Ella Industries Inc
C/O Casey Marsh
608 B Missouri St
San Francisco CA 94107

RE: Oak Restoration and Forest Management Plan – 146 Vega Road
APNs: 117-471-003-000, 117-471-004-000, 117-471-006-000. 117-471-007-000,
and 117-471-016-000

Mr. Marsh;

We were Contacted by Mr. Rune Storesund who requested that we visit the above-referenced property (located at 146 Vega Road, Royal Oaks, CA 95076) to observe the site and forested conditions. Development in the form of a new road and the installation of a water system to serve five (5) future homes is proposed under county permit PLN190155 and construction are underway. During the County's inspection of the property, they raised concerns about tree removal on-site, specifically Heritage Eucalyptus and Monterey pine trees. We were asked to prepare a report addressing the removal of eucalyptus trees and provide recommendations to help transition the former eucalyptus plantation back to natural oak woodland. The following report contains our observations and recommended plan of action.

Sincerely,



Frank Ono
Certified Arborist #WE-0536A
ISA Tree Risk Assessment Qualified
Society of American Foresters # 048004



Justin Ono
ISA Board Certified Master Arborist #WE-9388B
ASCA Registered Consulting Arborist #744
ISA Tree Risk Assessment Qualified

Oak Restoration/ Forest Management Plan 146 Vega Road

**Prepared by Ono Consulting
311 Forest Ave, Box 14
Pacific Grove, CA 93950**

ASSIGNMENT/SCOPE OF WORK

I was asked to assess a stand of Eucalyptus trees located across the four parcels that comprise 146 Vega Road, Royal Oaks, CA 95076. The assignment is to determine a course of action to remove the existing Eucalyptus trees planted in a row plantation layout and transition the properties back to a native oak woodland environment.

LIMITATIONS

This assignment is limited to the review of surveys submitted to me by dated May 9, 2019, to assess the proposed road and onsite vegetation conditions. The assessment has been made of these plans specifically and no other plans were reviewed. Ono Consulting and its representatives are not designers, engineers, or surveyors and this report is explicitly based on the plans given to us. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide a risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, Ono Consulting relied on information provided in the preparation of this report (such as surveyed tree sizes, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. Ono Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or procedures, or for contractor safety or any other related programs; or another's failure to complete the work per the plans and specifications.

BACKGROUND

We were contacted by Mr. Storesund after he was contracted by the owners to help with a grading permit for the properties. During the initial permit fact-finding process, the County of Monterey observed recent tree removal and related activities adjacent to the road being developed on the property. The county asked for a forest restoration/management plan to identify trees being removed and to ensure protected trees were not removed without county permits. Protected trees in the North County Land Use Plan include Coast live oak (*Quercus agrifolia*), Valley oak (*Quercus lobata*), Willows (*Salix spp.*), Black cottonwood (*Populus trichocarpa*), Fremont cottonwood (*Populus fremontii*), California sycamore (*Platanus racemosa*), Toyon (*Heteromeles arbutifolia*), Chinquapin (*Castanea pumila*), Madrone (*Arbutus menziesii*), California buckeye (*Aesculus californica*), California box elder (*Acer negundo*), and Bigleaf maple (*Acer macrophyllum*). Monterey pines (*Pinus radiata*) and Bluegum Eucalyptus (*Eucalyptus globulus*) trees over 36-inches in diameter are also considered Landmark trees are protected by the county. We have been requested to prepare a forest restoration/management plan for the identified removed trees. The plan is prepared to utilize strategies to bring the site back to pre-plantation levels of native tree coverage, and a more natural and native landscape.

SITE CONDITIONS

- 1) APNs: 117-471-003-000, 117-471-004-000, 117-471-006-000. 117-471-007-000, and 117-471-016-000.
- 2) Parcel sizes: 29.2, 22.08, 5.86, 27.58, and 21.23 Acres.
- 3) Existing Land Use: The parcels are zoned for low-density residential use.
- 4) Slope: The parcels are located along a ridge. Slopes range from 2 to over 25%.
- 5) Soils: The parcel is located on Arnold loamy sand and Arnold-Santa Ynez complex soil about 65-inches deep. Weathered sandstone bedrock is found generally at a depth of 48-79-inches. Runoff is low on the Arnold series soils and very high in the Santa Ynez soils. Erosion hazard is low to moderate. The majority of the parcels sit on Arnold loamy sand with a small finger in the southeast corner of the properties of Arnold-Santa Ynez complex.
- 6) Current Site Conditions and Former Woodland Nature: The area and surrounding landscape was historically managed as a rural residential community comprised of scattered oak woodlands with small farming and livestock production. The native vegetation is of an oak woodland type with scattered Coast live oak trees with an understory of native shrubs such as Poison oak (*Toxicodendron diversilobum*), Sticky Monkey flower (*Mimulus aurantiacus*), and Manzanita (*Arctostaphylos spp.*). The area in and around the site is heavily populated by the introduced blue gum eucalyptus trees (*Eucalyptus globulus*) with invasive understory weeds including, Pampas grass (*Cortaderia selloana*), and Himalayan blackberry (*Rubus armeniacus*). The proposed road construction is currently underway, and several smaller eucalyptus trees have been removed and their root balls dug up and masticated.

OBSERVATIONS

The following are observations taken on site:

- The site was planted as a Eucalyptus plantation as was evidenced by uniform row crop planting 10 to 20-feet on center. Over 60% of the parcels' acreage is taken up by eucalyptus planting. In the densest areas, 200-400 trees per acre were calculated.
- The existing Eucalyptus trees appear to have been harvested two to three times with multi-clustered stems ranging from 10-24-inches in diameter.
- Trees removed for roadway construction are all Eucalyptus under 30-inches in diameter.
- Very little native vegetation was observed around the planted eucalyptus trees due to Allelopathy.
- Along the road, in parcel 117-471-003-000 there is a small stand of Coast live oak trees in poor condition.
- Eucalyptus logs, both large and small cut pieces were left on site in piles.
- Only two (2) heritage Eucalyptus trees (greater than 36-inches in diameter) were observed on the sites. One in the clearing in parcel 117-471-003-000 upslope from the declining oak stand, and one off the road in parcel 117-471-004-000 where the landscape transitions from eucalyptus to more native plantings.

DISCUSSION

The site was evaluated by looking at specific characteristics and establishing a benchmark to formulate an Oak Woodland site restoration plan as follows:

Restoration Strategy

To restore the property as much to a healthy and functioning Oak Woodland as possible, the following actions must be taken. The first and most important goal is to remove and eradicate the existing Eucalyptus plantation while retaining enough plant coverage for soil stability. The second major goal is to reestablish the Oak canopy cover to promote native plant growth creating a condition similar to the pre-Eucalyptus woodlands. These goals can be accomplished through the following:

1. Remove Eucalyptus stump sprouts and treat with a woody herbicide to reduce the regrowth and allow space for planting new trees.
2. Eucalyptus stumps should be left in a mosaic pattern until their removal is necessary for development and/or proper native plant cover has been established to reduce the risk of erosion.
3. If Eucalyptus stumps are to be mechanically removed, a soil or grading erosion specialist will need to be consulted to avoid the risk of erosion.
4. The small number of landmark Eucalyptus trees observed can remain on site as they are outside of development areas. If the trees are proposed to be removed later, oak reforestation efforts will mitigate the removal of the landmark Eucalyptus.
5. Re-establish appropriate oak species in areas that did or could have supported oak woodlands previously and are now capable of supporting this vegetation type.
6. Manage remnant oak woodlands and restored stands to permit natural regeneration and maximize the cover and dominance of indigenous plant species while minimizing the cover of nonindigenous species and weeds outside of scenic easements.
7. Rehabilitate vigorously sprouting stumps and naturally recruited oak seedlings by pruning them to re-establish dominant canopies and regain proper structure through crown restoration.

RESTORATION PLAN

Restoration Action Plan

The following steps need to be implemented immediately to have success in site restoration;

1. The existing Eucalyptus trees will need to be removed or cut into logs and stacked, allowing growing space for replanted oak trees and reducing fuel load on the ground.
2. Downed Eucalyptus bark and leaves need to be removed to open up growing space and reduce fine fuels.
3. The Himalayan Blackberry and other invasive plants should be mowed and controlled to allow for a minimum of competition for the emerging oak seedlings.
4. Re-sprouting Eucalyptus stumps shall be treated with herbicide to prevent any sprouting of new trees, with stumps flush cut and left in the ground for slope stabilization.

5. Existing oak seedling/sapling identification should occur after the Eucalyptus logs are removed in case smaller seedlings are damaged during the tree work and mowing.
6. Whether trees are transplanted on-site or planted from nursery stock individual seedlings should not be planted within 10 feet of other seedlings, sprouted stumps, or mature trees.
7. Seedling/saplings will likely need to be hand-watered during the spring and summer months after planting, particularly if dry conditions prevail. Drip irrigation on an automatic timer is highly advised. Soils should be damp at the time of planting and during the initial establishment period for the juvenile oak trees.

Planting Guidelines

Indigenous acorns from the properties should be collected in the Fall months when the nuts are mature. Seedlings can be propagated on-site, or by a local native plant nursery for the landowners. Acorns should be started in tall 1-gallon tree pots to promote root growth and viable seedlings should be out-planted during fall months before the onset of winter rain. Seedling development could take more than one growing season before the juvenile oaks are ready to be out planted. Ideally, acorns will be collected in Fall 2018 and seedlings out planted in late Fall 2019 or Winter 2020.

Individual seedlings should not be planted within 10 feet of other seedlings or mature oak trees. To recreate the pre-disturbance woodland the seedlings should be planted at a spacing of 15 – 25-feet on center to establish a tree count of 70-190- trees per acre to account for mortality and future thinning. Trees can be planted in clusters of 2-3 to mimic the natural multi-stemmed clusters of the oaks in the native region. A Certified Arborist or qualified forester should supervise the placement of seedling trees for the landowners.

Tree Shelters for Seedlings

Seedlings should be planted in tree shelter cages to deter animal browsing, and each seedling should be marked and numbered for easy identification. A regular maintenance and monitoring program should be implemented by the landowners to maintain the area around each juvenile oak in a weed-free condition. Invasive annual grasses and thistles should be removed from the areas directly adjacent (within five to six feet) around newly planted seedlings.

Success Criteria and Monitoring Schedule

Seedlings should be monitored regularly by the landowners and any signs of herbivory or weakness addressed immediately. A qualified Forester or Arborist should inspect the planted or regenerated trees annually after the seedlings are installed to ensure trees survival. Trees that have died should be replaced up to a threshold agreed upon by the forester and the landowners.

To help ensure the survivability and proper growth of planted replacement trees, a qualified professional (Monterey County approved Certified Arborist or forester) should assess the following

- Tree health and growth rates of new or relocated planting.
- Trees suffering poor growth rates or declining health are to be identified and documented as to the reason it was not successful.
- Invigoration Treatments will be recommended and implemented if deemed feasible.
- Dead trees or trees identified in an irreversible state of decline will be replaced after a written recommendation is made by a qualified forester or Certified Arborist identifying the type and location of replacement.

Tree Removal and Bird Habitat

During Eucalyptus tree removal, the contractor shall verify absence of active animal or bird nesting sites prior to any work. If any active animal or bird nesting sites are found prior to tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations.

Tree Pruning

Future pruning of county protected trees shall conform to the following standards:

- Clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1-1/2 inch in diameter;
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch;
- Interior branches shall not be stripped out.
- Reduce end weight on heavy, horizontal branches by selectively removing small-diameter branches, no greater than 3 inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
- Pruning cuts larger than 4 inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.).
- Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.

- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance.
- All pruning shall be per the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed from the trees.
- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Fire Defensible Space (PRC 4291 Amended January 1, 2021)

California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. Although there are no structures currently planned for the parcels at 146 Vega Road, fuel management procedures should be taken in accordance to California Public Resource Code to ensure proper fire defensibility of the sites. The law (Public Resource Code 4291) is as follows.

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

(1) (A) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line, except as provided in subparagraph (B). The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This subparagraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The promulgation of these regulations by the board is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this subparagraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(B) A greater distance than that required under subparagraph (A) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of

wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(C) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under subparagraph (A) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(2) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(3) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(4) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(5) Before constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials, or, conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) (1) The board, in consultation with the department, shall develop, periodically update, and post on its internet website a guidance document on fuels management pursuant to this chapter. The guidance document shall include, but not be limited to, regionally appropriate vegetation

management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(2) On or before January 1, 2023, the board, in consultation with the department, shall update the guidance document to include suggestions for creating an ember-resistant zone within five feet of a structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The implementation of this paragraph is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.

(f) (1) The department shall do both of the following:

(A) Recommend to the board the types of vegetation or fuel that are to be excluded from an ember-resistant zone based on the probability that vegetation and fuel will lead to ignition by ember of a structure as a part of the update to the guidance document pursuant to paragraph (2) of subdivision (e).

(B) Make reasonable efforts to provide notice to affected residents describing the requirements added by the amendments to paragraph (1) of subdivision (a) made in Assembly Bill 3074 of the 2019–20 Regular Session before the imposition of penalties for violating those requirements.

(2) The implementation of this subdivision is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.

(g) (1) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall not take effect for new structures until the board updates the regulations, pursuant to paragraph (1) of subdivision (a), and the guidance document, pursuant to paragraph (2) of subdivision (e).

(2) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall take effect for existing structures one year after the effective date for the new structures.

(h) The department shall not change defensible space inspection practices and forms or enforcement to implement the requirement for an ember-resistant zone until the director makes a written finding, which the director shall post on the department's internet website, that the Legislature has appropriated sufficient resources to do so.

(i) For purposes of this section, a structure for the purpose of an ember-resistant zone shall include any attached deck. This section does not limit the authority of the board or the department to require the removal of fuel or vegetation on top of or underneath a deck pursuant to this section.

(j) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks described in section (A) and (B) of Public Resource Code 4291. These spacings are to be used in and around home sites.

Zone 1

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

- Maintain a non-combustible zone 0-5 feet from structures.
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs and trees.
- Remove all dead trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

Thank you and please feel free to contact us if you have any questions.

Sincerely,



Frank Ono
Certified Arborist #WE-0536A
ISA Tree Risk Assessment Qualified
Society of American Foresters # 048004



Justin Ono
ISA Board Certified Master Arborist #WE-9388B
ASCA Registered Consulting Arborist #744
ISA Tree Risk Assessment Qualified

PHOTOGRAPHS



Evenly spaced Eucalyptus stumps adjacent to roadwork.





One of the larger stems observed removed. Approximately 22-inches.



Eucalyptus trees were planted in rows 10-feet on center.



Previous stumps have been dug up and masticated.



A small number of existing oaks are growing in a small island next to the road in parcels 007 and 003.



Large Landmark Eucalyptus can be left on site or removed if warranted by new development.



There are several smaller ($< 36''$) Monterey pine trees in the eastern section of the lots.



Storesund Consulting

154 Lawson Road, Kensington CA 94707
510-225-5389 (cell) email: rune@storesundconsulting.com

EXHIBIT B

Ono Consulting
International Society of Arboriculture
Certified Arborist Municipal Specialist
Board Certified Master Arborist #WE-9388BM
ASCA Registered Consulting Arborist #744
PO Box 508, Pacific Grove, CA 93950
Telephone (831) 402-2959

April 12, 2023

Ella Industries
608-B Missouri Street
San Francisco, CA 94107
Attention: Mr. Timothy Moore

RE: Oak Restoration and Forest Management Plan – 146 Vega Road

Mr. Moore

We were informed that Monterey County has issued an Administrative Citation in response to some allegedly unpermitted grading that had occurred in and around the previously existing access road on the property. To resolve the Administrative Citation, the County has prepared a Stipulated Agreement that requires the impacted area to be restored to its pre-existing condition. The restoration would include restoring the previously existing eucalyptus plantation conditions.

As the County is aware, we prepared a Forest Restoration and Management Plan dated March 8, 2022, to address the prior tree removal that occurred at the property. Our report was intended to guide the restoration of the whole property, address “the removal of eucalyptus trees, and provide recommendations to help transition the former eucalyptus plantation back to natural oak woodland”. The previously existing eucalyptus plantation is not only a fire risk, but this species is also not conducive to native coast live oak regeneration or germination. The large overstory eucalyptus trees constantly shed leaves and bark, creating a very hostile environment for native tree seedlings. The end goal for the site needs to be the reduction if not eradication of the non-native eucalypts and replacement with native tree and shrub cover. Accordingly, we do not recommend restoring the property to the forested condition that existed prior to the allegedly unpermitted grading.

Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,


Justin Ono
ASCA Registered Consulting Arborist #744
ISA Board Certified Master Arborist #WE-9388BM
ISA Certified Arborist Municipal Specialist
ISA Tree Risk Assessment Qualified



Storesund Consulting

154 Lawson Road, Kensington CA 94707
510-225-5389 (cell) email: rune@storesundconsulting.com

EXHIBIT C

D

C

B



SHEET INDEX

OWNER

APNS: 117471003; 117471004; 117471007; & 117471016

Project Overview: The purpose of this is to construct an access road and utilities for future service to un-developed residential parcels. The access road will be a private driveway to service the future construction of up to four (4) single family residences. The improvements will include installed utilities of electrical, potable water service, communication services, and storm water drainage. New grading and associated paving for the access road will include required fire service access and turn-outs/rounds. Construction anticipated summer and fall of 2022 (West) and 2023 (East).

Earthwork Quantities: Cut: 3,000 CY Fill: 2,300 CY Disturbed Area: 6 AC

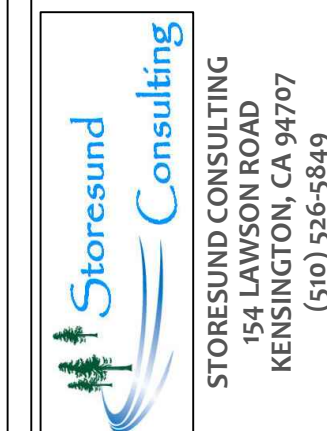
SITE MAP

[illegible]

DESIGNED BY:	DATE:
DWN BY:	CKD BY:
SUBMITTED BY:	SOLICITATION NO.:
	CONTRACT NO.:

FOR REDUCED PLANS ORIGINAL SCALE INCHES

0 1 2 3



TITLE SHEET
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

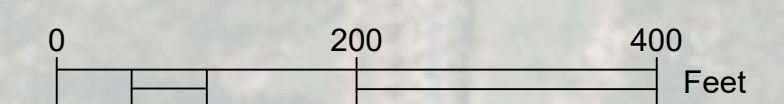
SHEET
IDENTIFICATION

G-1

SHEET 1 OF 24



— (E) UN-IMPROVED
ACCESS ROAD

[illegible]

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SUBMITTED BY:	CONTRACT NO.:	
FOR REDUCED PLANS ORIGINAL SCALE INCHES		
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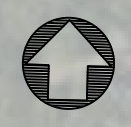


EXISTING CONDITIONS
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION

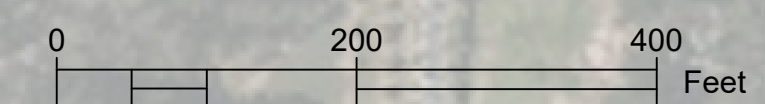
C-1

SHEET 3 OF 24



Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	
2	15.00%	25.00%	
3	25.00%	50.00%	

— (E) UN-IMPROVED
ACCESS ROAD

[illegible]

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FOR REDUCED PLANS ORIGINAL SCALE INCHES					
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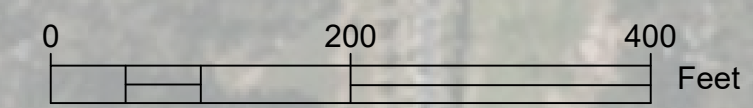


EXISTING SLOPES
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION
C-2
SHEET 4 OF 24



15. $2x^2 + 3x - 2$



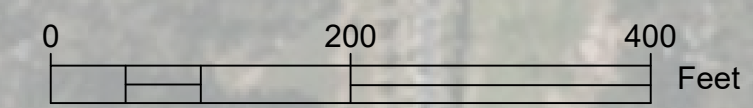
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IDENTIFICATION
C-3
SHEET 5 OF 24

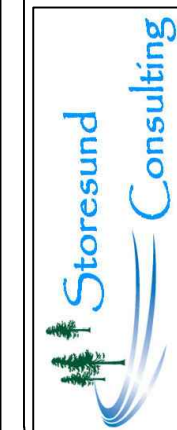
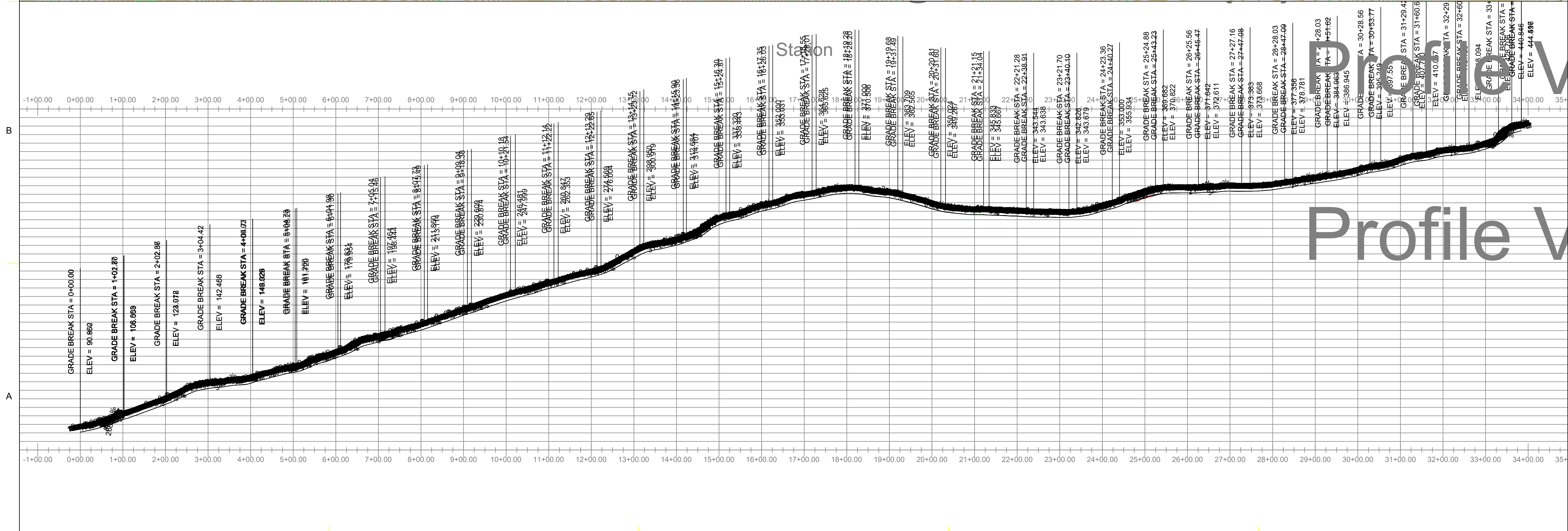


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FOR REDUCED PLANS ORIGINAL SCALE INCHES		
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PLANNED UTILITIES
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION
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SHEET 6 OF 24





**ROADWAY PLAN &
PROFILE - OVERVIEW**
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION
C-5
SHEET 7 OF 24

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SUBMITTED BY:	CONTRACT NO.:		
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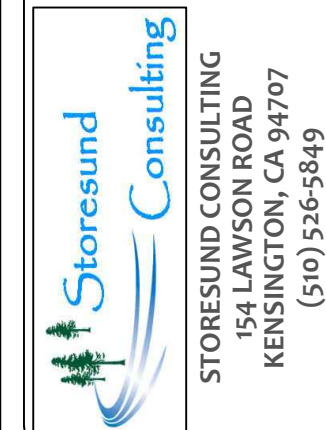
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SCALE: AS SHOWN



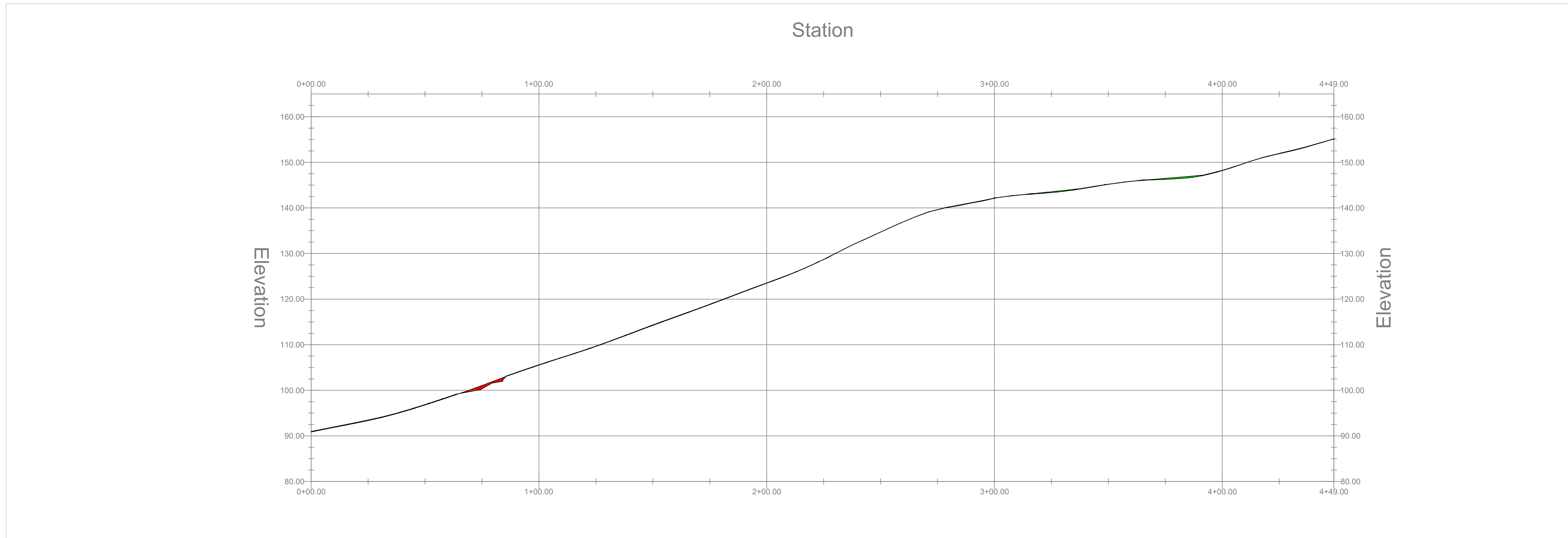
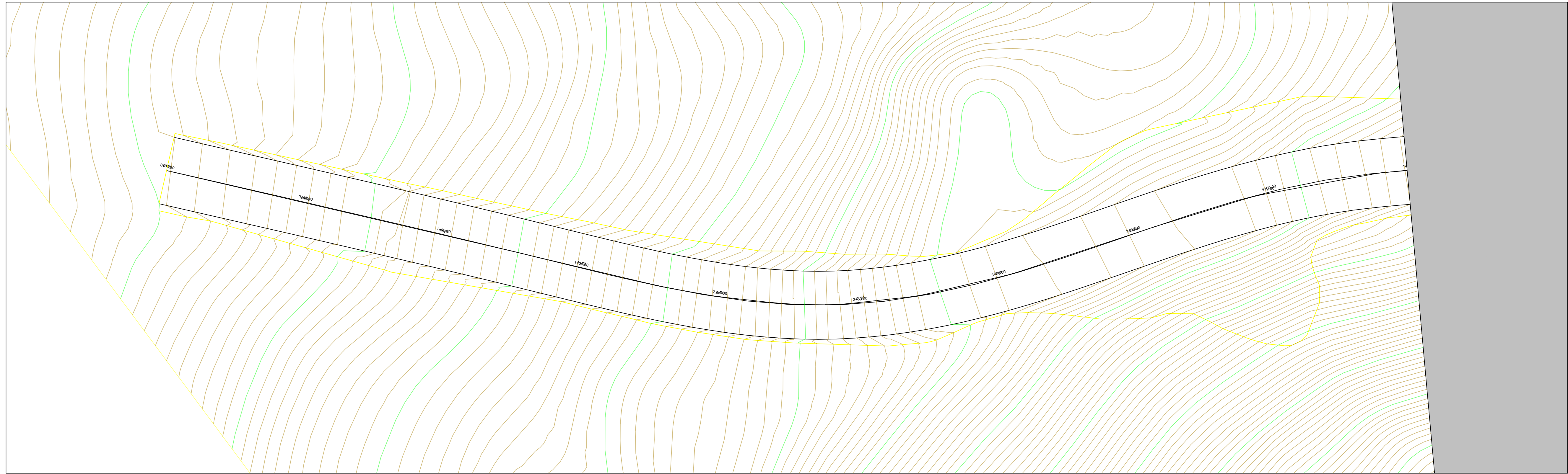
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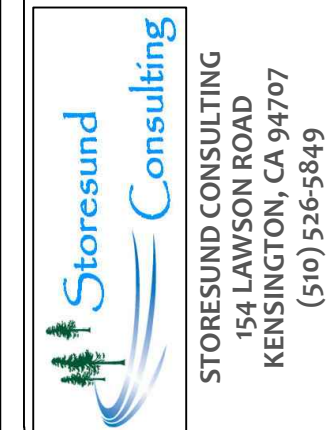
ROADWAY PLAN & PROFILE

VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION
C-6
SHEET 8 OF 24

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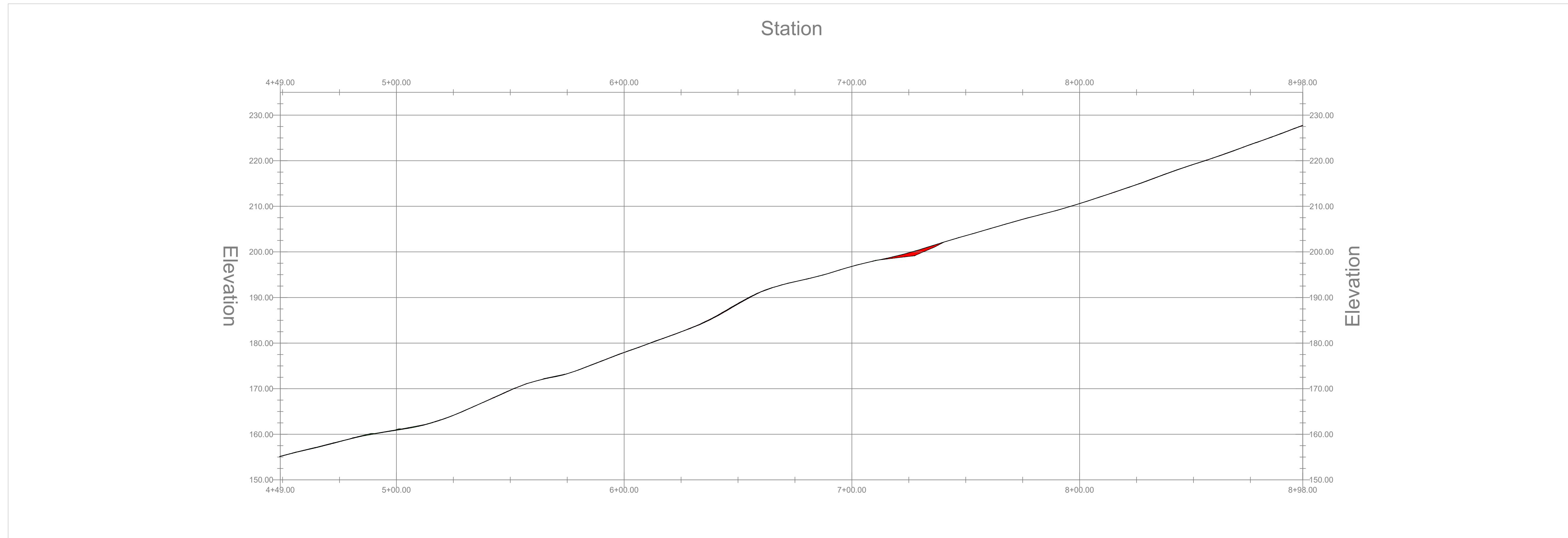
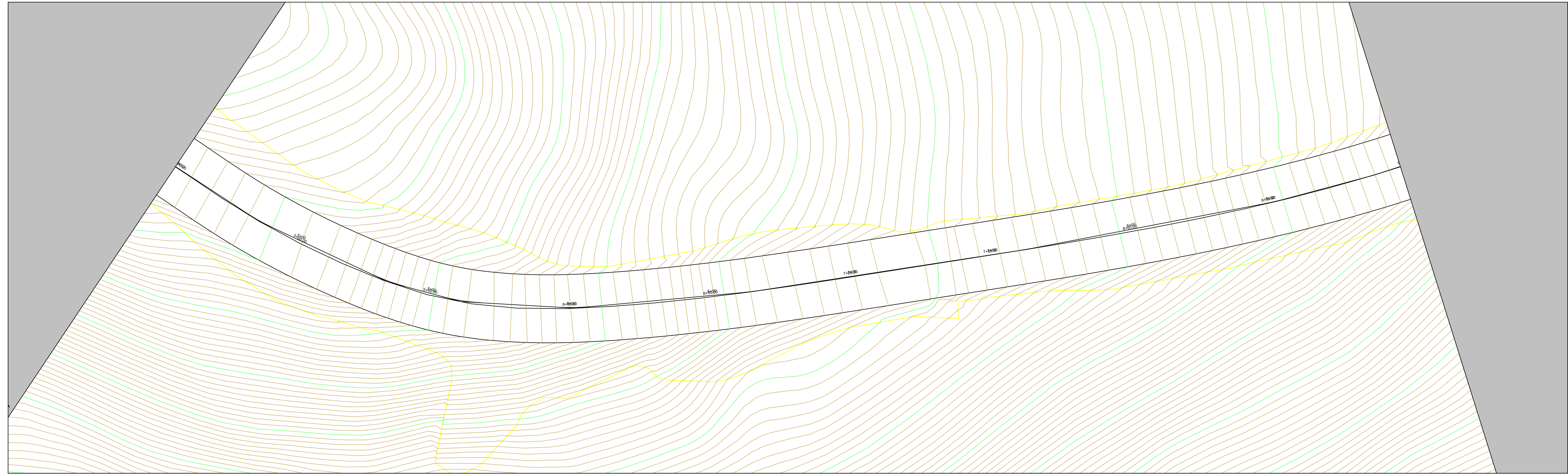
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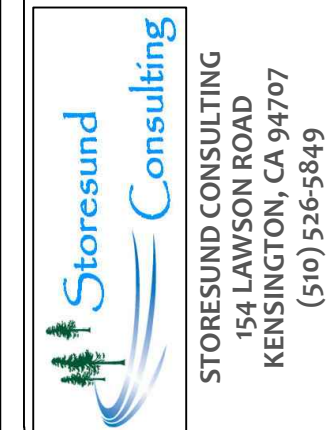
ROADWAY PLAN & PROFILE

VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
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C-7
SHEET 9 OF 24

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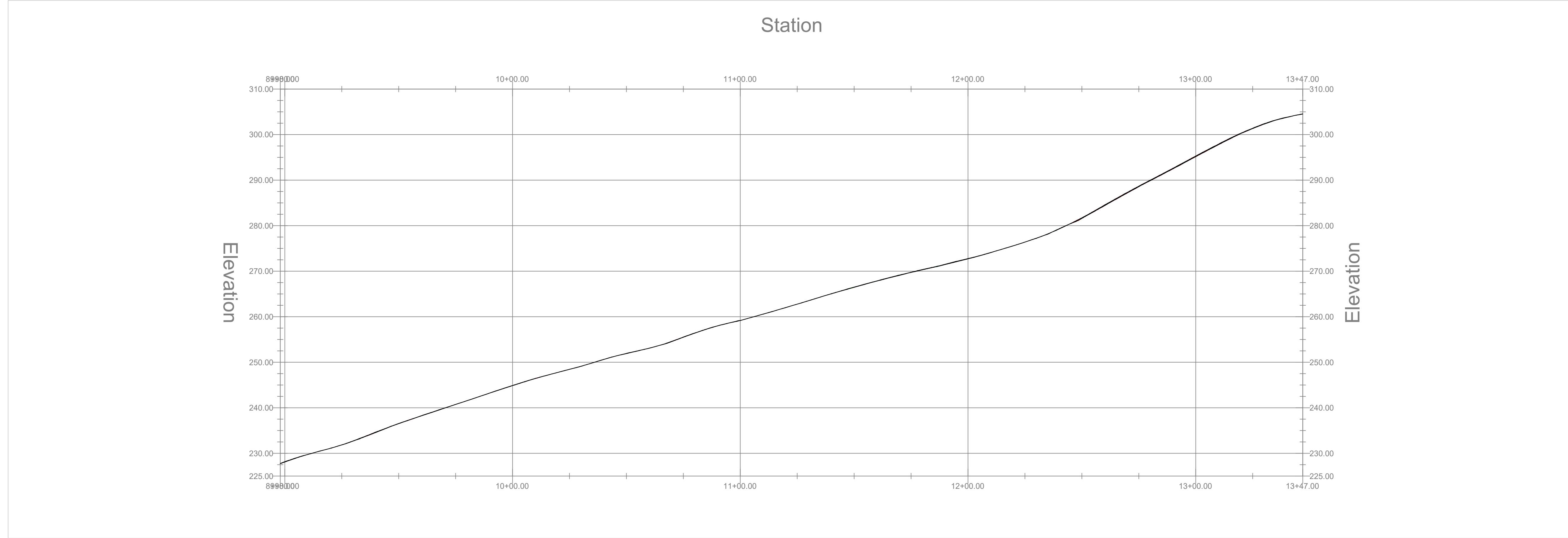
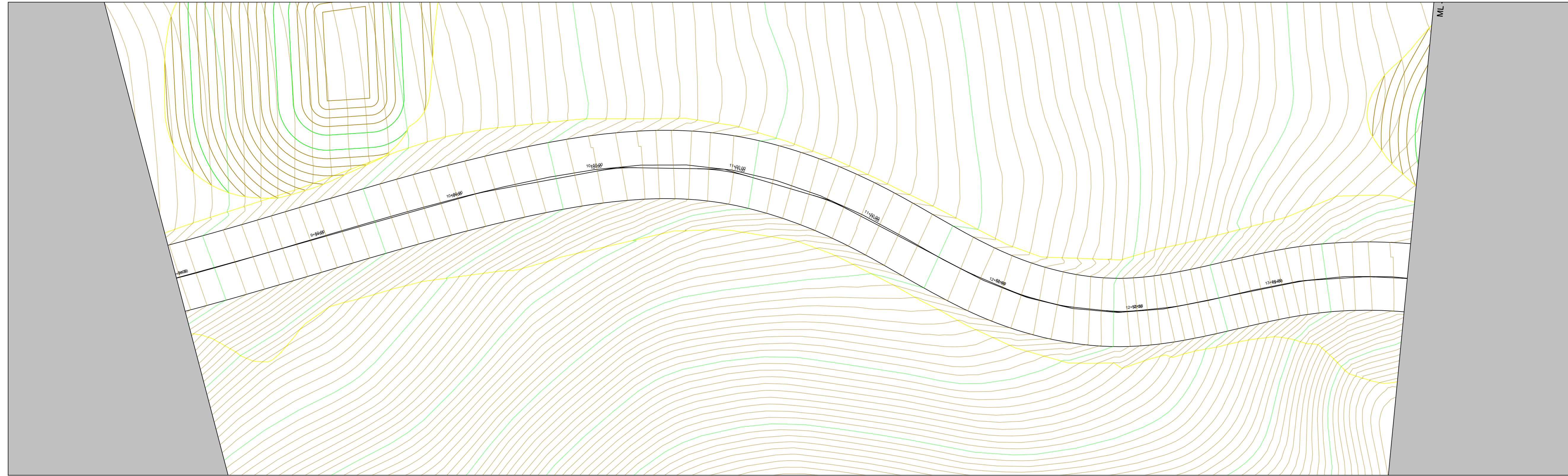
ROADWAY PLAN & PROFILE

VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

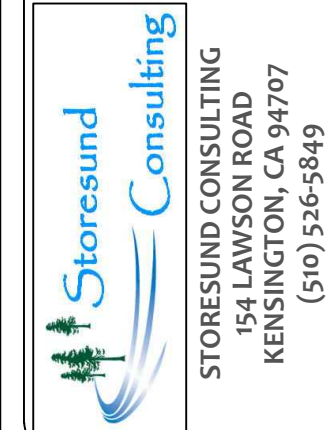
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C-8

SHEET 10 OF 24

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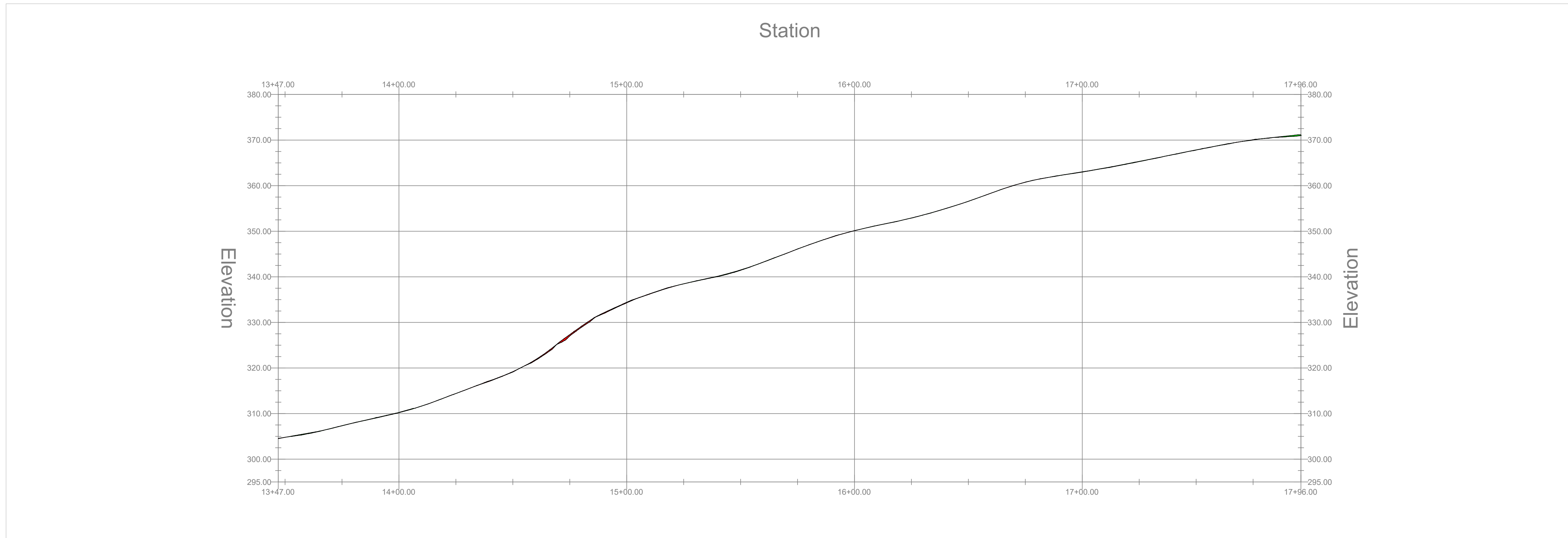
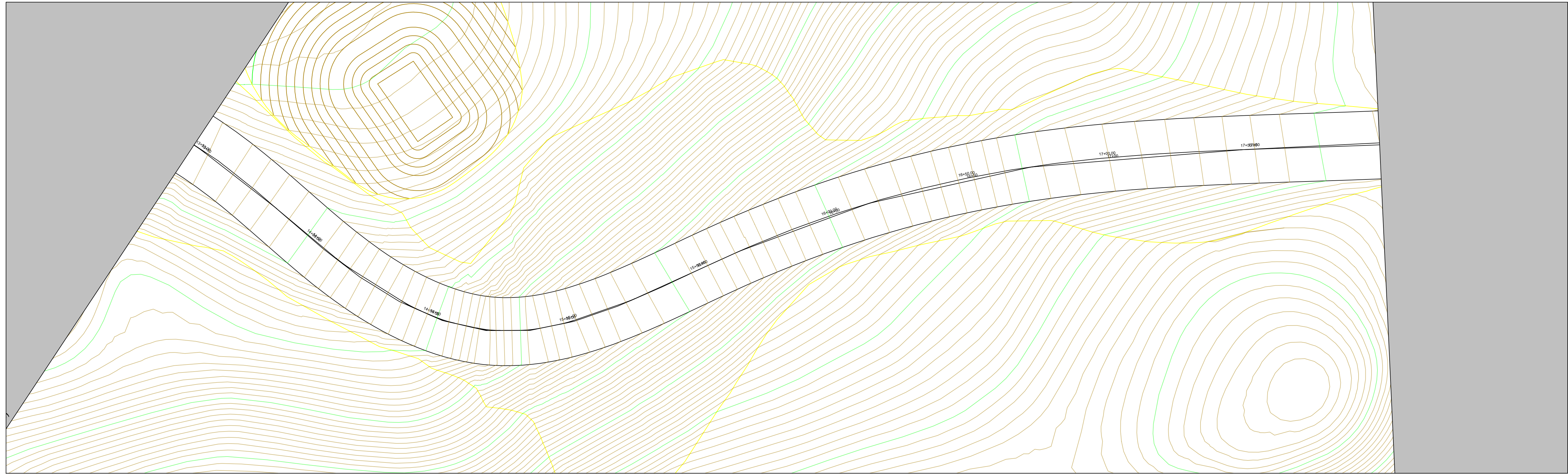


**ROADWAY PLAN &
PROFILE**
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

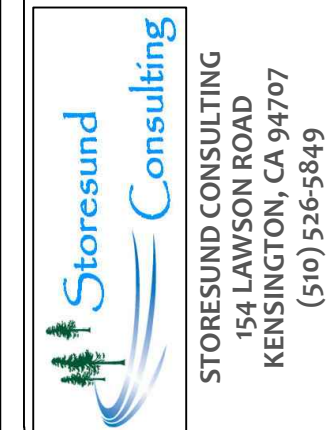
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SHEET 11 OF 24

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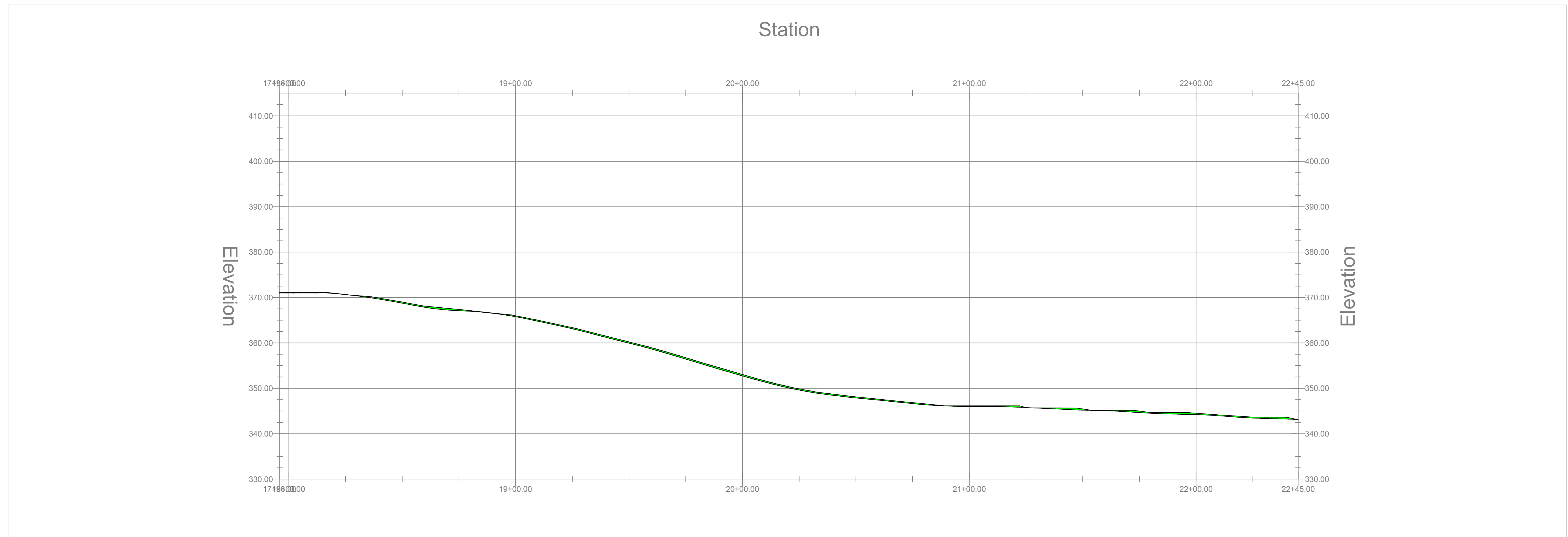
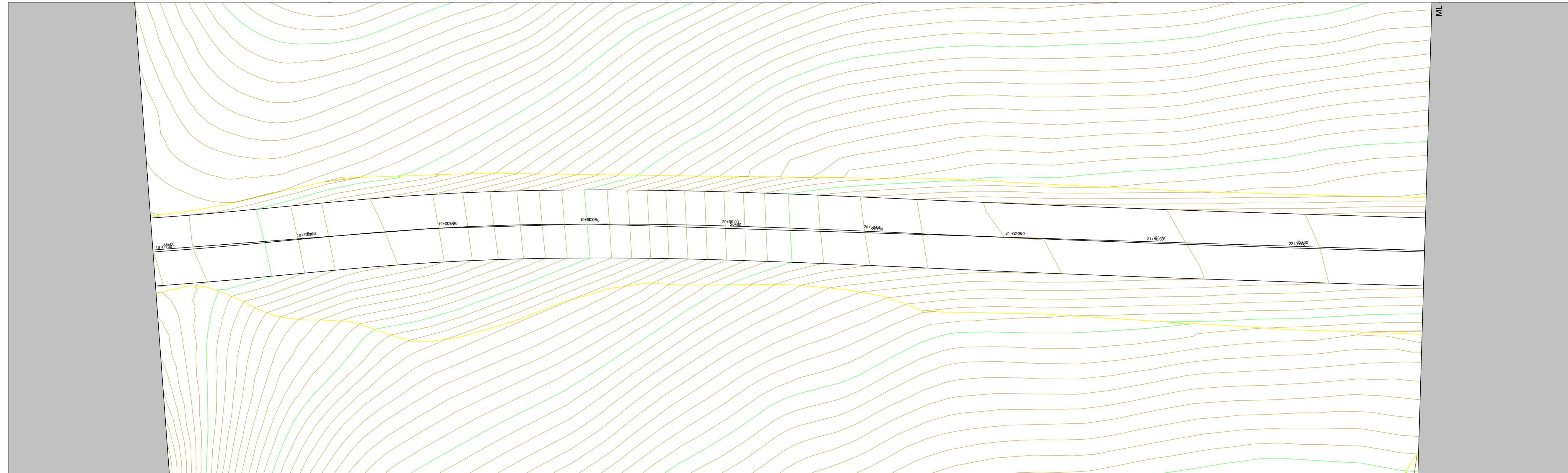
ROADWAY PLAN & PROFILE

VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION

C-10

SHEET 12 OF 24

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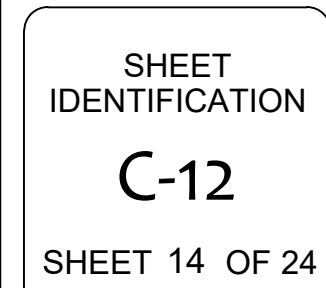
ROADWAY PLAN & PROFILE

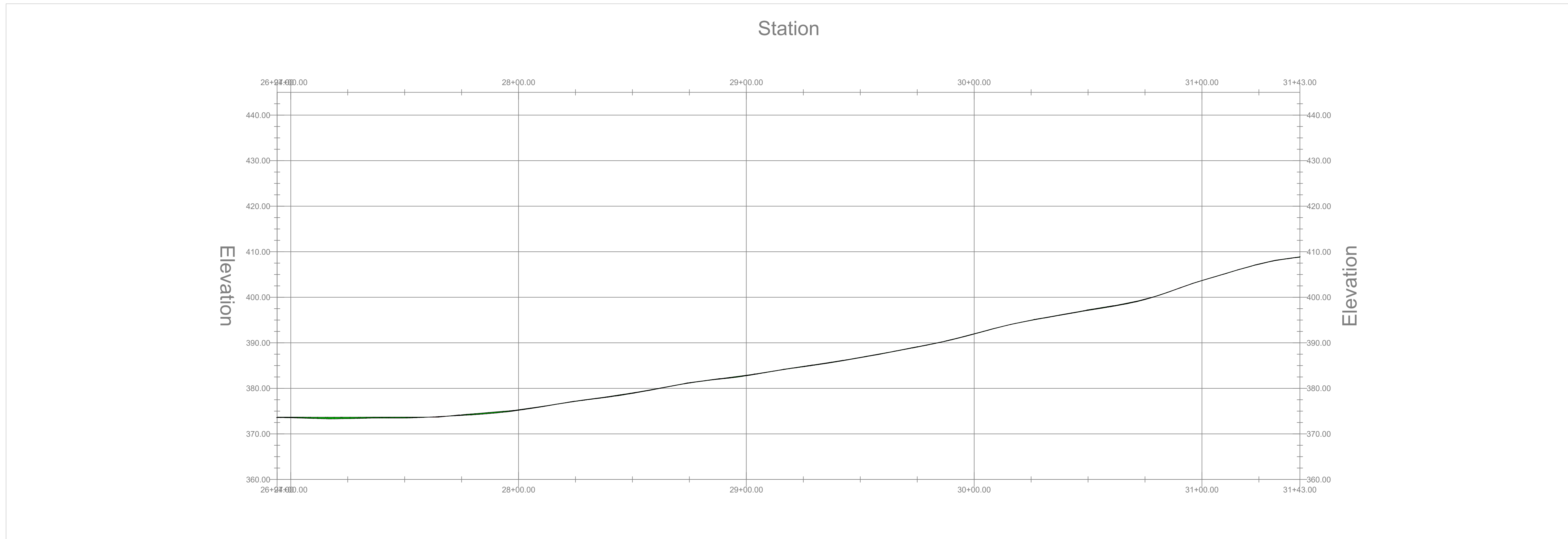
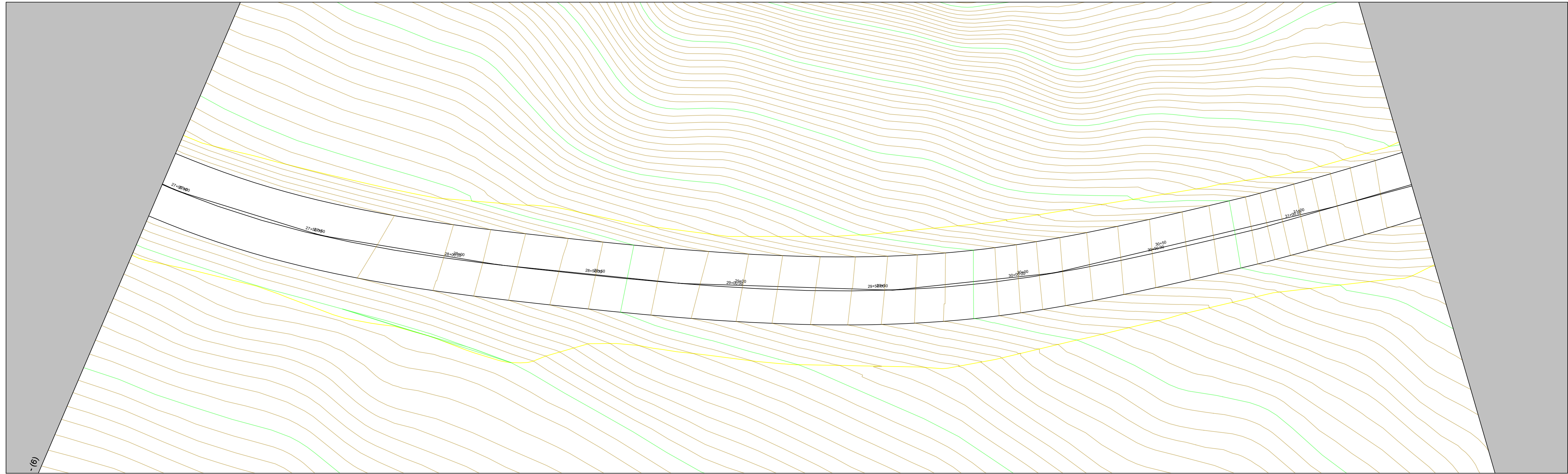
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

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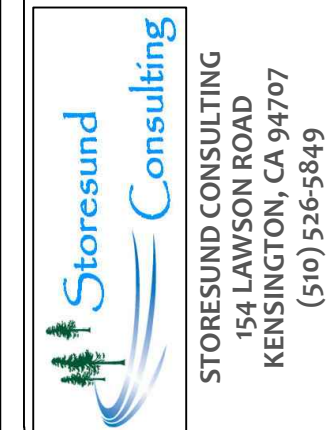
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SHEET 13 OF 24



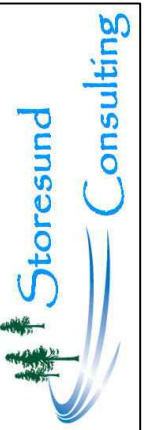
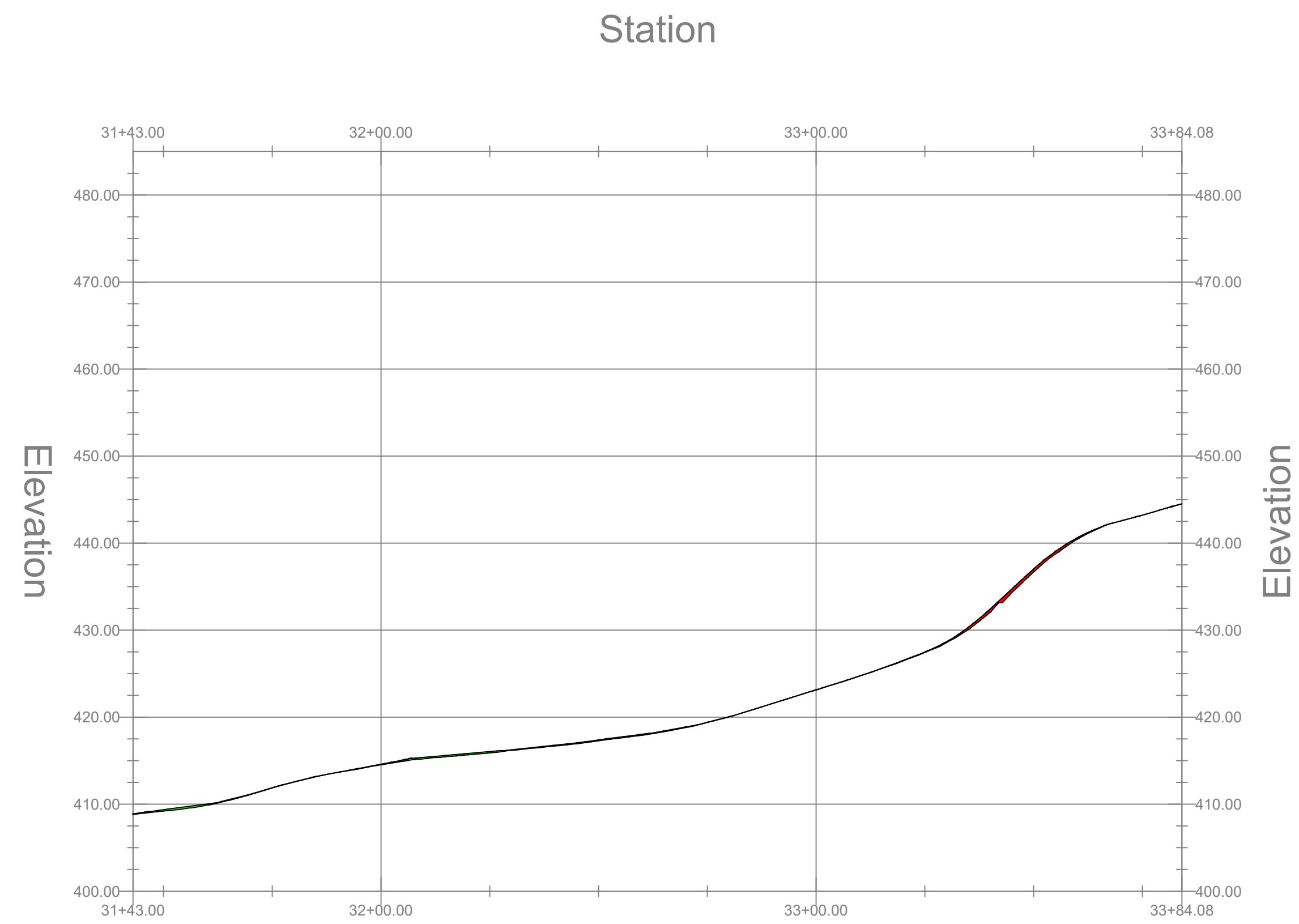
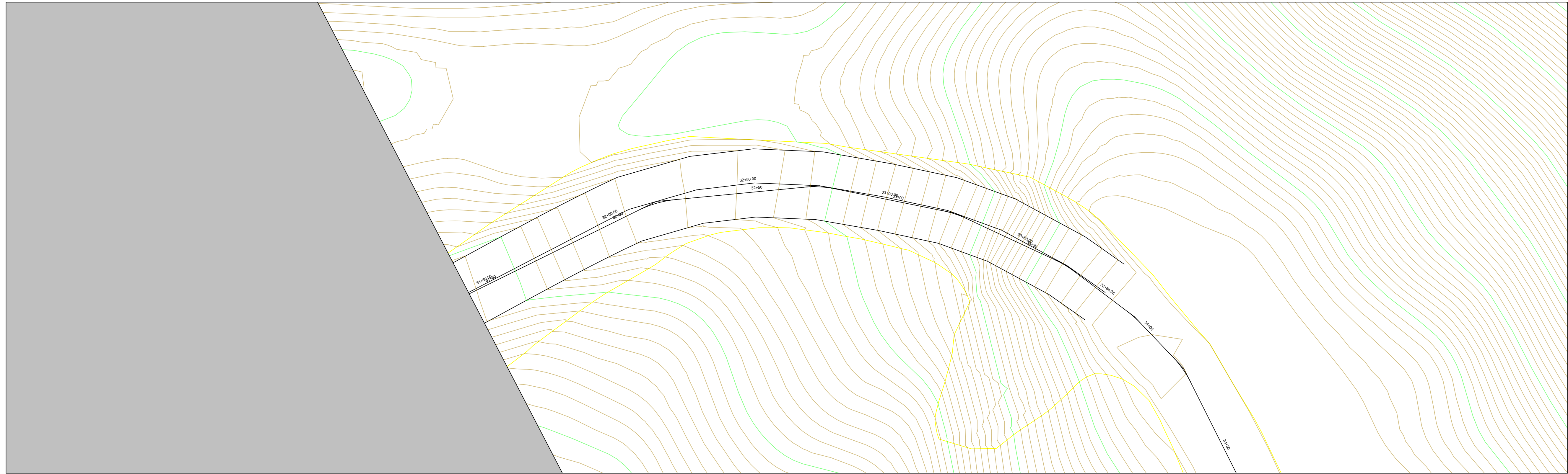
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SUBMITTED BY:	CONTRACT NO.:	
FOR REDUCED PLANS ORIGINAL SCALE INCHES		
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**ROADWAY PLAN &
PROFILE**
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

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IDENTIFICATION
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SHEET 15 OF 24



ROADWAY PLAN & PROFILE

VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

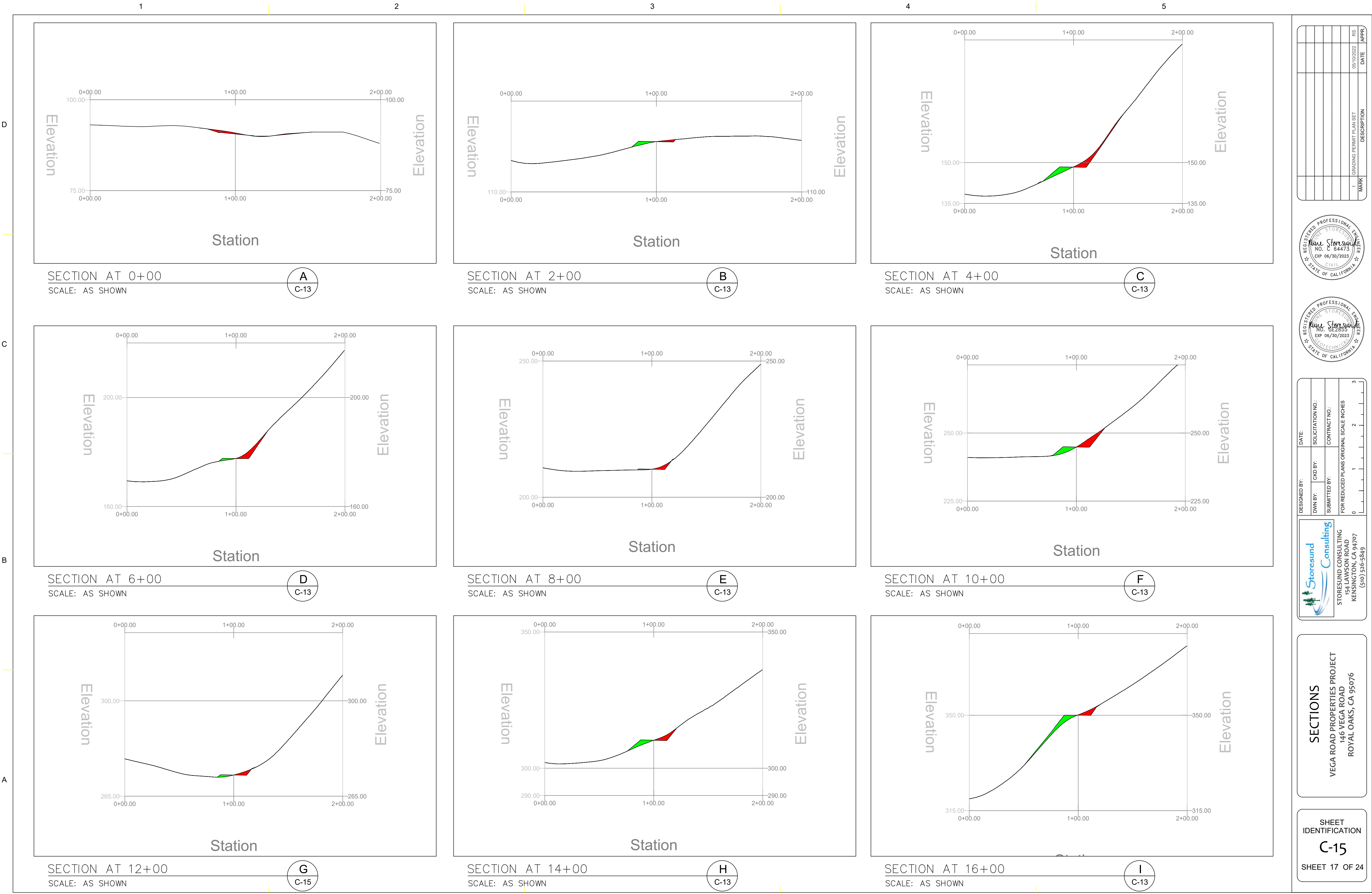
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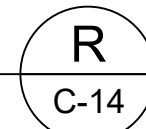
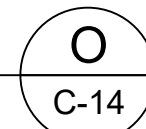
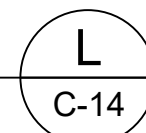
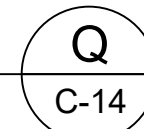
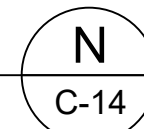
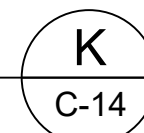
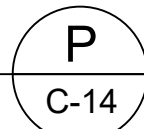
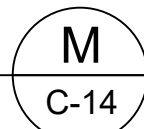
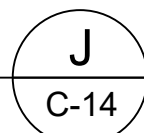
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SHEET 16 OF 24

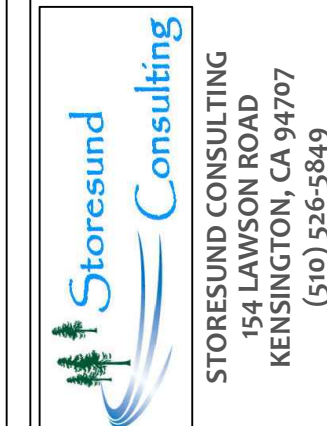
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DWN BY:	CKD BY:
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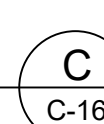
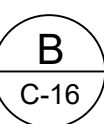
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FOR REDUCED PLANS ORIGINAL SCALE INCHES		
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SECTIONS

VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION
C-16
SHEET 18 OF 24



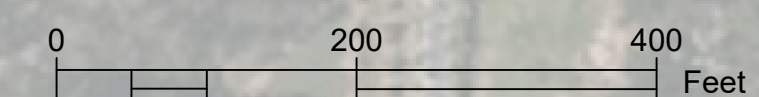
SHEET
IDENTIFICATION
C-16
SHEET 18 OF 24

SHEET 20 OF 24

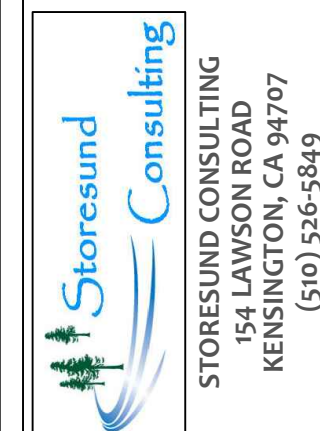


EROSION CONTROL
(HYDROSEED & STRAW WATTLES)
APPROX 62,000 SF

MATERIAL STAGING AND STOCKPILE AREAS
CONCRETE WASHOUT AREAS
PORTABLE SANITATION FACILITIES AND
WASTE COLLECTION AREAS

[illegible]

DESIGNED BY:	DATE:	
DWN BY:	CKD BY:	SOLICITATION NO.:
SUBMITTED BY:		CONTRACT NO.:
FOR REDUCED PLANS ORIGINAL SCALE INCHES		
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EROSION CONTROL
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION

C-19

SHEET 21 OF 24

1

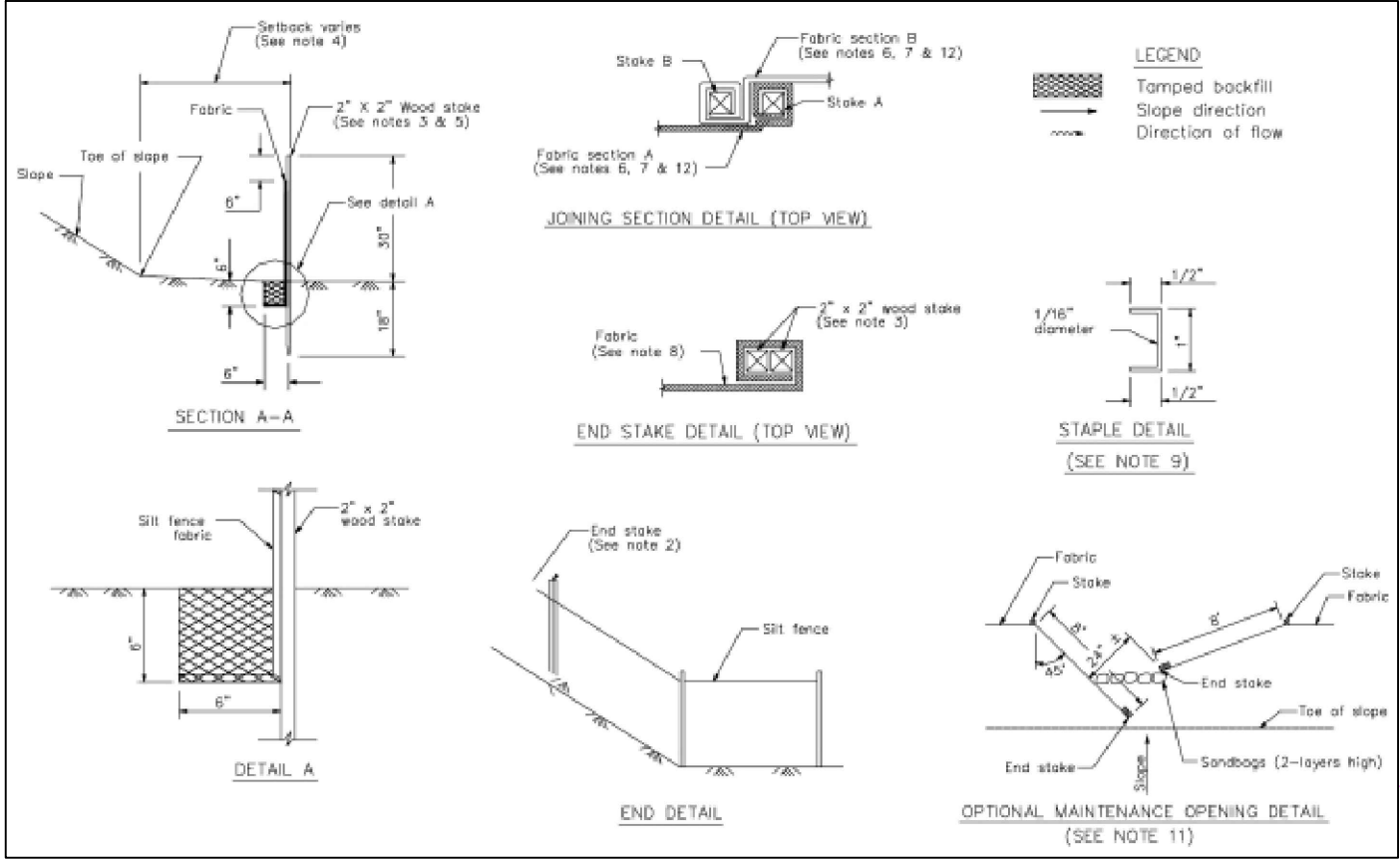
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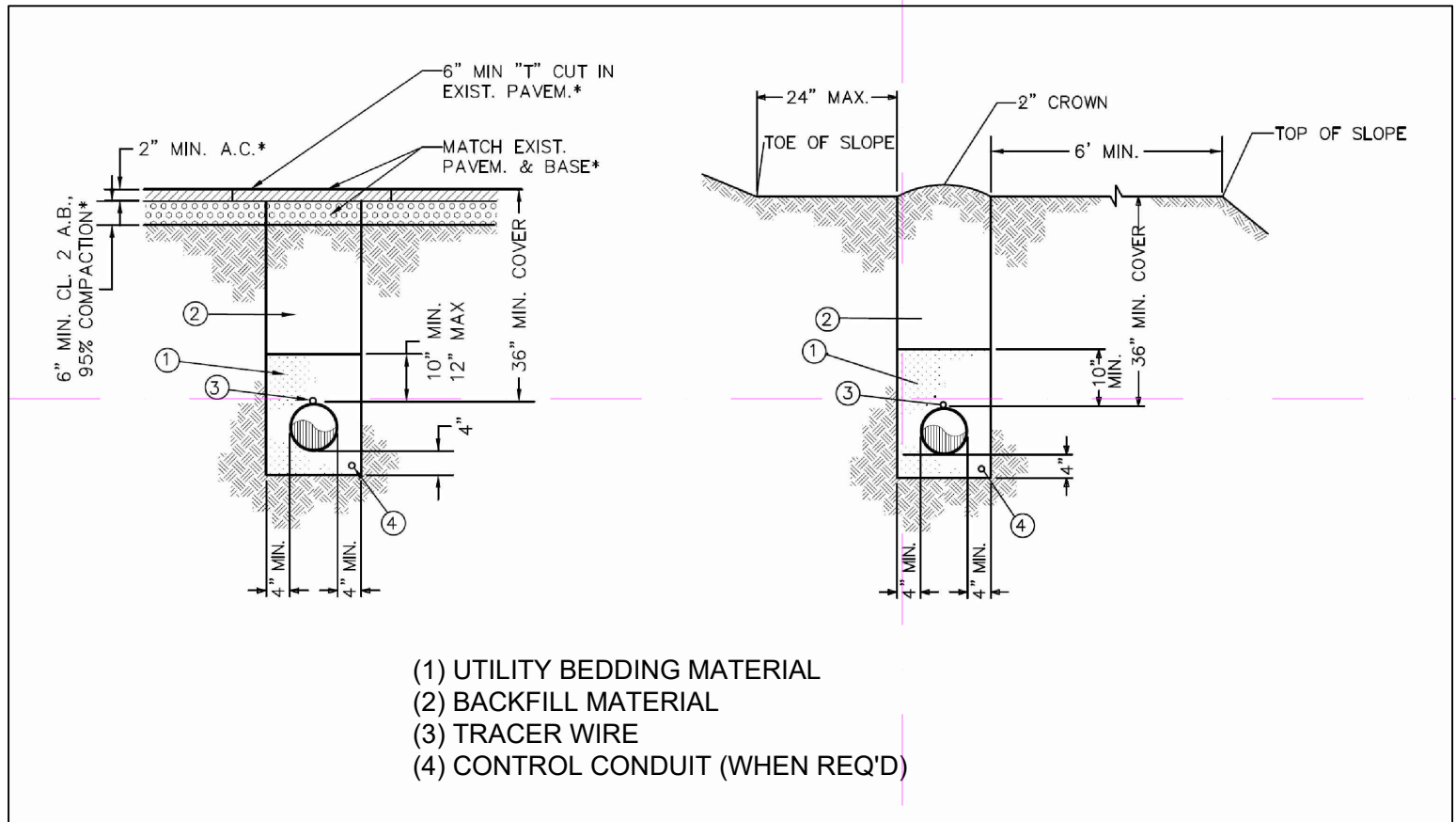
SILT FENCE DETAILS (TYP)

SCALE: AS SHOWN

A

C-19

C



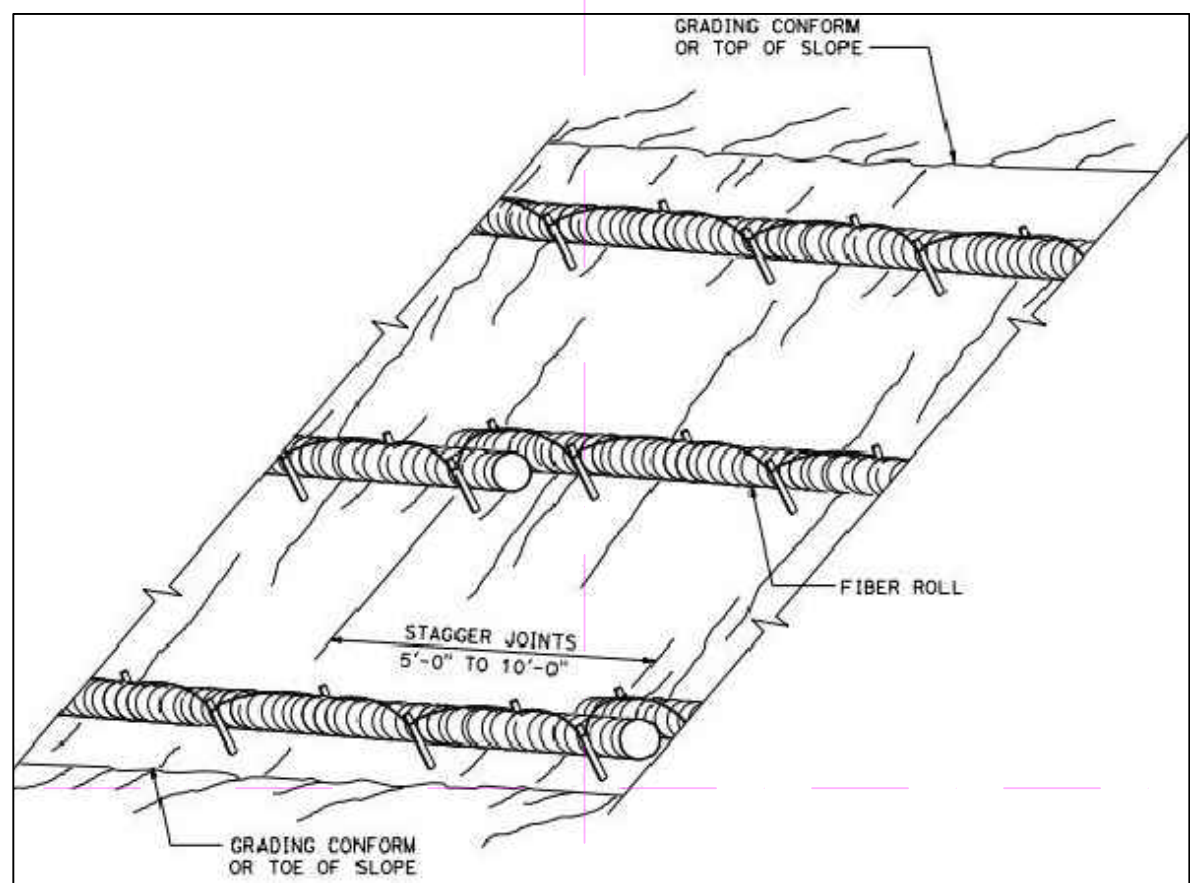
WATER LINE TRENCH

SCALE: AS SHOWN

E

C-19

B

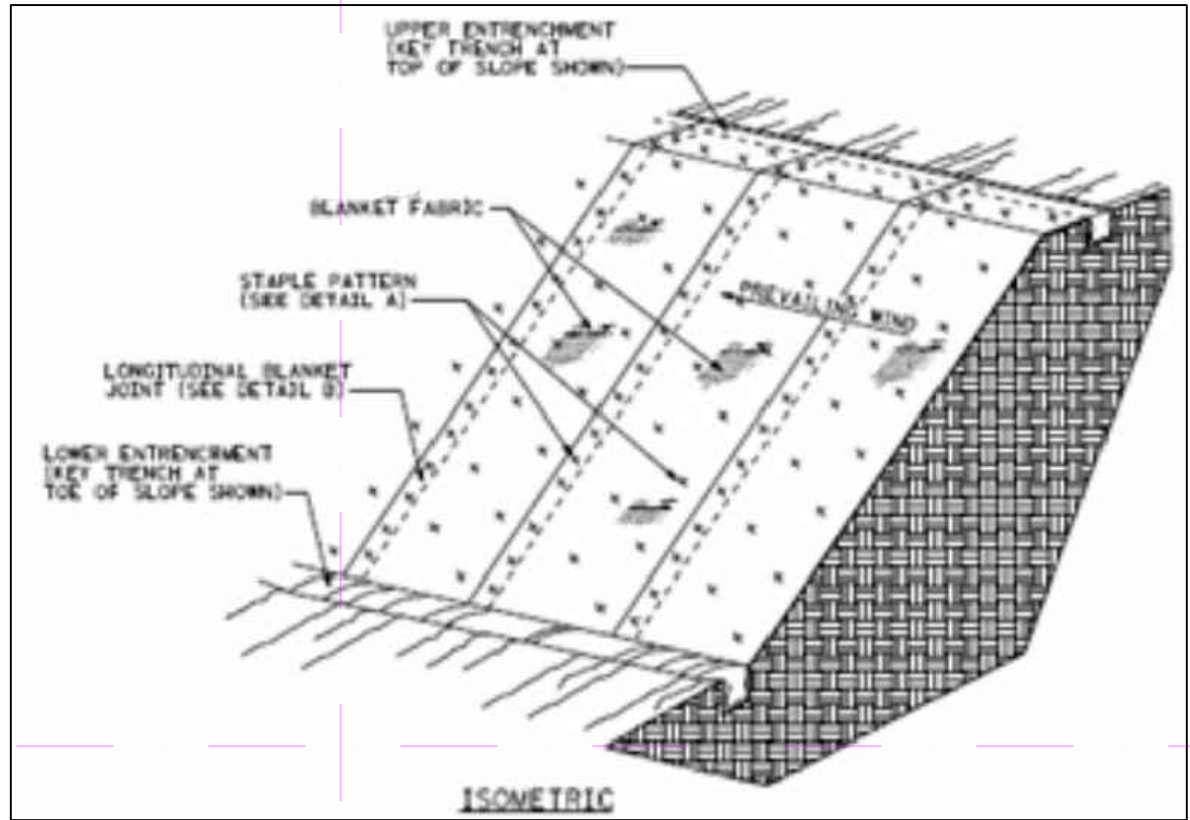


STRAW WATTLE DETAILS (TYP)

SCALE: AS SHOWN

B

C-19

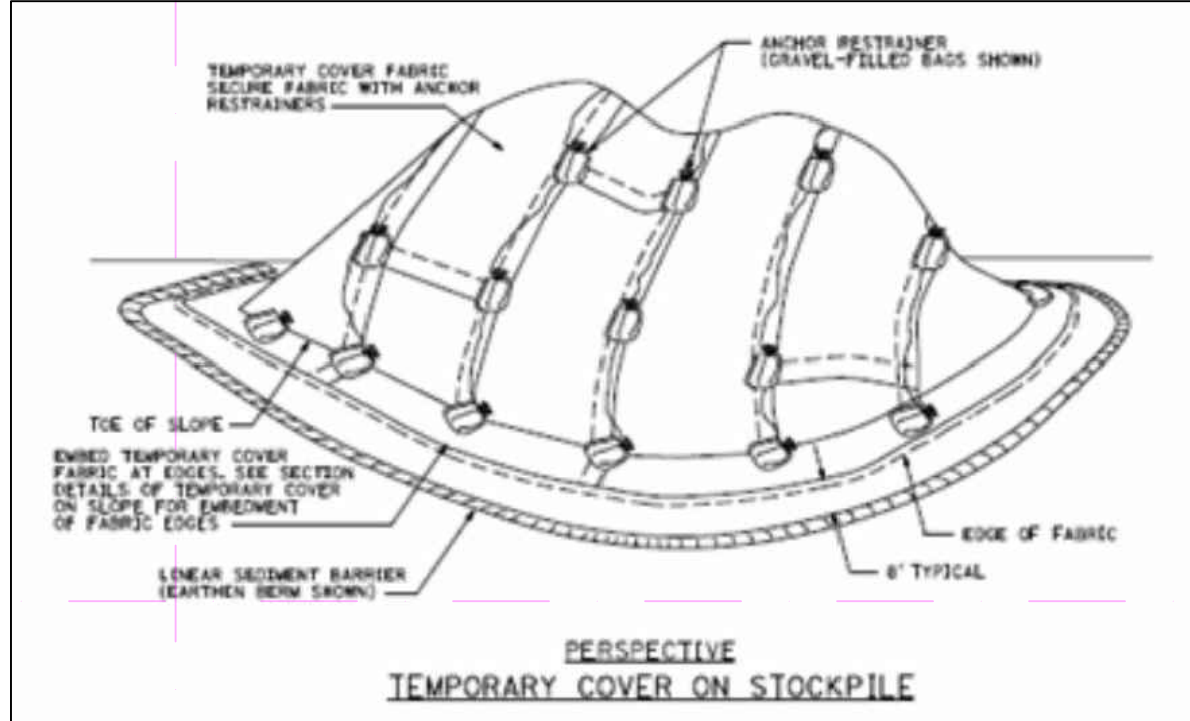


HILLSIDE SEEDING W/ JUTE NET

SCALE: AS SHOWN

C

C-19



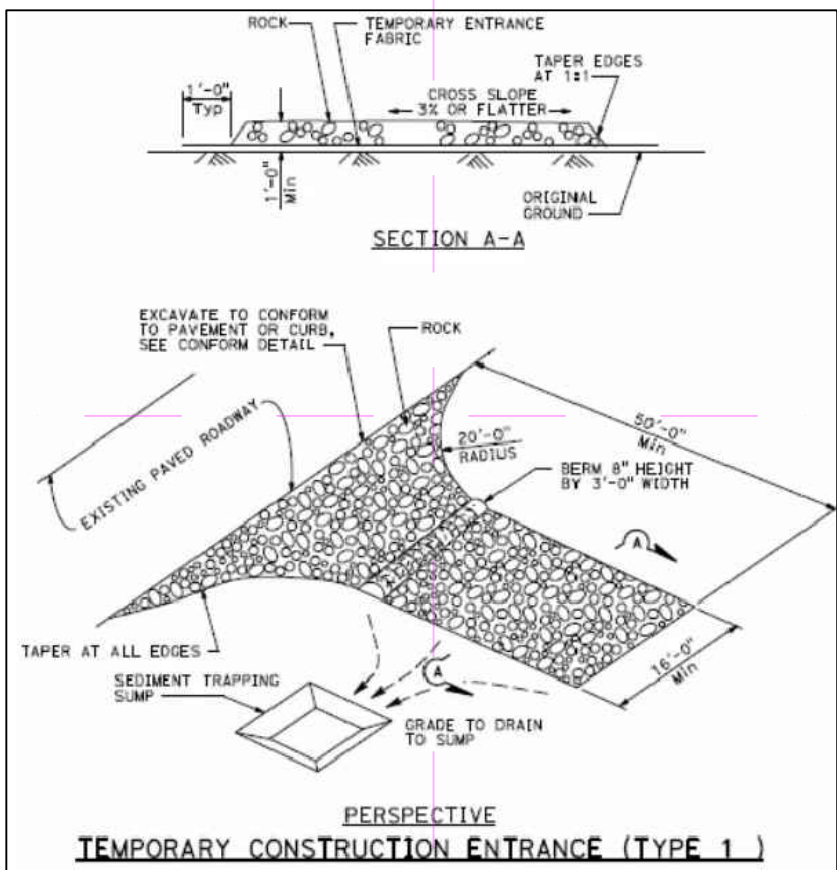
STOCKPILE COVERING

SCALE: AS SHOWN

D

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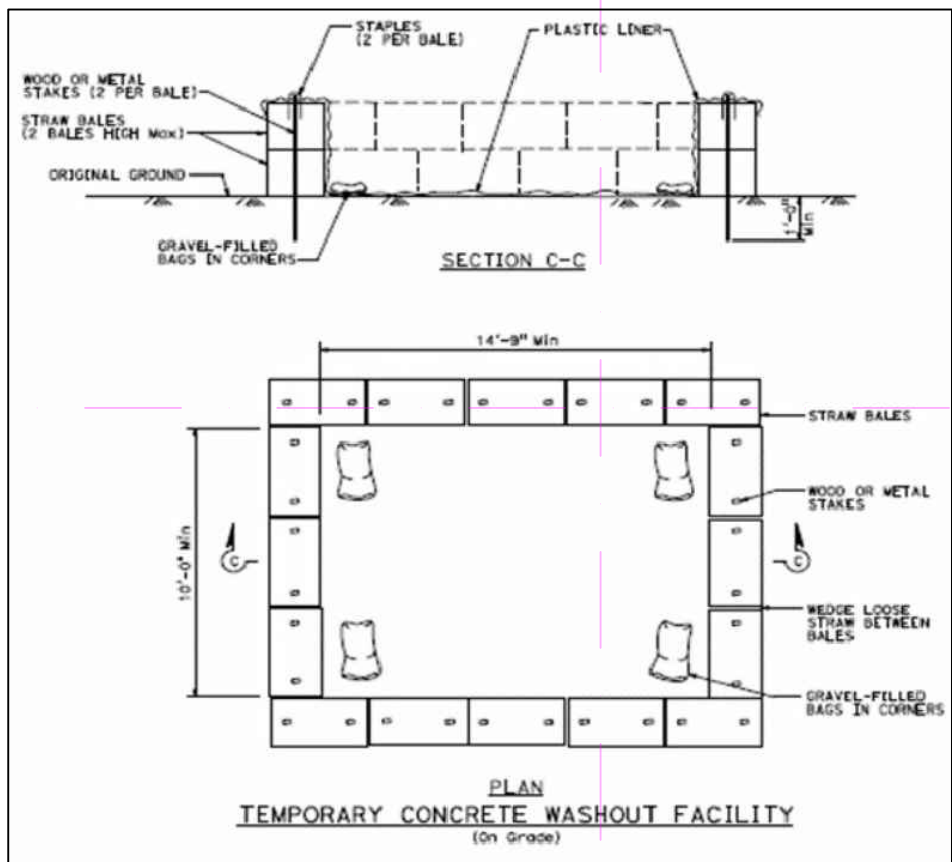


STABILIZED ENTRANCE

SCALE: AS SHOWN

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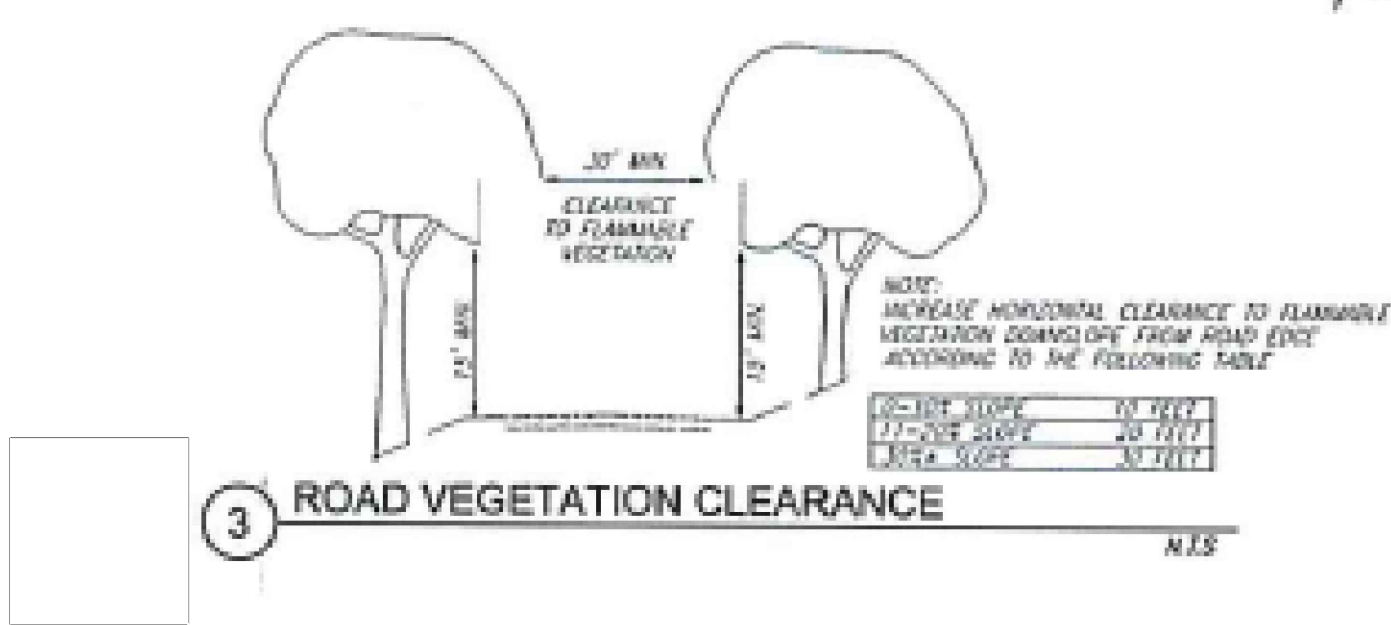


CONCRETE WASHOUT

SCALE: AS SHOWN

G

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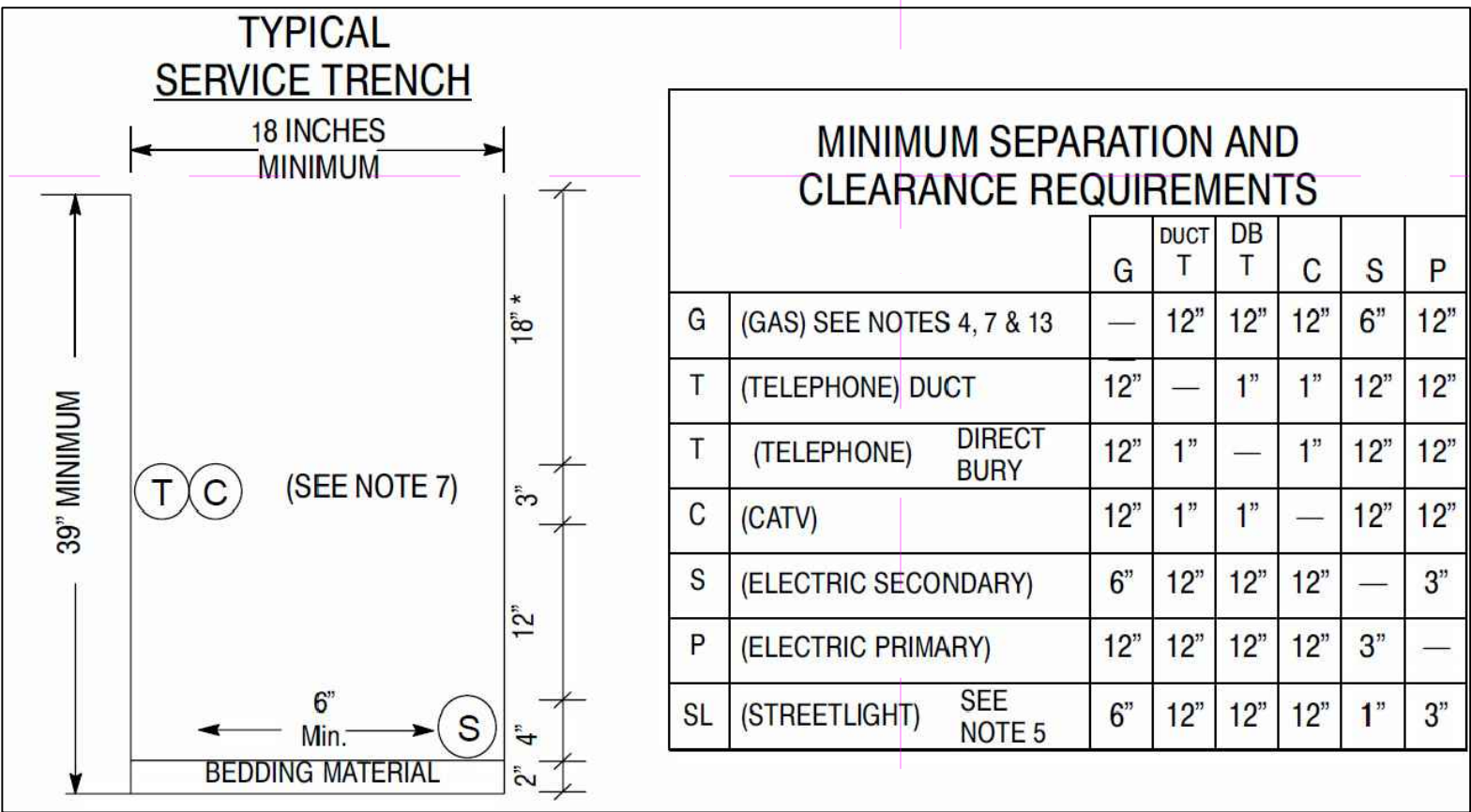
ROAD VEGETATION CLEARANCE

SCALE: AS SHOWN

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A

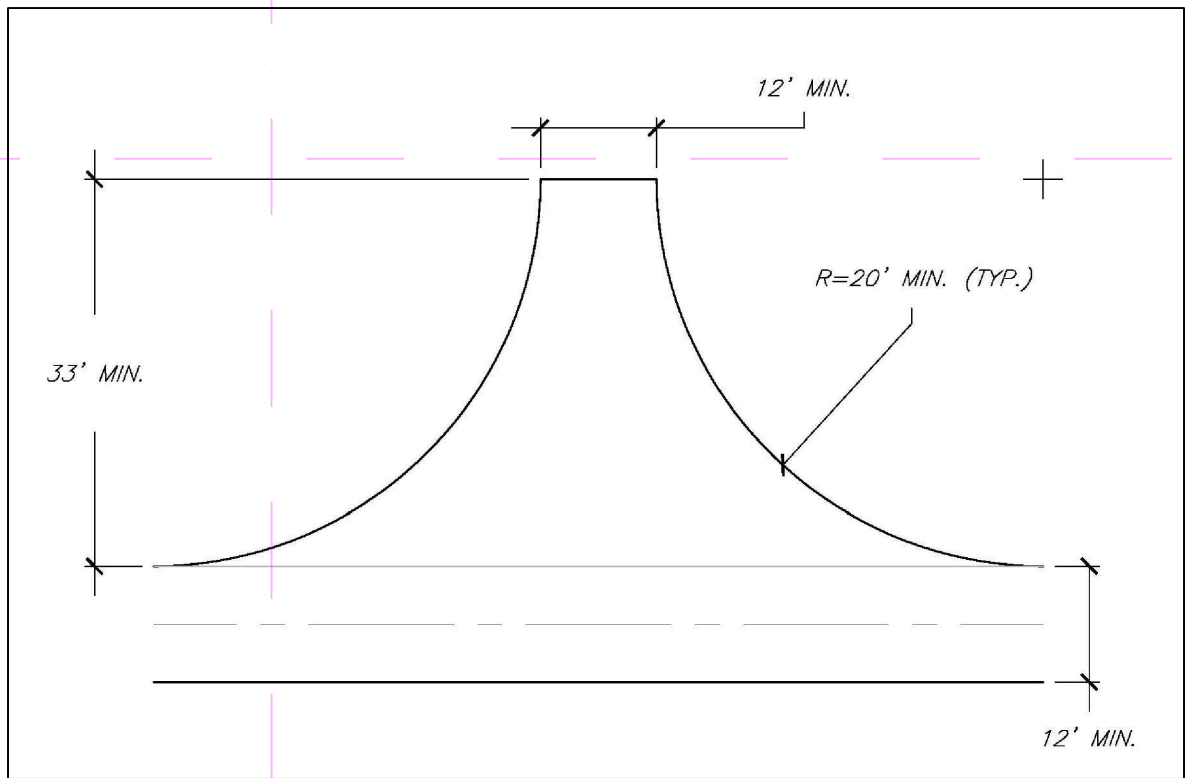


JOINT TRENCH

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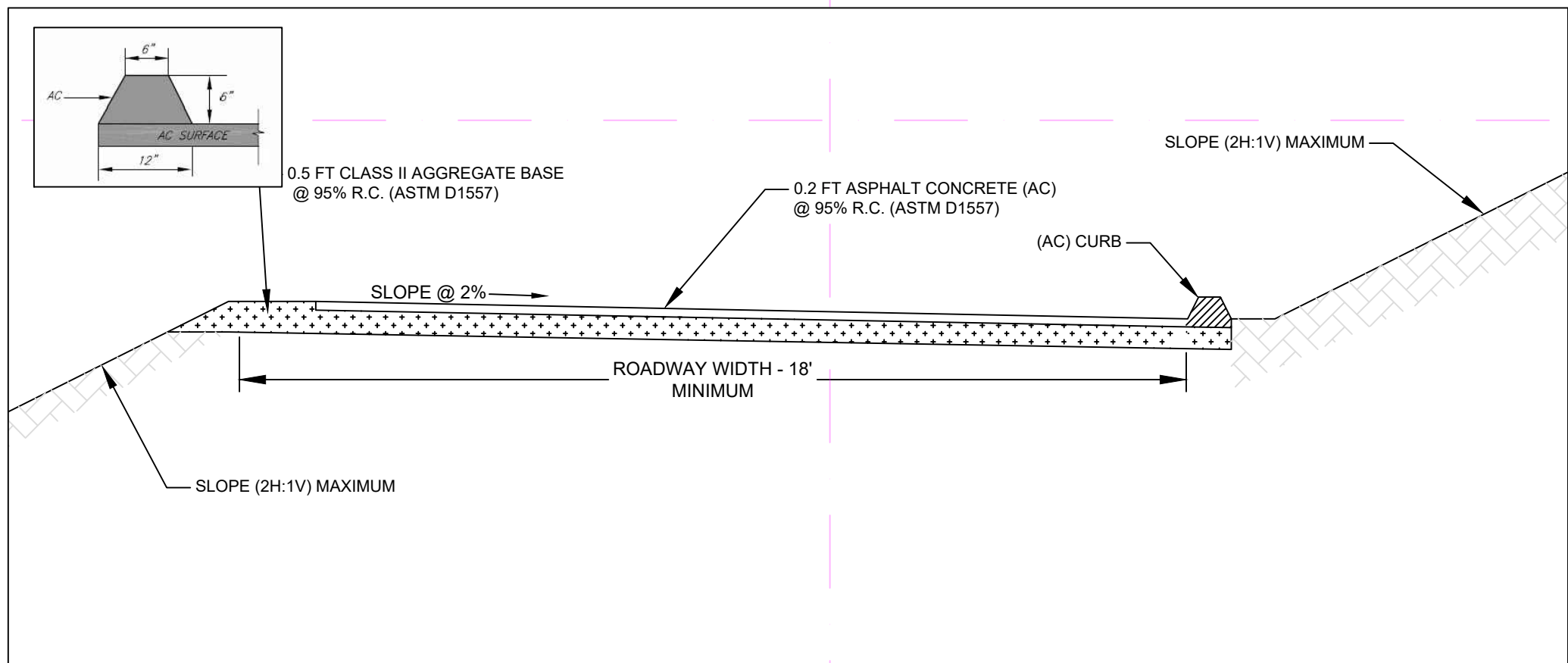


DRIVEWAY APPROACH (FUTURE)

SCALE: AS SHOWN

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AC ROADWAY SECTION

SCALE: AS SHOWN

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DATE	SOLUTION NO.	CONTRACT NO.	FOR REDUCED PLANS ORIGINAL SCALE INCHES
DESIGNED BY:	DWN BY:	SUBMITTED BY:	0 1 2 3



GENERAL DETAILS
VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION
C-20
SHEET 22 OF 24



EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, APPLICABLE COUNTY REGULATIONS, AND SECTION 20 OF THE CALTRANS STANDARD SPECIFICATIONS.
2. THE APPROVED PLANS SHALL CONFORM WITH THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES CONTAINED IN THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS OR AN EQUIVALENT BEST MANAGEMENT PRACTICE:
 - 2.1. EROSION AND SEDIMENT CONTROL FIELD MANUAL BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD;
 - 2.2. MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES BY THE ASSOCIATION OF BAY AREA GOVERNMENTS;
 - 2.3. CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK BY CALTRANS;
 - 2.4. STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.
3. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIALS REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CAS000002 WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
5. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE. THE CONTRACTOR MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 - APRIL 15).
7. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR BEFORE FORECASTED STORM EVENTS AND AFTER ACTUAL STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. STORM EVENTS PRODUCE AT LEAST 1 INCH OF PRECIPITATION IN A 24 HOUR PERIOD. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
8. CONTRACTOR IS RESPONSIBLE FOR DEVELOPMENT AND IMPLEMENTATION OF AN APPROPRIATE STORM WATER POLLUTION PREVENTION PLAN. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS. CHANGES SHALL BE NOTED ON THE PLAN WHEN MADE.
9. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER AND CHLORINATED WATER.
10. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY.
11. WHENEVER IT IS NOT POSSIBLE TO UTILIZE EROSION PREVENTION MEASURES, EXPOSED SLOPES SHALL EMPLOY SEDIMENT CONTROL DEVICES, SUCH AS FIBER ROLLS AND SILT FENCES. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR.
12. SOIL AND MATERIAL STOCKPILES SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
13. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY, OR AS NECESSARY, AND REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE ARRANGED.
14. A CONCRETE WASHOUT AREAS, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS (AS REQUIRED). AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS.
15. PROPER APPLICATION, CLEANING AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
16. WHEN UTILIZED, TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED TO PREVENT THE DISCHARGE OF POLLUTANTS.
17. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

ALL INTERNAL COMBUSTION ENGINES SHALL BE FITTED WITH SPARK ARRESTORS. CONTRACTOR SHALL HAVE AN APPROPRIATE FIRE EXTINGUISHER AND FIRE FIGHTING TOOLS (SHOVEL AND AXE AT A MINIMUM) PRESENT AT ALL TIMES WHEN THERE IS AN ELEVATED LIKELIHOOD OF FIRE. VEHICLES SHALL NOT BE PARKED IN ANY TALL GRASS OR ANY OTHER LOCATION WHERE HEAT FROM EXHAUST COULD IGNITE A FIRE. CONTRACTOR SHALL FOLLOW ANY ADDITIONAL RULES THE LANDOWNER HAS FOR FIRE PREVENTION.

1. PLASTIC TREE PROTECTION FENCING SHOULD BE INSTALLED AT THE DRIP LINES OF TREES TO REMAIN IN CONSTRUCTION ZONE (OR THE OUTER EDGE OF THE DRIP LINE OF GROUPS OF TREES) IF ACCESS WITHIN DRIP LINE WILL BE REQUIRED, FENCE TO BE PLACED AT EXPECTED LIMIT OF GRADING IT SHOULD BE INSTALLED PRIOR TO THE START OF CLEARING OR GRADING OPERATIONS, AND KEPT IN PLACE THROUGHOUT CONSTRUCTION ACTIVITIES.
2. WHEN PRUNING FOR CLEARANCE IS REQUIRED ON ANY TREES TO REMAIN, IT SHOULD BE DONE BY TRAINED QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES PRIOR TO CONSTRUCTION PRUNING SHOULD BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION, (IE THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC.) AND CLEARANCE.
3. IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED, FOR TREES TO BE SAVED, THEY SHOULD BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW ROOTS SHALL BE KEPT MOIST WHILE EXPOSED.
4. WOOD CHIP MULCH GENERATED FROM PRUNING AND REMOVALS CAN BE SPREAD UNDER REMAINING TREES ONSITE TO SERVE AS PERMANENT TOP DRESSING AND MULCH.
5. NO PARKING. OPERATION OF EQUIPMENT, STORAGE OF MATERIALS. DISPOSAL OF WASTE OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIP LINES OF PROTECTED TREES.
6. OWNERS SHALL BE RESPONSIBLE FOR CONSULTING WITH ARBORIST REGARDING CONSTRUCTION IMPACTS ON EXISTING TREES.

1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH THE MONTEREY COUNTY CODE, APPLICABLE MONTEREY COUNTY REGULATIONS & MONTEREY COUNTY ORDINANCES & PROJECT GEOTECHNICAL RECOMMENDATIONS.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY (RMA) BUILDING SERVICES. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.
3. THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/ DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCT/ON ACTIVITIES.
4. MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY (RMA) BUILDING SERVICES MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO THE MONTEREY COUNTY CODE, THE APPROVED PLANS AND SPECIFICATIONS. PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING/DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY (RMA) BUILDING SERVICES.
5. ISSUANCE OF A GRADING/DRAINAGE PERMIT BY MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY (RMA) BUILDING SERVICES DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
6. RETAINING WALLS, UNLESS EXEMPTED PER SCCCC, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
7. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND WETLANDS IN COMPLIANCE WITH THE REQUIREMENTS OF SCCCC. EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORM WATER.
8. CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. THE TOP OF CUT SLOPES SHALL BE ROUNDED OFF TO BLEND WITH THE NATURAL TERRAIN BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF 5 FEET TO BLEND WITH THE NATURAL TERRAIN
9. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER HAZARDOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE; WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.
10. GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING GROUND APPROXIMATELY 4" TO 6" TO PROVIDE A BOND WITH THE FILL MATERIAL.
11. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:IV (50%) UNLESS SPECIFICALLY ALLOWED IN WRITING BY THE PROJECT GEOTECHNICAL ENGINEER AND APPROVED BY MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY (RMA) ENVIRONMENTAL SERVICES.
12. FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY. AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.
13. STORESUND CONSULTING HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS, HOWEVER, THE DEVELOPMENT PROCESS INCLUDES ACTIVITIES OCCURRING THROUGHOUT CONSTRUCTION. THESE ACTIVITIES INCLUDE CALCULATIONS, PLAN CHECKS AND VERIFICATIONS DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN STORESUND CONSULTING PERFORM THE CONSTRUCTION STAKING OPERATION, THEY SHALL INDEMNIFY STORESUND CONSTRUCTION FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSES OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY STORESUND CONSTRUCTION.
14. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO ANY ALLEGED STAKING ERROR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR RE-STAKING AND VERIFICATION OF PREVIOUS STAKING. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE ORIGINAL STAKING IS DONE BY OTHERS, STORESUND CONSULTING ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK WHERE IT HAS BEEN DETERMINED THAT ANY CORRECTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY THE ENGINEER, THAT AMOUNT SHALL BE AGREED TO BY THE ENGINEER IN WRITING PRIOR TO TAKING CORRECTIVE ACTION FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY THE ENGINEER WILL NEGATE ALL REQUIREMENTS OF HIS FINANCIAL ASSISTANCE.
15. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL AND OVERRIDING SPECIFICATIONS.
16. DRAINAGE CALCULATIONS ASSOCIATED WITH THESE PLANS WERE PREPARED BASED ON CURRENT AGENCY STANDARDS. THE OWNER SHALL BE RESPONSIBLE FOR ROUTINE MAINTENANCE TO THE STORM DRAIN NETWORK TO ENSURE FREE FLOW.

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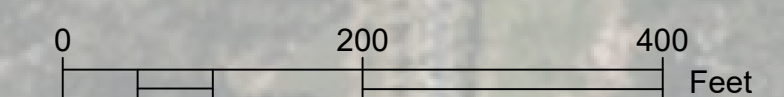
DESIGNED BY:		DATE:
DWN BY:	CKD BY:	SOLICITATION NO.:
SUBMITTED BY:		CONTRACT NO.:
FOR REDUCED PLANS ORIGINAL SCALE INCHES		
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NOTES

VEGA ROAD PROPERTIES PROJECT
146 VEGA ROAD
ROYAL OAKS, CA 95076

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IDENTIFICATION
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