

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

ELLA INDUSTRIES INC (PLN190155)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d) and none of the exceptions listed in Section 15300.2 apply; and
- 2) Approving a Use Permit to:
 - a. Legalize grading and paving over a portion of an unimproved road to partially clear Code Enforcement violation (21CE00499); and
 - b. Allow development on slopes in excess of 25% for construction of a private road and utility trench to serve four future home sites.

[PLN190155 ELLA INDUSTRIES INC, Less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks, North County Area Plan (APNs: 117-471-003-000, 117-471-004-000, 117-471-007-000 and 117-471-016-000)]

The ELLA INDUSTRIES INC application (PLN190155) came on for public hearing before the Monterey County Planning Commission on March 13, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The properties are located off of Vega Road, less than ½ mile northeast of the intersection of Lewis Road and Vega Road, Royal Oaks (Assessor's Parcel Numbers [APNs]: 117-471-003-000, 117-471-004-000, 117-471-007-000 and 117-471-016-000), within the North County Area Plan. The parcels are zoned as Low Density Residential with a maximum gross density of five acres per unit or "LDR/5"; however Parcel "A" (APN: 117-470-016-000) has a portion of the lot designated with a maximum gross density of two and a half acres per unit that is not within the area of proposed development. The project includes after-the-fact approval of a Use Permit to legalize the grading and development on slopes in excess of 25% that had previously occurred due to erosion from winter storms and approval to allow the proposed development on slopes in excess of 25% to allow the construction of a private road on slopes. The road is an existing logging/jeep trail within a roadway access easement that is being converted to a private access road with future utilities to be installed within (below) the road for future residential development of the four parcels. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. Parcel A is a 21.612-acre lot that is shown in its current size and configuration as Parcel D of MS-72-383 on Parcel Map Volume 10, page 163. Parcel "B" (APN: 117-471-007-000) is a 27.20-acre lot that is shown in its current size and configuration as Parcel C of MS-73-50 on Parcel Map Volume 6, page 31. Parcel "C" (APN: 117-471-003-000) is a 29.435-acre lot and Parcel "D" (APN: 117-471-004-000) is a 23.029-acre lot, both shown in their current size and configuration on the 1965 Record of Survey Map, Volume 7, page 86, both parcels were verified as separate ownerships during the time of the survey. Therefore, the County recognizes the properties as legal lots of record.
- d) Development Standards. The four parcels are currently undeveloped and there are no proposed development projects, other than roadway and utility installation, at this time. Parcel A sits to the west and has the closest access to Vega Road. Parcel B is directly adjacent to Parcel A's east property line. Parcel C is to the east of Parcel B and to the west of Parcel D. Parcel D sits the furthest east of the 4 parcels. There is an existing access easement that exists on Parcels A, B, and C, connecting all four parcels to Vega Rd. Previous development includes grading that had previously occurred due to erosion from winter storms. The proposed development includes converting the existing jeep trail into a private access road within the access easement. A utility trench will be installed below the new access road to provide future utilities to the parcels for future development projects. There was a portion of the access road at the approach on Parcel A that has been paved to provide stability to the road during high volume rainstorms to avoid further erosion issues.

- e) Tree Removal. There is a grove of eucalyptus trees on the south end of all four parcels. An Oak Restoration and Forest Management Plan (LIB230067 – see Finding 2, Evidence “b”) was prepared by Ono Consulting. Ono

Consulting observed that the eucalyptus plantings on the parcels were planted in uniform rows with spacing of 10-20 feet on center, there was evidence that the eucalyptus trees were harvested two to three times with multi-clustered stems ranging from 10-24 inches in diameter, indicating that the trees were primarily used as a plantation. There is little native vegetation in the surrounding area around the eucalyptus trees. Due to the high precipitation events that happened at the end of 2021 and subsequent erosion events, some of the eucalyptus trees have been removed due to storm damage on Parcels A and B. Other trees were removed during subsequent grading as a result from the storms, although the total number of trees removed has not been confirmed. Since eucalyptus is not a native tree in the North County Area Plan, the Oak Restoration and Forest Management Plan does not recommend replacing the removed trees with eucalyptus, but rather to plant with native oak and Coast live oak trees instead to help the area recover as a natural oak woodland habitat. The Oak Restoration and Forest Management Plan also addressed removing all eucalyptus trees across all four parcels and replanting with Oak and Coast live oak trees. However, the plantings of oak trees can take years to mature and provide ample ground stabilization, and there are concerns of potential erosion that still may occur while waiting for the oak trees to mature. Storesund Consulting provided an Addendum Letter (LET_STORESUND – see Finding 2, Evidence “b”) with a recommendation to not proceed with the Oak Restoration and Forest Management Plan. Eucalyptus trees are not protected by the County’s policies, and Staff agrees that there is not a nexus for implementing the Oak Restoration and Forest Management Plan.

A restoration plan implemented through Condition No.3 will focus on replanting the previously removed eucalyptus trees with oak and Coast live oak trees and restoring areas of disturbance due to the proposed road work. The restoration also encourages the removal of invasive species such as Himalayan Blackberry to allow for native plants and understory to grow, replacing removed eucalyptus trees with native oak and Coast live oak trees and an invasive species eradication plan to remove any non-native plantings to allow native understory plants to grow. There is no proposed tree removal for this project. In accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required prior to any tree removal and/or before construction begins through implementation of Condition No. 4.

- f) Land Use Advisory Committee (LUAC). The project was not referred to the North County Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing for Design Approval, a Lot Line Adjustment, or preparation of an Initial Study.

- g) The project planner conducted a site inspection on March 30, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

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

b) Staff identified potential impacts to the project. The following report have been prepared:

- “Oak Restoration and Forest Management Plan” (LIB230067) prepared by Frank Ono, Pacific Grove, CA, March 8, 2022.
- “Geotechnical Evaluation” (LIB230068) prepared by Rune Storesund, Kensington, CA, April 25, 2023.
- “Addendum Letter” (LET_STORESUND) prepared by Rune Storesund, Kensington, CA, April 27, 2023.

County staff independently reviewed these reports and concur with the conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) An encroachment permit shall be required prior to work commencement on the connection from the private access road to Vega Road and shall be implemented through Condition No. 7.
- d) Staff conducted a site inspection on March 30, 2023 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

3. FINDING: DEVELOPMENT ON SLOPES – There is no feasible alternative which would allow development to occur on slopes of less than 25% and the proposed development better achieves the resource protection objectives and policies contained in the 2010 General Plan and North County Land Use Plan.

EVIDENCE: a) The existing roadway has been identified as an established roadway/trail since the 1950s due to satellite imaging provided in an Addendum Letter (LET_STORESUND – see Finding 2, Evidence “b”) prepared by Storesund Consulting. The Applicant has submitted an application to develop the roadway into a permanent paved access road to the four parcels. Following a series of elevated precipitation events, there was

evidence of erosion from areas where the ground cover and eucalyptus trees were removed. The Owner tried to replace the displaced soil back to its original location and these actions led to the County issuing a code violation (see Finding 5). A site inspection was conducted by Staff on March 30, 2023, confirming that grading had been completed without a permit, as well as development on slopes in excess of 25% and the removal of vegetation, creating a potential hazard for erosion.

- b) The roadway is located within an existing 50-foot wide right of way access easement as shown on maps filed in Volume 10 of Parcel Maps, page 163; Volume 6 of Parcel Maps, page 31; and Volume 7 of Record of Surveys, page 86. Approximately 68% of the easement area contain slopes less than 25% while the remaining 32% of the easement area contain slopes in excess of 25%. This right of way is the only access easement dedicated to allow ingress and egress of the subject parcels. Therefore, there is no alternative available to avoid slopes in excess of 25%.
- c) A Geotechnical Evaluation (LIB230068 – see Finding 2, Evidence “b”) was prepared by Storesund Consulting confirming that the soil is primarily loamy sand. Although loamy sand is moderately erodible, Storesund Consulting identified loose soils in the roadway and provided recommendations for engineered fill materials, compaction, and paving that will provide stability to the loose soil.
- d) An Addendum Letter (LET_STORESUND – see Finding 2, Evidence “b”) prepared by Storesund Consulting confirmed that the associated road improvement work will help to stabilize the highly erodible soil and provide enhanced site stability as a result of engineered slopes in excess of 25%. Due to the length of time needed for woodland oak to re-establish in the area, Storesund Consulting also recommended installing stormwater infiltration ponds to capture stormwater and encourage controlled filtration into the underlying soils and groundwater table to minimize further erosion. Stormwater pollution prevention and other wastewater controls shall be implemented through Condition No. 8.

4. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) There is no need for potable water or wastewater for the sites at this time. Proposed future utilities will be installed to provide access to all

four parcels for future development. Implementation of the project would not result in an increase demand on these services.

- c) As demonstrated in Finding 3, the project will provide enhanced stability of the highly erodible soils through the establishment of a new, improved road and long-term stormwater management controls.
- d) Staff conducted a site inspection on March 30, 2023 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

5. FINDING: **VIOLATIONS** – The subject property shall comply with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. A violation exists on the property and approval of this permit would partially abate said violation.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of a violation (21CE00499) existing on subject property for grading and construction of a roadway. The violation was reported in 2021 when the applicant was removing excess soil that had eroded onto the existing jeep trail following a series of winter storms and paving a portion of the road that connects the access road to Vega Rd to help stabilize the soil and prevent further erosion. Staff conducted a site inspection on March 30, 2023 and concluded that there was evidence of grading and clearing of vegetation onsite, including grading on slopes in excess of 25%. An Addendum Letter (LET_STORESUND – see Finding 2, Evidence “b”) prepared by Storesund Consulting showing evidence of an existing roadway through satellite imaging from the 1950s and 1960s. Storesund Consulting also agreed that a new paved roadway on engineered slopes will stabilize the soil on slopes and proposed work includes the new roadway as well as installing utilities for future use to all four parcels within the roadway. Therefore, Staff recognizes that the violation in question is grading without a permit and development on slopes in excess of 25% and associated planning fees have been paid.
 - b) An Oak Restoration and Forest Management Plan (LIB230067 – see Finding 2, Evidence “b”) was provided by Ono Consulting, the restoration plan concluded that the area would benefit from replacing all eucalyptus trees with native oak and Coast live oak trees rather than replanting eucalyptus trees since these trees are not native to the area. However, the Addendum Letter by Storesund strongly suggests that oak restoration would take years to establish and could potentially create more erosion issues due to the amount of time needed for oak trees to become establish. The Oak Restoration and Forest Management Plan is significantly disproportionate to the violation and the removed eucalyptus trees are not native trees in the North County Area Plan, it was therefore not recommended to pursue restoration of all four parcels. Restoration of the disturbed areas only will be implemented through Condition No. 3.

- c) The violation will be partially abated to meet the zoning requirements through this entitlement once all conditions have been met. Upon the issuance of associated grading permit(s), associated fines paid, and finaling of grading permit(s) for the violation, the violation will be fully abated.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

6. 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 15303(d) categorically exempts new construction, including water main, sewage, electrical, gas, other utility extensions, and street improvements.
 - b) The project consists of improving an existing road and installing new utilities in a trench within the road to service four future home sites.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The location of a project site is not within any Environmentally Sensitive Habitat Areas;
 - The surround parcels in the immediate area of location to the four parcels have direct access to established roads and would not require additional access roads. Therefore, successive projects of the same type and in the same place (construction of an access road) would not contribute to a significant cumulative impact;
 - The proposed development area consists of highly erodible soil and the proposed roadwork, stormwater controls, and restoration plan will help to stabilize the erodible soil on slopes in excess of 25%. There are no other unusual circumstances regarding this project that would cause a significant effect to the environment;
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources;
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code; and
 - The project does not involve any identified historical resources.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on March 30, 2023.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190155.

7. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission's approval for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d) and none of the exceptions listed in Section 15300.2 apply; and
2. Approve a Use Permit to:
 - a. Legalize grading and paving over a portion of an unimproved road to partially clear Code Enforcement violation (21CE00499); and
 - b. Allow development on slopes in excess of 25% for construction of a private road and a utility trench to serve four future home sites.

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

PASSED AND ADOPTED this 13th day of March, 2024, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

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 _____.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN190155

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN190155) allows construction of a private road, development on slopes in excess of 25%, associated utilities to serve (4) future home sites and to partially clear Code Enforcement violation (21CE00499). The properties are located off of Vega Road, Royal Oaks (Assessor's Parcel Numbers 117-471-003-000, 117-471-004-000, 117-471-007-000, and 117-471-016-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD-Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number **) was approved by the Planning Commission for Assessor's Parcel Numbers 117-471-003-000, 117-471-004-000, 117-471-007-000, and 117-471-016-000 on March 13, 2024. The permit was granted subject to 8 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. PDSP001 - RESTORATION & MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a restoration plan for the areas of disturbance and affected by construction in accordance with the recommendations contained in the Oak Restoration Plan (LIB230067) to HCD-Planning for review and approval. The restoration plan shall include the following: use local plant sources for seed and container plant revegetation material, removal of exotic species, revegetation, success criteria, quarterly monitoring, establishment of a monitoring program to track the success of non-native vegetation control and establishment of native species, and establishment of an ongoing maintenance program for non-native plant control and other actions noted during monitoring. Quarterly monitoring of the restoration area will occur during the first year.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit a restoration plan detailing the recommendations of LIB230067 and this condition to HCD-Planning for review and approval.

Prior to issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit to HCD-Planning a copy of a contract between the owner/applicant and a qualified biologist indicating that the restoration plan and monitoring program will be implemented.

Prior to final inspection, the Project Biologist shall prepare and submit to HCD-Planning for review and approval, a report confirming that exotic species have been removed, and all replanting and revegetation activities have successfully occurred.

On an ongoing basis for the duration of the required monitoring period, quarterly reports shall be submitted to HCD-Planning for review and approval detailing compliance the approved restoration plan.

4. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal or construction activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD – Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Contractor shall submit to HCD-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable.

Owner/Applicant/Agent shall submit signed and notarized Indemnification Agreement to the Director of HCD – Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to HCD – Planning.

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

7. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to Vega Road. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

8. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

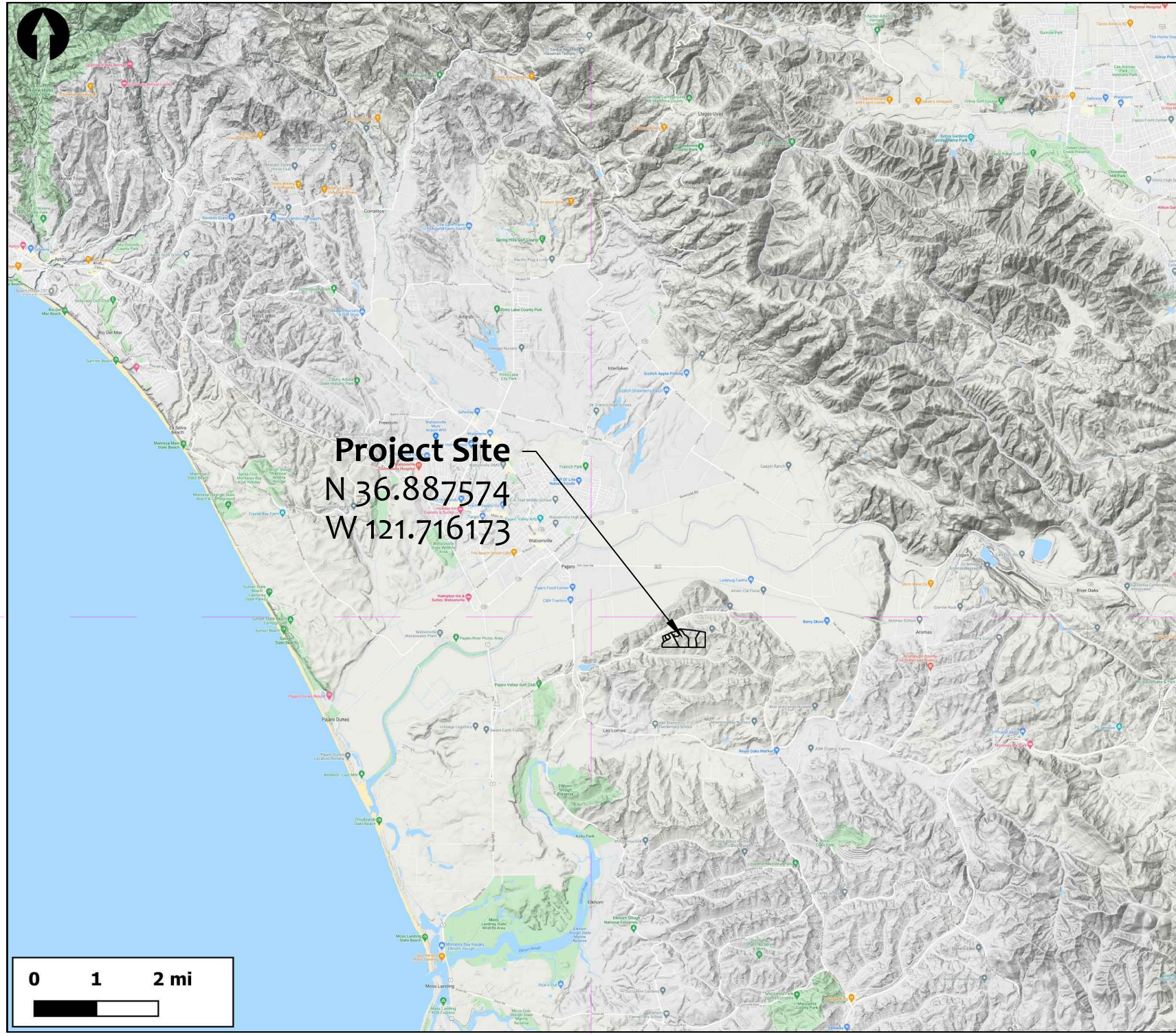
Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to HCD-Environmental Services. In lieu of a SWPPP, a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

VEGA ROAD PROPERTIES PROJECT
ROYAL OAKS, CA 95076

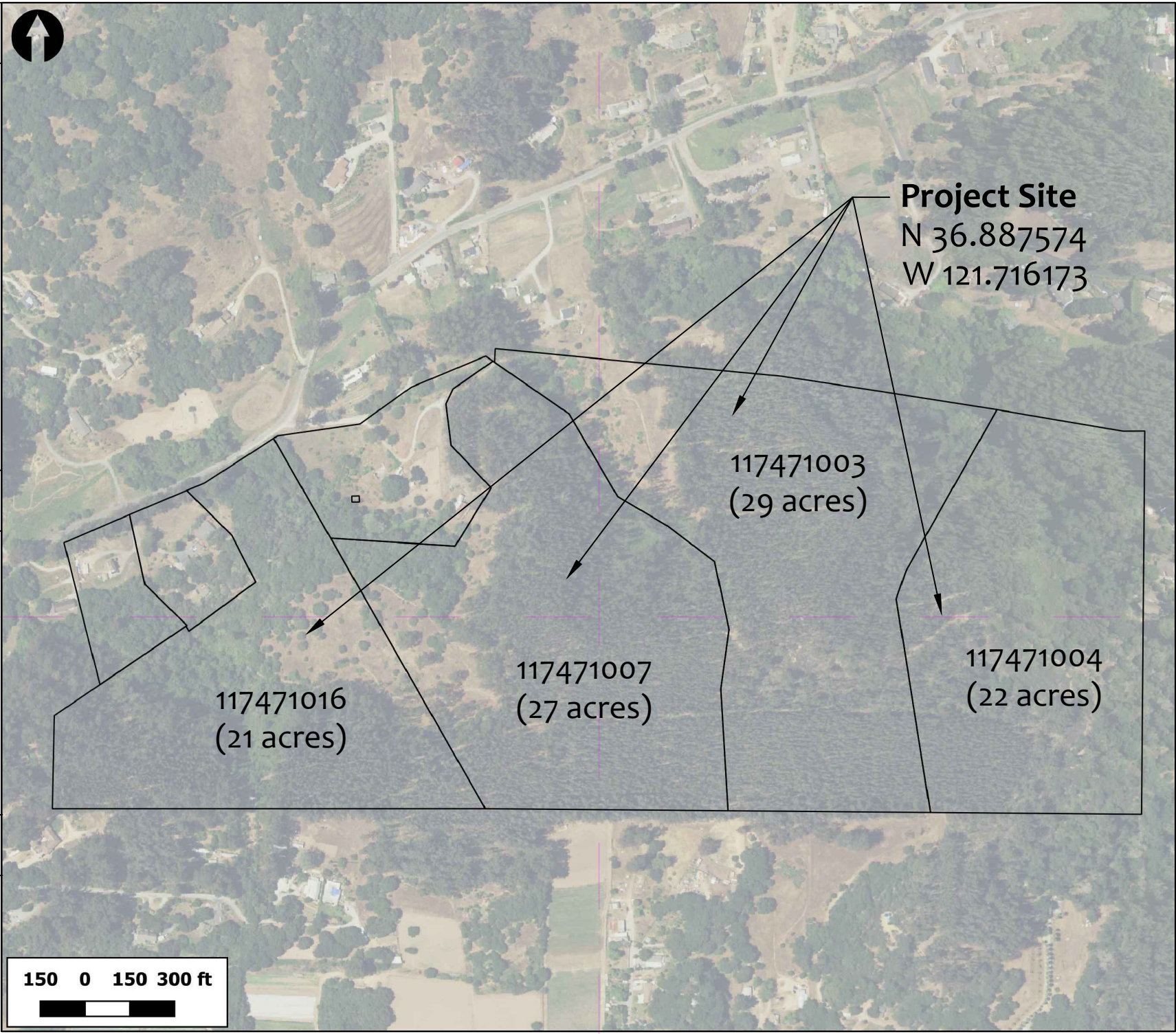
VEGA ROAD PROPERTIES
ACCESS ROAD PROJECT

RESPONSES TO COMMENTS
AUGUST 31, 2023



VICINITY MAP

SHEET INDEX	
R-1	TITLE SHEET
R-2	SITE PLAN
R-3	VEGETATION MAP
R-4	EXISTING SLOPES
R-5	PROPOSED SLOPES
OWNER	
ELLA INDUSTRIES, INC 608B MISSOURI ST. SAN FRANCISCO, CA 94107 (925) 389-6074	
APNS: 117471003; 117471004; 117471007; & 117471016	
PROJECT OVERVIEW	
Project Overview: The purpose of this is to construct an access road and trenching for future utility service to un-developed residential parcels (FUTURE PROJECT). The access road will be a private driveway to service the future construction of up to four (4) single family residences (FUTURE PROJECT). This project includes installation of utilities within the roadway (underground electrical, water line, communication conduit), and storm water drainage. New grading and associated paving for the access road will include required fire service access and turn-outs/arounds.	
Earthwork Quantities: Cut: <u>3,000</u> CY Fill: <u>2,300</u> CY Disturbed Area: <u>6</u> AC Ponds: <u>3,400</u> CY	
Note: Approximate earth quantities provided for permit valuation.	
PLANS FOR PERMIT REVIEW ONLY, NOT FOR CONSTRUCTION.	

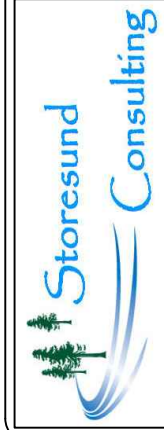


SITE MAP

MARK	DESCRIPTION	DATE	APPR
1	RESPONSE TO COMMENTS		RS



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



STORESUND CONSULTING
154 LAWSON ROAD
KENSINGTON, CA 94707
(510) 526-5849

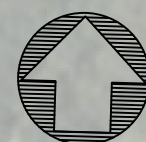
TITLE SHEET

VEGA ROAD PROPERTIES PROJECT
ROYAL OAKS, CA 95076

SHEET IDENTIFICATION

R-1

SHEET 1 OF 5



Vega Road Properties Water Well Summary					
Well ID	Installation Date	Depth (ft)	Easting (ft)	Northing (ft)	Parcel(s) Served
284176	1/10/1989	400	5766456	2218004	117-471-016

SEPTIC: No existing septic systems on the project lots

WELL 284176

LANDS OF ELLA INDUSTRIES, INC
DN: 2018-031030
PARCEL 1
APN: 117-471-003
PARCEL C OF VOLUME 7 OF SURVEYS PG 8

LANDS OF ELLA INDUSTRIES, INC
DN: 2018-031030
PARCEL III
APN: 117-471-004
PARCEL D OF VOLUME 7 OF SURVEYS PG 8

LANDS OF ELLA INDUSTRIES, INC
DN: 2018-031030
PARCEL V
APN: 117-471-007
PARCEL C OF 6-PARCEL MAP-3

LANDS OF ELLA INDUSTRIES, INC
DN: 2018-031030
PARCEL XI
APN: 117-471-016
PARCEL D OF VOLUME 10 PARCEL MAP PG 163

— (E) UN-IMPROVED
ACCESS ROAD

APN 117 - 471 - 016

APN 117 - 471 - 007

APN 117 - 471 - 003

APN 117 - 471 - 004

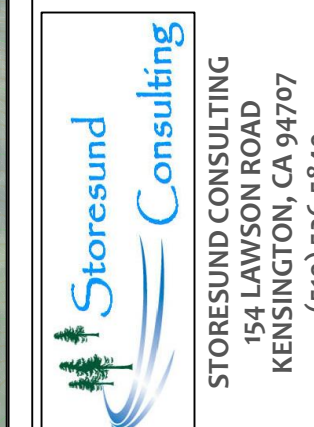
Vega Road Access Road Project Data Summary				
Item	117-471-007-000	117-471-016-000	117-471-003-000	117-471-004-000
Parcel Size (AC)	27.6	21.2	29.2	22.1
Land Use/Zoning	Residential - Low Density 5 - 1 Acres/Unit			
Existing Structures	NONE	NONE	NONE	NONE
Lot Coverage	Not Applicable			
Floor Area Ratio	Not Applicable			
Grading	SEE GRADING SHEET			
Tree Removal	Remove ~250 Invasive Eucalyptus with ingrading limits			
Impervious Pre/Post	0 SF / 9,250 SF	0 SF / 10,500 SF	0 SF / 6,500 SF	0 SF / 5,100 SF
Impervious Pre/Post	0 SF / 31,380 SF			
Total Developed	31,380 SF			
Parking Counts	Not Applicable			

EASEMENT NOTES: Easement delineations are approximate and based on Monterey, CA Assessor Map - Book 117 Page 47. Available from: <https://assr.parcelquest.com/Statewide>

Contours from CA FEMA Z4 B1 2018 (available from <https://www.opentopography.org>). Vertical datum: NAVD88 (feet).



DESIGNED BY:	DATE:
DRAWN BY:	CKD BY:
SUBMITTED BY:	SOLICITATION NO.:
	CONTRACT NO.:
FOR REDUCED PLANS ORIGINAL SCALE INCHES	
0	1
2	3



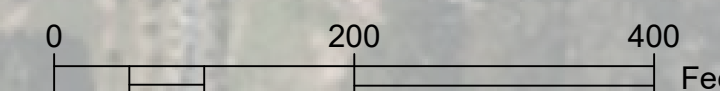
SITE PLAN

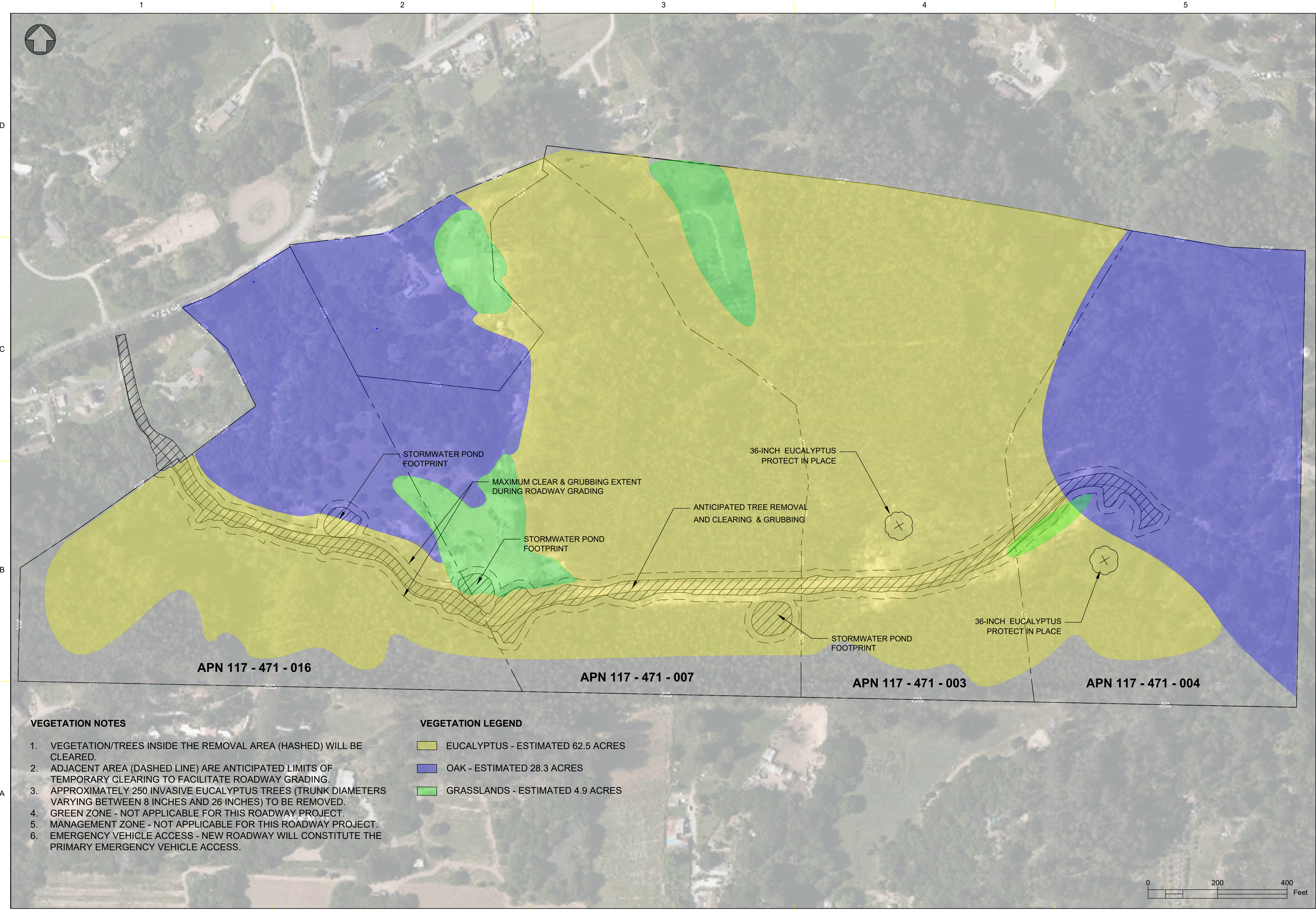
VEGA ROAD PROPERTIES PROJECT
ROYAL OAKS, CA 95076

SHEET
IDENTIFICATION

R-2

SHEET 2 OF 5





VEGETATION NOTES

1. VEGETATION/TREES INSIDE THE REMOVAL AREA (HASHED) WILL BE CLEARED.
2. ADJACENT AREA (DASHED LINE) ARE ANTICIPATED LIMITS OF TEMPORARY CLEARING TO FACILITATE ROADWAY GRADING.
3. APPROXIMATELY 250 INVASIVE EUCALYPTUS TREES (TRUNK DIAMETERS VARYING BETWEEN 8 INCHES AND 26 INCHES) TO BE REMOVED.
4. GREEN ZONE - NOT APPLICABLE FOR THIS ROADWAY PROJECT.
5. MANAGEMENT ZONE - NOT APPLICABLE FOR THIS ROADWAY PROJECT.
6. EMERGENCY VEHICLE ACCESS - NEW ROADWAY WILL CONSTITUTE THE PRIMARY EMERGENCY VEHICLE ACCESS.

VEGETATION LEGEND

- EUCALYPTUS - ESTIMATED 62.5 ACRES
- OAK - ESTIMATED 28.3 ACRES
- GRASSLANDS - ESTIMATED 4.9 ACRES



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154 LAWSON ROAD
KENSINGTON, CA 94707
(510) 526-5849

VEGETATION

VEGA ROAD PROPERTIES PROJECT
ROYAL OAKS, CA 95076

SHEET IDENTIFICATION

R-3

SHEET 3 OF 5

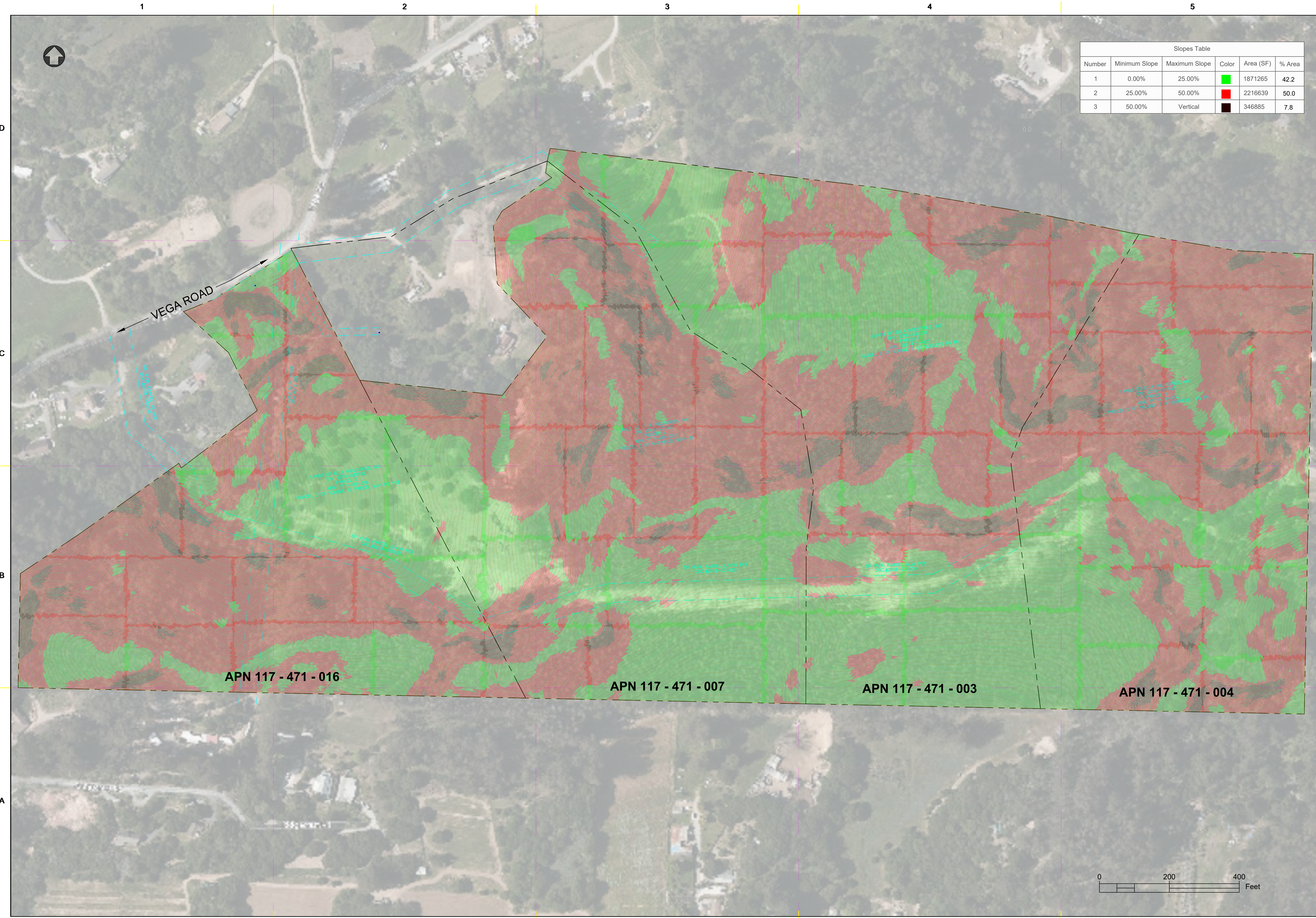
DESIGNED BY: DATE: SOLICITATION NO.: CONTRACT NO.: FOR REDUCED PLANS ORIGINAL SCALE INCHES

DWN BY: OKD BY: SUBMITTED BY: 0 1 2 3



MARK	DESCRIPTION	DATE	APPR.
1	RESPONSE TO COMMENTS		RS

PERMIT - NOT FOR CONSTRUCTION



Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area (SF)	% Area
1	0.00%	25.00%	Green	1871265	42.2
2	25.00%	50.00%	Red	2216639	50.0
3	50.00%	Vertical	Black	346885	7.8

REVISION	DATE	DESCRIPTION	MARK
1		RESPONSE TO COMMENTS	



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



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EXISTING SLOPES

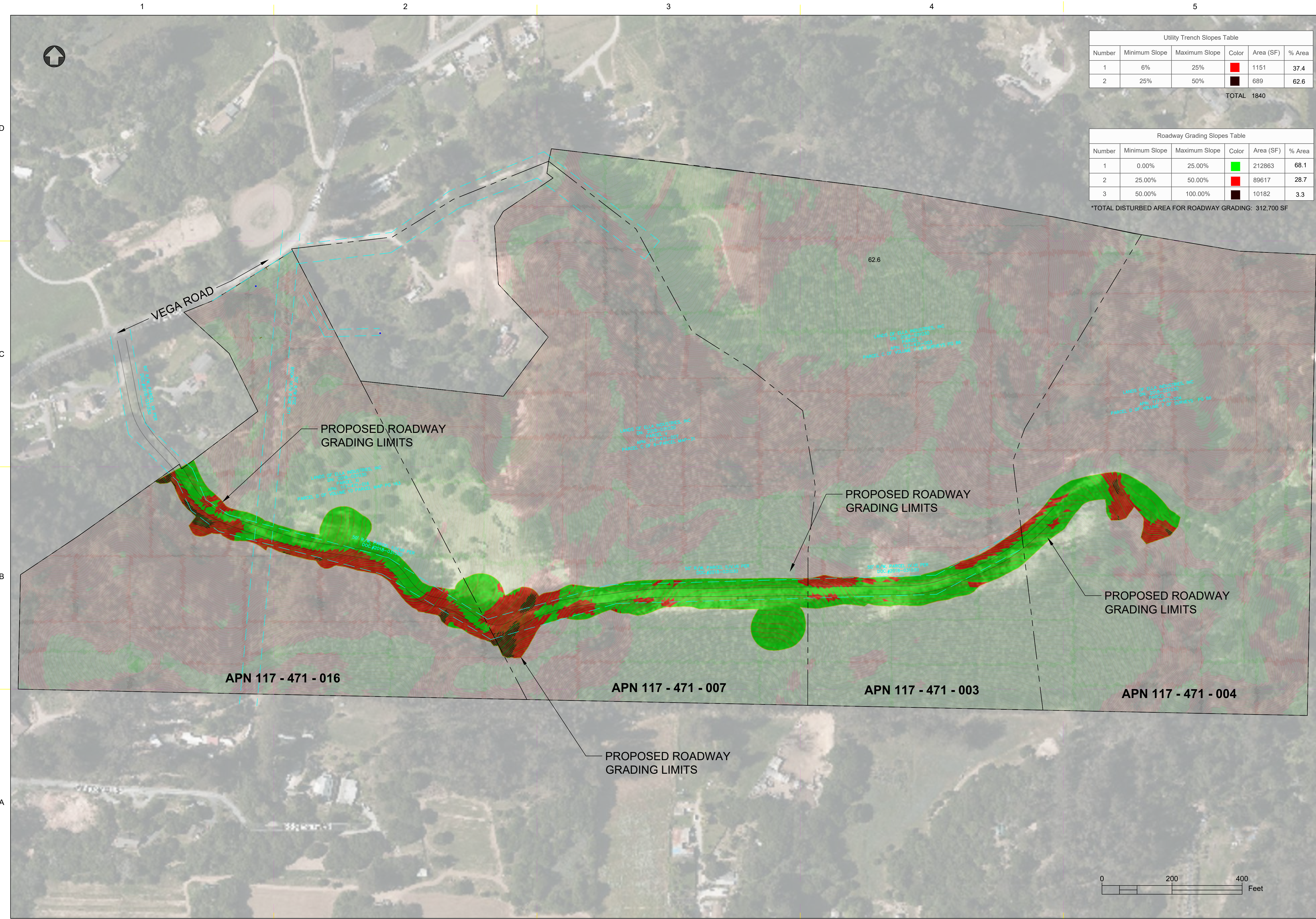
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SHEET IDENTIFICATION

R-4

SHEET 4 OF 5

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Utility Trench Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area (SF)	% Area
1	6%	25%	Red	1151	37.4
2	25%	50%	Black	689	62.6
TOTAL				1840	

Roadway Grading Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area (SF)	% Area
1	0.00%	25.00%	Green	212863	68.1
2	25.00%	50.00%	Red	89617	28.7
3	50.00%	100.00%	Black	10182	3.3

*TOTAL DISTURBED AREA FOR ROADWAY GRADING: 312,700 SF

REVISION	DATE	DESCRIPTION
1	06/20/2025	RESPONSE TO COMMENTS
2	06/20/2025	RESPONSE TO COMMENTS



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

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KENSINGTON, CA 94707
(510) 526-5849

PROPOSED SLOPES
VEGA ROAD PROPERTIES PROJECT
ROYAL OAKS, CA 95076

SHEET IDENTIFICATION
R-5
SHEET 5 OF 5

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