SAN MATEO
RESOURCE
CONSERVATION
DISTRICT

Special Meeting of the Board of Directors
Wednesday April 9, 2025
5:00 – 5:30 pm
Location: 80 Stone Pine Road, Suite 100, Half Moon Bay, CA 94019
and via Zoom at: https://us02web.zoom.us/j/89675733636

If you are using a computer or other device to join the meeting, you may click here. A computer video camera is not required to participate. If you do not have access to a computer or internet during this meeting, or if your computer does not have audio, you can call in by phone: (669) 900-6833 and enter the meeting ID: 896 7573 3636 when prompted.

1. Call to Order
2. Approval of Agenda
3. Introduction of Guests and Staff
4. Regular Agenda **4.1.** Board will consider Approval of Grading Exemption for Pescadero Creekside Garden Project.
5. Adjourn Meeting

Public records that relate to any item on the open session agenda for a regular board meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time as they are distributed to all members, or a majority of the members of the Board.

SAN MATEO
RESOURCE
CONSERVATION
DISTRICT

Minutes of the Special Meeting of the Board of Directors
Wednesday, April 9, 2025
Location: 80 Stone Pine Road, Suite 100, Half Moon Bay, CA 94019 and via Zoom

Directors: Michelle Weil, Steve Stielstra, Troy Guy
RCD staff: Joe Issel, Kati McHugh

1. Call to Order

Weil called the meeting at 5:21 p.m.

2. Approval of Agenda

ACTION: Stielstra motioned to approve the agenda, Guy seconded. Motion passed unanimously.

3. Introductions of Guests and Staff

All in attendance introduced themselves.

4. Regular Agenda

4.1. Board will consider Approval of Grading Exemption for Pescadero Creekside Garden Project

- Issel reviewed the attached application for a grading permit exemption for a property in Pescadero that sustained storm-related erosion in 2023.
- Discussion included:
  - a review of the project and consistency with RCD goals
  - that the applicant was referred to the RCD by County Planning (Camille Leung)
  - RCD staff's review of the site and application materials to determine whether the project met eligibility criteria for a grading permit exemption
  - applicant's engineer reviewed designs and confirmed compliance with NRCS standards and specifications
  - how the project aligns with nearby RCD efforts to widen Pescadero Creek to reduce flooding and improve habitat conditions

- after-the-fact permitting of emergency work and how the County is including this grading exemption in its retroactive approvals
- the nature of the soil that was used as fill, whether proper procedures were followed, uncertainty about the results of the testing of soil that had been imported for the emergency repairs and whether it posed any contamination risks, that testing and engineering approval were included, referencing a statement on page 8 that soil met thresholds for “clean dirt”
- meeting as a special meeting rather than waiting for the next regular meeting so that work could move forward promptly
- that NRCS used to conduct these reviews and no longer does, so applicant’s engineer confirmed under their stamp that the plan was consistent with NRCS standards and RCD staff determined eligibility for exemption program

ACTION: Guy motioned to approve agenda as amended, Stielstra seconded. Motion passed unanimously 3-0.

7. <u>Adjourn Meeting</u>

- Meeting adjourned by Weil at 5:42 p.m. The next Board meeting will be held on April 17.

SAN MATEO RESOURCE CONSERVATION DISTRICT

PHONE: 650.712.7765

80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

SANMATEORCD.ORG

Memorandum

Date: March 20, 2025

To: Board of Directors

From: Kellyx Nelson

Re: Consideration of Grading Exemption for Pescadero Creekside Garden Project

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The Grading Ordinance of San Mateo County authorizes the RCD Board of Directors to issue a Grading Permit Exemption (GRX) on lands in unincorporated San Mateo County for excavation, grading, filling, and clearing in various circumstances, including but not limited to purposes of soil conservation and repairing storm damage.

Eric Hamor, owner of APN 086-042-100 at the corner of Stage Road and North Street in Pescadero, was referred to the RCD by Camille Leung, a Planner at San Mateo County, for technical assistance and to explore the possibility of a GRX for the Pescadero Creekside Garden Project. The project repairs erosion resulting from storms and flooding in the winter of 2022/23, prevents future erosion, removes invasive plants, plants native plants, and installs bioswales for stormwater management and protection of water quality in Pescadero Creek.

After consultation with RCD staff that included a site visit and technical assistance, Mr. Hamor submitted an application for a GRX, including a written statement by the project engineering geologist (Water Solutions Inc.) that project designs conform to NRCS practice standards. The full application materials are enclosed.

SAN MATEO
RESOURCE CONSERVATION DISTRICT

PHONE: 650.712.7765
80 Stone Pine Rd, Ste.100
Half Moon Bay, CA 94019

Application for Certificate of Exemption from Grading Permit

INSTRUCTIONS

Please read the Grading Permit Exemption Application Process document prior to submitting your proposal for a Grading Permit Exemption from the RCD. The RCD will only review applications from applicants who have discussed their project with the San Mateo County Planning and Building Division. Approval of a Grading Permit Exemption does not exclude the applicant from other necessary permits. Please submit your fee with your application. Fee schedule is on the second sheet.

PROJECT INFORMATION

Project Name: Pescadero Creekside Garden Project

APN/s: 086-042-100

Site Address/Location: SE Corner of Stage and Pescadero Creek Road

Cubic Yards to be Moved: 80

Please check allowable GRX circumstance:

☒ Land to be cleared is for natural resource management
☐ Agricultural use of land that is operated in accordance with a conservation plan
☐ Soil conservation

Area to be Cleared: 3000 Square Feet

Conservation Purpose: The project repairs erosion resulting from storms and flooding in the wither of 2022/2023, prevents future erosion, removes invasive plants, plants native plants, and installs bioswales for stormwater management and protection of water quality in Pescadero Creek.

☐ Agricultural water impoundments not exceeding the minimum limitations of the State Dams and Reservoir Act of 1967
☒ Repair storm damage consisting of slide repair or debris removal
☐ Water impoundment replacement on agricultural lands

AGENCY INFORMATION AND CERTIFICATION

Applicant Name: Eric Hamor

Agency Name (if applicable):

Phone Number: 805-708-0030

Email: ericthamor@gmail.com

Mailing Address: 193 Goulson Street Pescadero CA 94060

Did you seek advice from San Mateo County Planning and Building Division? Yes ☒ No ☐

I hereby certify that the statements furnished in this form and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. If any of the facts represented here change, it is my responsibility to inform the RCD.

Signature: Eric Hamor

Date: 3/28/2025

Name: Eric Hamor

Title: Property Owner

RCD USE

RCD Board Approval

Signature:

Name:

Date:

Paid in Full: ____ Check Number: _____ Amount: _____

Date Submitted to SMC:

County GRX Number:

WATER SOLUTIONS
Engineering Quality Water

January 31, 2025

Eric Hamor
P.O. Box 178
Pescadero, CA 94060

Plan Review
Erosion and Drainage Control
SE Corner Stage Road and North St
Pescadero, California
APN: 086-042-100

Dear Mr. Hamor:

This letter presents the results of my review of the soil engineering aspects of the erosion and drainage control plans for the proposed site stabilization of the existing undeveloped parcel at the southeast corner of Stage Road and North Street in Pescadero, California. This review was based on the following project plans and supplemental information provided by Top Leaf Farms.

- *Project Assessment & Report, Corner of Stage Road and North Street, APN 086-042-100,* prepared by Top Leaf Farms, dated July 27, 2024.
- *Pescadero Creekside Garden, APN 086-042-100, North and Main Street, Pescadero/San Mateo County, CA;* Conservation Treatment Sheets EC-1.0, EC-2.0 & EC-3.0, by Top Leaf Farms, dated October 15, 2024.
- *Pescadero Creekside Garden Biological Assessment,* prepared by Garrett Price, dated October 22, 2024.
- *Conservation Practice Standard, Riparian Forest Buffer (Code 391),* Natural Resources Conservation Service, United States Department of Agriculture, document 391-CPS-1, dated October 2020.

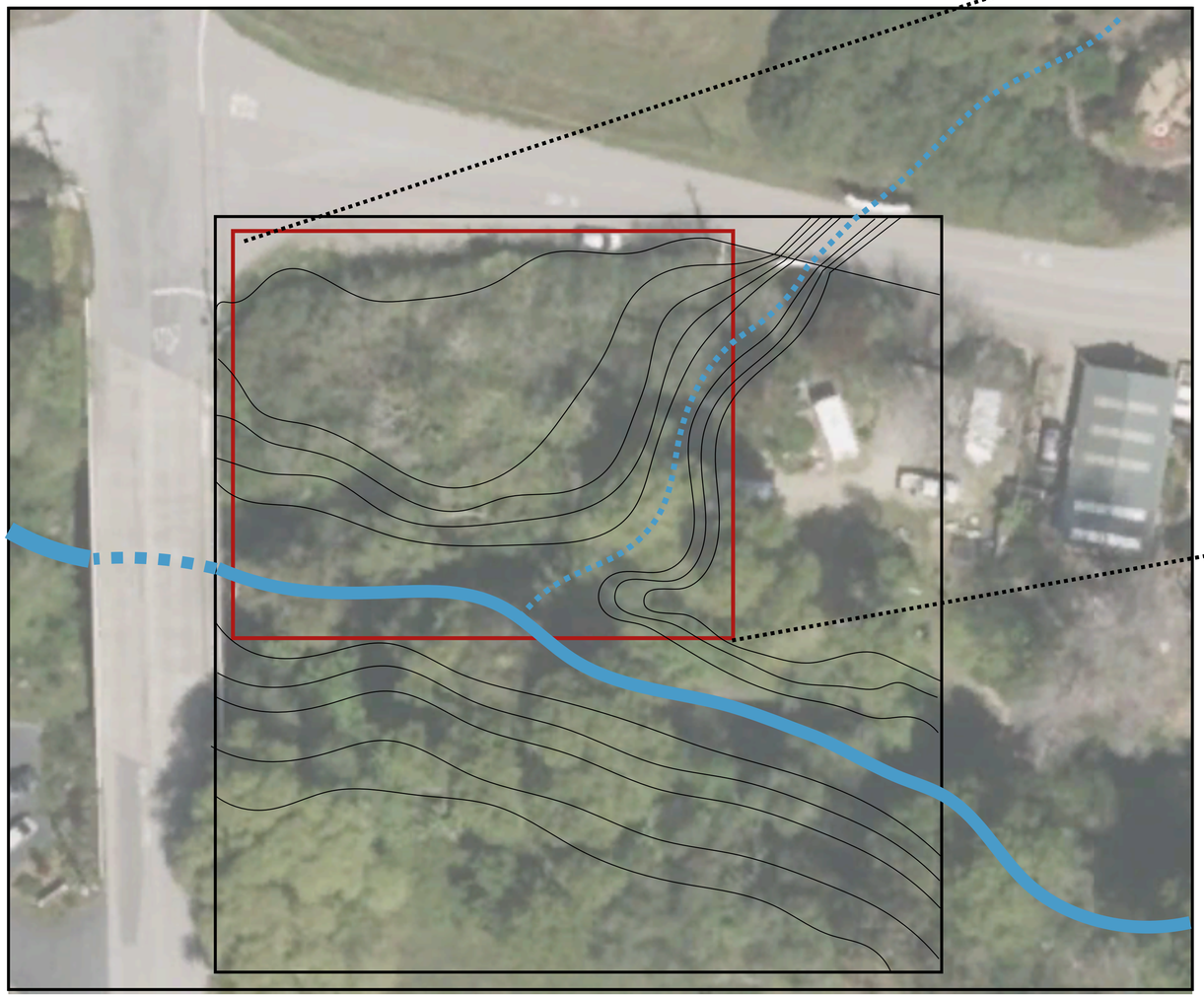
Based on a review of the above-referenced documents, it is my opinion that the erosion and drainage control plans for the above-referenced project were prepared in general conformance with the guidelines for conservation of riparian forest buffer zones as outlined in the Natural Resources Conservation Service's (NRCS), Code 391.

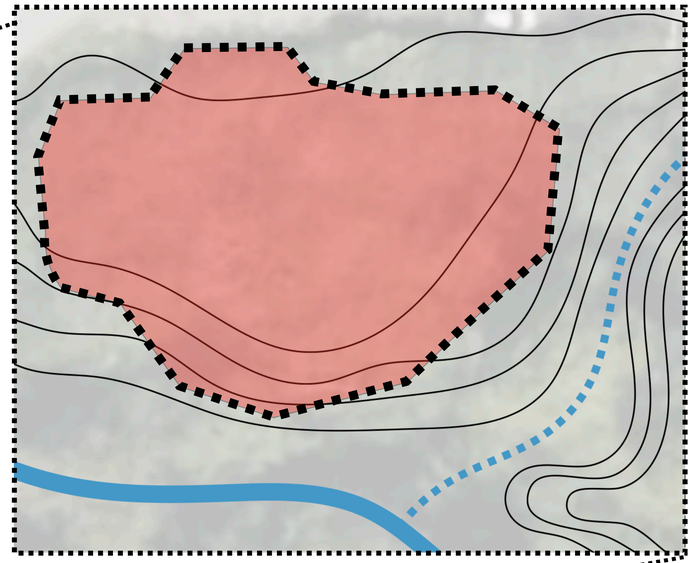
We hope that this letter provides you with the information you require. Please do not hesitate to contact us if you have any questions or comments.

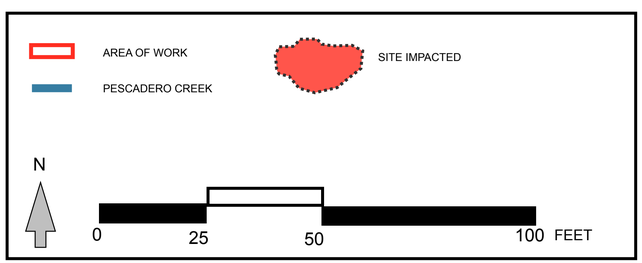
Sincerely,

Evan Wolf

Evan Wolf
CEG #2743, QSD #26749







Soil Erosion Plan
The area that has received soil and fill along the creekside property will be managed to ensure no runoff enters the Pescadero Creek

1) Establish the base grade of the soil and imported soil on the side to ensure slopes and materials are filled in over any debris and biomass to make sure no air pockets exist for future soil collapse
2) Survey and flag area for counter and slopes
3) Rake all slopes to create a consistent grade
4) Spread native bunchgrass seed (Red creeping Fescue, Purple Needlegrass, and California Wild Oats) over sloped areas gentle rake in for good soil-to-seed contact
5) Spread an average of 1" of rice straw over all disturbed areas
6) Roll out Jute netting erosion control blanket with a minimum of 6" overlap and staking every 3-4 feet at the overlap in the center of the field in a honeycomb offset pattern
7) Place bio straw waddles on determined contours - on the slope and 2" above the toe of the newly established soil embankment
8) Bio Wattles are staked every 4 feet with 18" wooden stakes through the center of wattle - driving into the level of the top of wattle (10")
9) Bio Wattles are also staked every 8 feet with 24" wooden stakes along the downslope side of waddle driving in a minimum of 12". These stakes are offset by previous stakes that penetrate through the waddles creating a honeycomb pattern
10) The flat area above the embankment will be mulch with a combination of straw and local wood chips at a 2-4" depth. No soil will remain exposed up to parking and roadway
11) The area is watered well with temporary irrigation every 2-3 days until germination of seeds then 1-2x a week until seasonal consistent rain (estimated 11/1/24)
12) Local native riparian plants will be selected to plant every 4-6' (estimated 10-12 plants - propagated from the Pescadero watershed - Sticky monkey flower, Slavias, buckwheat, and Elderberry)
13) Throughout the winter, the area will be monitored for any erosional areas and any parts of the system that might need attention

Drainage Plan
The area in question will be graded to slope all surface water to drain into small bioswales that will terminate in mulch basins with established native plantings of primarily Willow, Alder, and Box Elder Maple.

1) These swales will be constructed at 1:300 slope and have a minimum 12" berm and 8" trench(cut)
2) Swales will be mulched with seed, straw, and jute netting as detailed in the erosion control plan
3) Mulch basins will be a minimum of 24" wide by 12" deep and be filled with 2-3" of weed chips and stitched together to the swales with the same erosion control covering of straw and Jute
4) All road runoff of North Street and adjacent road pullouts will be sloped to first enter the swales through knockouts
5) Pre-determined areas for spillways from swales to mulch basins to riparian plantings will be determined and then lined with rock onto jute netting - these spillways will be a minimum of 24" wide and consist of an even sill.

TOP LEAF FARMS

Top Leaf Farms
Fahrer Consulting
P.O. Box 682
Pescadero, CA 94060

PESCADERO CREEKSIDE GARDEN

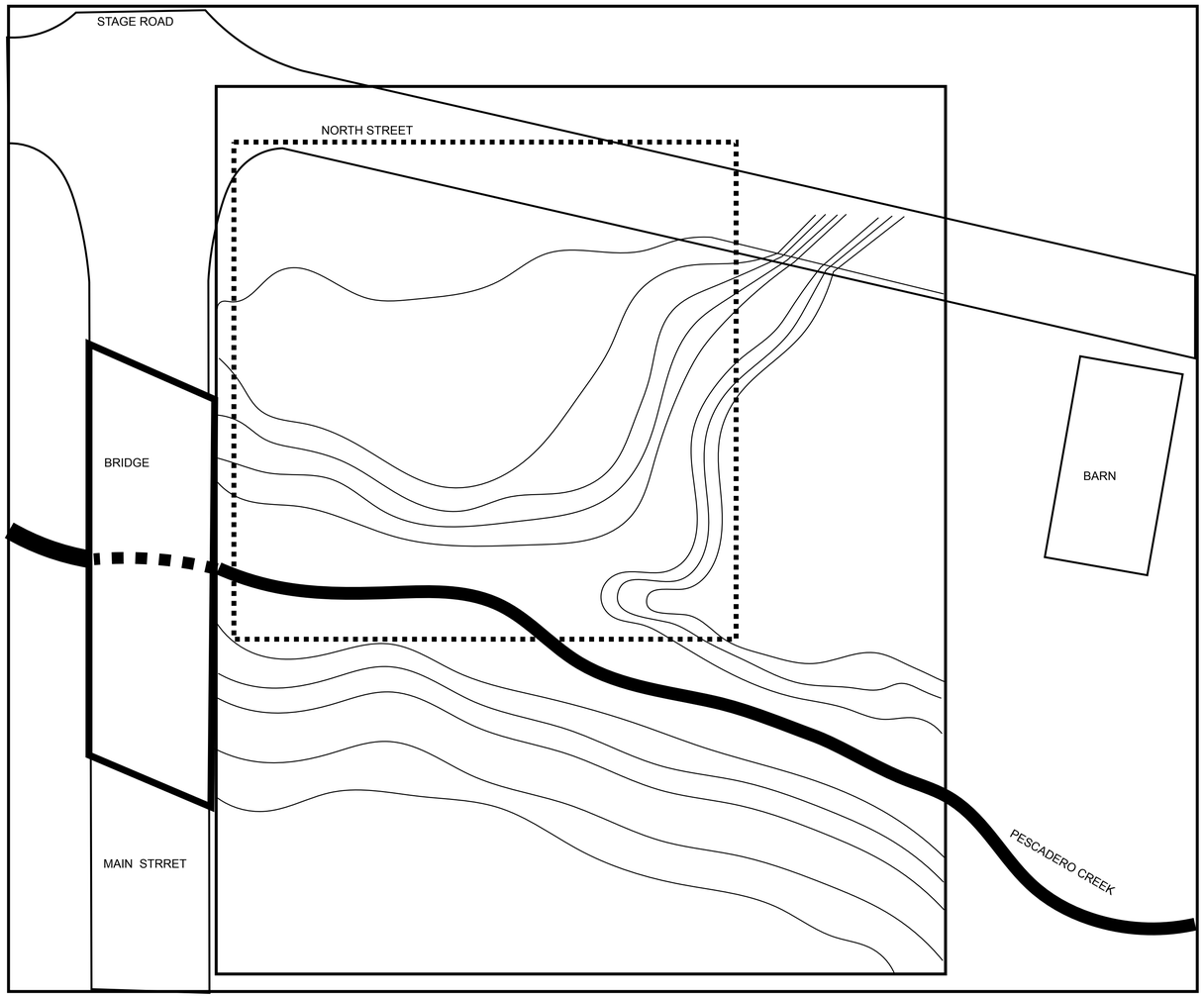
APN 086-042-100
NORTH AND MAIN STRETT
PESCADERO /SAN MATEO, COUNTY, CA

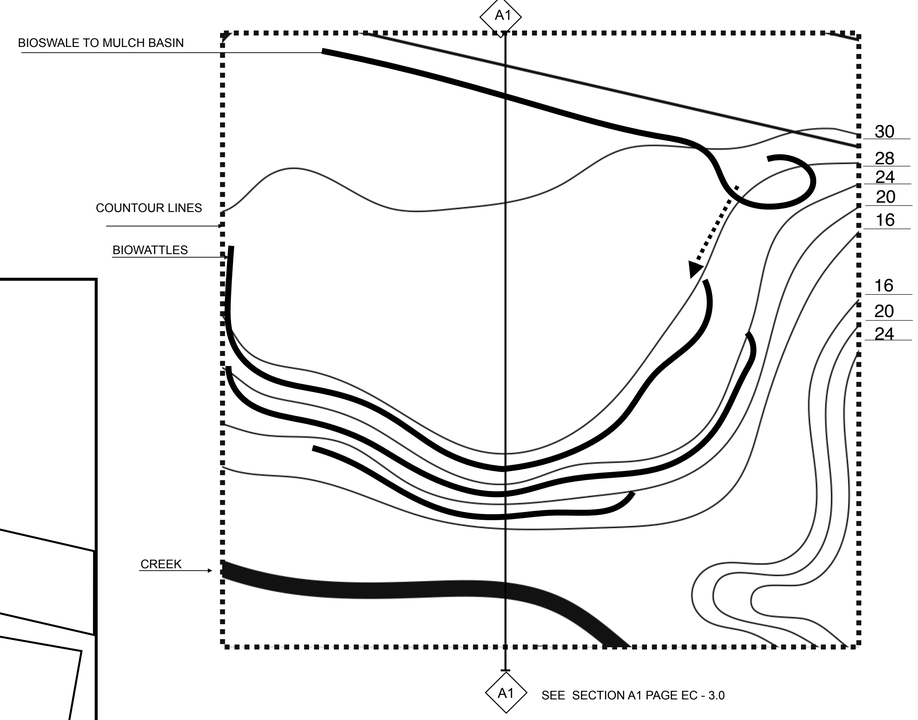
PHASE SITE DEVELOPEMENT - DD
DATE 10/15//24
REVISIONS

No.	Description	Date
1	EROSION CONTROL AND DRAINAGE	10/1/24
2	RCD REVIEW AND ADJUSTMENT	10/10/24
3	BIOLOGIST REVIEW	10/18/24
4	ENGINEER APPROVAL	10/21/24

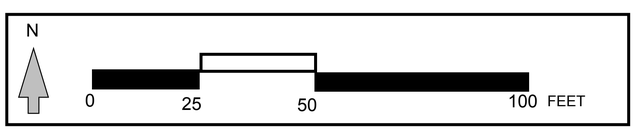
CONSERVATION TREATMENT

EC - 1.0





NOTES;
1. BIOSWALE TO MULCH BASIN IS TO INCEPT ALL RUNOFF FROM THE ROARD - NORTH STREET THAT WOULD FLOW ONTO PROPEERTY AND DISCHARGE ALL MOMENTUEM INTO A MULCH BASIN THAT ALLOWS FOR STORMWATER AND SEDIMENT AS WELL AS CONTAMINENTS TO BE FILTERED - THE OVERFLOW OF THE MULCH BASIN IS LINED WITH ROCK AND EXITS THE BACK END FURTHER MITIGATING ANY POSSIBILTUY FOR EROSION .
2.THIS SPILL WAY PLACEMENT IS DELINATED BY DASHED ARROW AND IS TO BE CONSTRUCTED AT 36' WIDE BY 8' DEEP



TOP LEAF FARMS

Top Leaf Farms
Fahrer Consulting
P.O. Box 682
Pescadero, CA 94060

PESCADERO CREEKSIDE GARDEN

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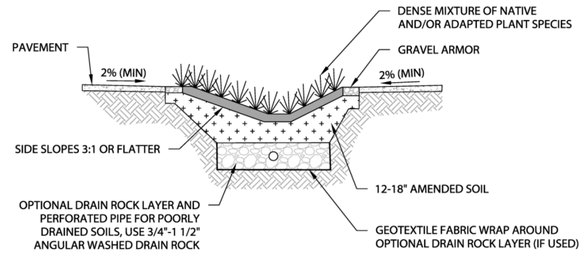
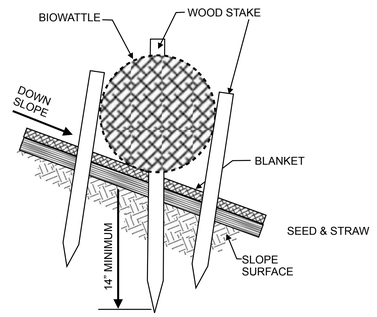
CONSERVATION TREATMENT

EC - 2.0

NOTES:
1. THIS DETAIL DISPLAYS KEY CONCEPTS FOR A BIOSWALE AND MAY NOT PROVIDE ALL NECESSARY DESIGN INFORMATION FOR INDIVIDUAL SITES.
2. SLOPE OF SWALE BOTTOM SHALL BE LESS THAN 3%.
3. BIOSWALES SHALL BE WELL VEGETATED USING NATIVE PLANT SPECIES IN AMENDED SOIL WITH APPROPRIATE KSAT.
4. FOR NON-PERMITTED PROJECTS, MULCH AND REVEGETATE BIOSWALE IN ACCORDANCE WITH THE TRPA BMP HANDBOOK. FOR PERMITTED PROJECTS, REVEGETATE BIOSWALE TO SPECIFICATIONS OF REVEGETATION PLAN.



1 BIOSWALE TO MULCH BASIN SECTION



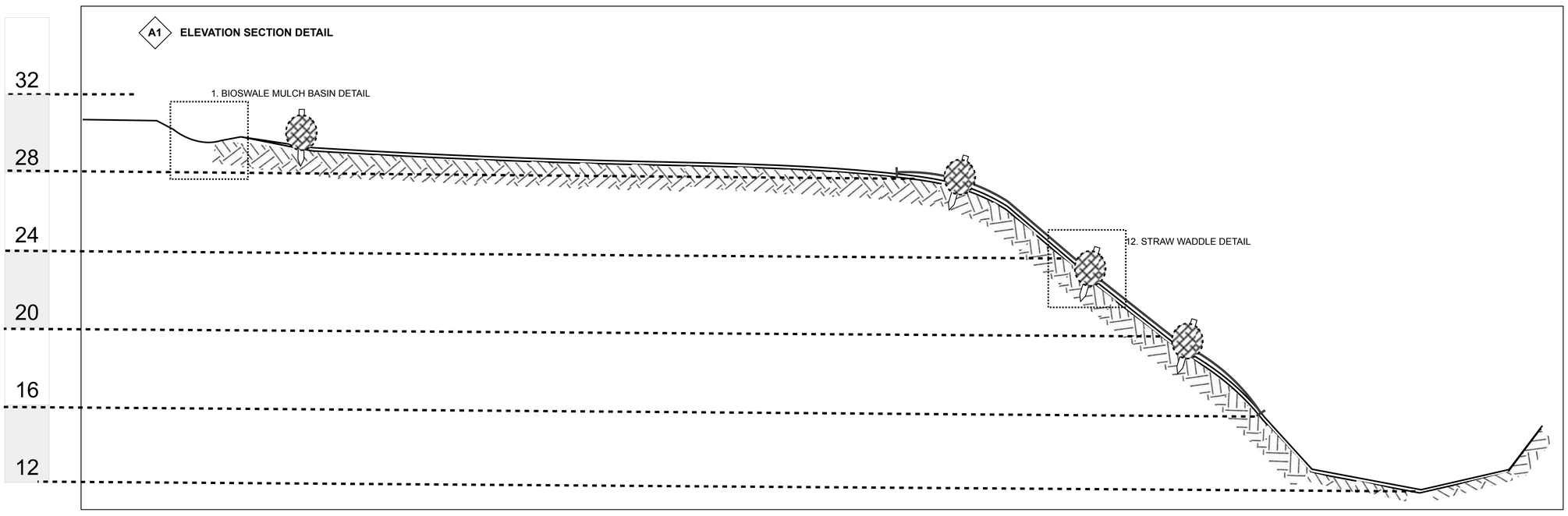
BIOWATTLE ARE ALL NATURAL COTTON/BURLAP BIODEGRABLE NETTING FILLED WITH AN ORGANIC FILL MEDIA CONSISTING OF A WEED- FREE AGRICULTURAL RICE STRAW

BIOWATTLE IS A DUST FREE PRODUCT TYPICALLY 8" IN DIAMETER.

BIOWATTLE WILL BE INSTALLED ON CONTOURS WITH 24" STAKES AT A MAXIMUM OF 5 FOOT ON CENTERS (5 STAKES MINIMUM PER WATTLE). ADDITIONAL STAKES ON EITHER SIDE OF WATTLE EVERY 8-10'. TO INSURE INTIMATE CONTACT WITH THE EXISITING GROUND. WHERE REQUIRED WATTLES WILL BE TRENCHED 3-4 INCHES INTO EXSISTING GRADE TO INSURE INTIMATE CONTACT WITH SOIL AND ELIMINATE UNDERMINING.

NATIVE BUNCH GRASS SEED AND RICE STRAW ARE APPLIED ON ALL AREAS AND A EROSION CONTROL BLANKET IS OVERLAYED ON ANY AND ALL AREAS OF MINIMUM SLOPE.

2 - TYPICAL STRAW WADDLE DETAIL WITH GRASS STRAW LAYERED EROSION BLANKET DETAIL



TOP LEAF FARMS

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PESCADERO CREEKSIDE GARDEN

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CONSERVATION TREATMENT

EC - 3.0

Pescadero Creekside Garden Biological Assessment
October 22, 2024

To Whom it May Concern,

Below are ecological considerations and recommendations regarding the proposed work at the corner of Stage Road and North Street in Pescadero, California.

Flora and Fauna overview
No mammal species listed as threatened or endangered by the Endangered Species Act (ESA) and/or the California Endangered Species Act (CESA) are known to be found within the Pescadero area, nor does the project area contain suitable or critical habitat for any of the other ESA– and/or CESA–listed plant, mammal, bird, reptile, amphibian, or insect species known to occur within the Pescadero area.[1]

Fish Habitat
As the project area is adjacent to Pescadero Creek, which serves as habitat for protected coho salmon (*Oncorhynchus kisutch*) and steelhead trout (*Oncorhynchus mykiss*), it is important to consider the impacts of the proposed work on Pescadero Creek fish habitat. Excessive erosion and sedimentation is noted as a primary cause of previous degradation of anadromous fish habitat within Pescadero Creek.[7] The project's proposed erosion control measures should therefore serve to benefit existing habitat restoration efforts along the creek by reducing the likelihood of major erosion and consequent sedimentation during rain events.

San Francisco Dusky Footed Woodrat
The San Francisco Dusky Footed Woodrat (*Neotoma fuscipes annectens*; SFDFW) is known to be found along Pescadero Creek. SFDFW is listed as a California Species of Special Concern. While SFDFW is "currently not at risk of extirpation in the [Santa Cruz Mountains] bioregion" per the Santa Cruz Mountains Bioregional Council,[2] care must nevertheless be taken to minimize the effects of the project on SFDFW habitat. Given the small size of the property, it is likely not possible to leave SFDFW nests within the project area undisturbed while also providing an appropriate 75 foot non-disturbance buffer. Any SFDFW nests within the project area should therefore be disassembled and relocated in accordance with methods outlined in a 2022 report for the San Mateo County Parks Department.[3] Any SFDFW nests within the project area should be dismantled by hand under the supervision of a biologist. Nest materials should be scattered in nearby woodland or riparian areas that will not be affected by the project. If SFDFW young are encountered during nest disassembly, any removed material should be placed back on the nest and the nest should remain untouched for three weeks to allow the animal(s) to relocate, after which time disassembly may resume.

Landscaping and Partial Burial of Trees
Landscaping efforts on the property may necessitate the movement of soil, which could partially bury some trees in approximately one foot of additional soil. It is considered healthiest for trees to be planted with the soil level at or just below the root flare, to maximize gas exchange within the roots and prevent adventitious root growth which can lead to harmful root girdling.[4] Therefore, it is important to consider the effects of covering existing trees in the project area with additional soil.

Native trees of the genera *Salix, Alnus, and Acer* are most common throughout the project area. Many *Salix and Alnus* species are evolved to live in riparian areas - this includes the ability of *Salix* and *Alnus* trees to adapt to changes in soil level by producing adventitious roots, an adaptation necessary for survival in areas prone to flooding.[5] Bearing these traits in mind, it is likely that any *Salix* and *Alnus* trees on the property could adapt to being partially buried, if

necessary. However, any partially buried *Salix* and *Alnus* trees should be watched for signs of harmful root girdling.

Boxelder maple (*Acer negundo)* is also present in the project area. While *Acer negundo* is a riparian-adapted species,[6] it is not noted for its ability to withstand floods and changing soil levels as *Salix* and *Alnus* are. Therefore, if possible, *Acer negundo* in the project area should not be buried under additional soil; soil levels should instead be maintained at or just below the root flare.

Native Plants
Planting of native species and removal of invasive ivy (which threatens the health of native trees across the project area) will generally benefit the local ecosystem. The proposed addition of native flowering plants to the project area will also serve to attract pollinators.

In general, it is my belief that this project will not cause harm to flora and fauna within the project area, nor to the surrounding ecosystem. Please do not hesitate to contact me with any questions.

Best Regards,
Garrett Price
M.S. Environmental Science
B.A. Biology

Works Cited

1. United States Fish and Wildlife Service Information for Planning and Consultation. (n.d.). https://ipac.ecosphere.fws.gov/location/QEXEIDZJO5AAHEQCG324UESUNQ/resources
2. Santa Cruz Mountains Bioregional Council. (n.d.). Mammal Species at Risk. http://www.scmbc.org/mammal-species
3. Lazarotti, L. (2022). San Mateo County Quarry Park Master Plan Project Biological Resources Assessment. https://www.smcgov.org/sites/default/files/migrated/site-page/2022-04-08%20Quarry%20Park%20MP_FinalPublicReview_Appendices-sm_0.pdf
4. Colorado State Forest Service. (n.d.). How to Properly Plant a Tree. https://csfs.colostate.edu/wp-content/uploads/2022/05/How-to-Properly-Plant-a-Tree-Root-Flare_v2.pdf
5. Del Tredici, P. (2022). The Roots of Rejuvenation. https://arboretum.harvard.edu/stories/the-roots-of-rejuvenation/
6. United States Forest Service. (n.d.). Acer Negundo L. https://www.srs.fs.usda.gov/pubs/misc/ag_654/volume_2/acer/negundo.htm
7. Frucht, S.B. (2013). Pescadero-Butano Watershed Sediment TMDL. https://www.waterboards.ca.gov/rwqcb2/water_issues/programs/TMDLs/pescadero/PBW_Project_Plan_Website.pdf
8.

PLAN for GRX Submittal with RCD for
Pescadero Creekside Garden Project
Pescadero, CA 94060

Included is

1) Assessment and proposed plan
2) Project map and proposed plan
3) Erosion Control and Drainage Plan

Prepared by:

Benjamin Fahrer
CSLB# 998152

Prepared for:

Eric Hamor - Owner
Jarrad Fisher - San Mateo Regional Conservation District
Joe Issel - San Mateo Regional Conservation District
Camille Leung - - San Mateo County Building and Planning

Submitted to RCD 10/21/2028
Application and project plan herein

CASE NUMBER VI02024-00152
APN 086-042-100
CORNER OF STAGE ROAD AND NORTH STREET
PROJECT ASSESSMENT & REPORT

JULY 27, 2024
Updated
MARCH 7, 2025

SUBMITTED TO:
CLIENT
ERIC HAMOR
193 GOULSON STREET
PESCADERO, CA
94060

SUBMITTED BY:
TOP LEAF FARMS
PO BOX 682
PESCADERO, CA
94060

OVERVIEW

The following is an assessment report that was conducted for the CLIENT (ERIC HAMOR) By TOP LEAF FARMS for the rural residential landscape/farm project being proposed at CORNER OF STAGE AND NORTH STREET in the coastal town of Pescadero. The project scope is the hardscape and softscaping of the small lot adjacent to the Pescadero creek which includes the re-establishment of the lot size after significant flooding of the winter of 2022/23.

ASSESSMENT SUMMARY

TOP LEAF FARMS (TLF) was enlisted to do a report and assessment of all work that has been performed to date as well as support the development of a plan for the site. This plan is primarily to carry out the site development for a small agricultural project for beneficial use of the site. This assessment was requested in order to move the project closure to completion so that the client can provide assurance to the county of San Mateo that the site will be developed in an ecologically respectful and appropriate way in line with the overall watershed management plan for the Pescadero Creek. .

This document is a report outlining the current state of restoration and to address valid concerns the county has around the site development. The work done here is to help move the project along towards a collaborative resolution

In an effort to be clear in this assessment and report, I have separated the project into three main areas:

1. SITE ASSESSMENT AND PROJECT TO DATE
2. BANK STABILIZATION AND EROSION CONTROL
3. VISION AND CONCEPTUAL PLAN
4. PROPOSED STEPS FORWARD

The desired outcome and goal of this assessment is to provide an overview of the Conceptual Design for the site and to serve as documentation for the progression of work that has been done and where it is to go. The main intentions for the site is for a small Regenerative Agricultural endeavor that has positive impact on the land, is restorative to the ecosystem and provides a beneficial use to the land owner as well as the local community. It is emphasized that the intention and ethos of the land stewardship being conducted is one of ecological responsibility to the watershed.

RESPONSIBLE PARTNER
Top Leaf Farms /Benjamin Fahrer
topleaffarms@gmail.com
Top Leaf Farms - CA License # 998152
Oakland, Ca 94619

TELEPHONE NUMBERS
415-910-1558 Benjamin Fahrer

MAILING ADDRESS
Fahrer Consulting
PO Box 682

Pescadero CA 94060

ASSESSMENT AND PROJECT TO DATE

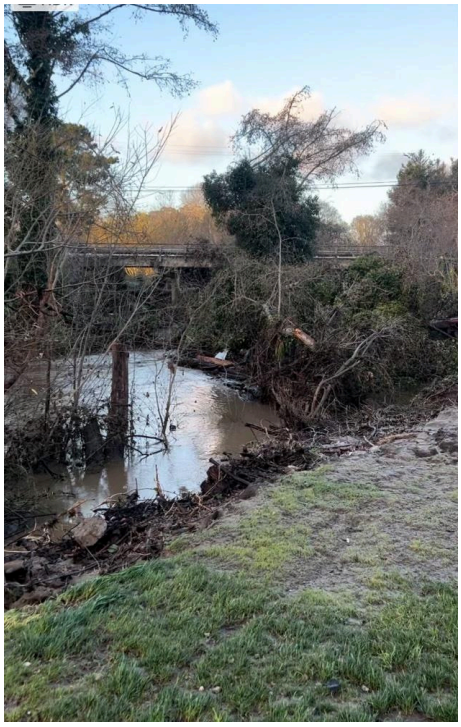
The site is located along the Pescadero Creek immediately next to the small township of Pescadero and adjacent to the main bridge that is over the creek and connects main street to the northern side of town and to stage road that heads north toward San Gregorio. The current land owner is a long time resident who gained stewardship of the property from his parents who have been land stewards since 1968 on an adjacent parcel with a historic homestead from the late 1800s. The site was originally part of a much larger agricultural operation before the town was developed with more residents and divided up into small lots.

In the winter of 2022/23 a massive amount of precipitation and storm events resulted in severe flooding in the watershed. The rain events along with erosional issues and the accumulation of woody debris in the watershed resulted in multiple log jams within the creek. The foundation of the bridge was one location where this debris accumulated and created an eddy effect that then scoured into this adjacent property.

The previous conditions of the site had been stable for quite some time and the bank was covered in native and non native species of trees and plants. In the flood event a majority of the soil and plants were taken away and a number of the trees fell over. Some of these trees were then partially covered with new sediment while others were severely compromised with their roots exposed and deeper cuts into the north bank.

Flood event from site looking west towards bridge on Main Street
January 2023

After Flood receded at bank and erosion
over ½ of the site was eroded by the flooding - bottom left
January 2023



From site looking southwest towards bridge on Main street
After waters receded January 2023

Over the last 18 months the site became overgrown with new non native invasive species, primarily english and cape ivy as well as a host of annual grasses and thistles. The trees that did survive, mainly willow, alder and a few Box elder maples were being choked out by the ivy in many cases and the habitat compromised. The area was overgrown and no restoration efforts or support has been done after the waters had returned to their natural levels. The initial lot is zoned agricultural and is historically under the Williamson Act for beneficial use of Agriculture and it has always been an intention of the current land owner to have some form of agricultural project. The site has many opportunities as well as limitations and constraints.

The value of agriculture within this community should not be undervalued or stated; it is what defines the town in many ways and provides its historical charm. This site is just outside the main thoroughfare of the main street and yet is at a highly trafficked intersection where residents and visitors frequent. It has a very high exposure and is easily accessed. The areas just adjacent to the road is often used for parking for local residents and is often used by visitors on the weekend. The opportunities and vision are laid out later in more detail later under the Vision and Conceptual Plan the limitations are worthy to note as they are the drivers of some of these opportunities.

BANK STABILIZATION AND EROSION CONTROL

The main concerns with the site from the assessment and the work that has been done is in the stabilization of the bank next to the Pescadero creek and the erosion control plan. Both of these processes require a level of care and diligence so that issues do not arise in the future that compromise the site and sediment into the creek.

The land owner has removed debris and re-established the site to its original size of usable space and is now needing to stabilize the bank. They will do this with a primary treatment of mixed techniques of soil compaction and the establishment of native vegetation. This process is to specifications put forth by the guidelines being provided by the National Resource Conservation Services (NRCS) with advising from the San Mateo Resource Conservation District (SMRCD). The landowner has had multiple conversations about the work with the project managers of the SMRCD and the work they are planning in the coming years. The intention here is how the work done now will fit into the larger watershed restoration work they are doing. In compiling this report I have also had conversations with soil experts, biologists and watershed managers at the SMRCD to understand this process and how what we are designing will be complementary to their work which is under assessment and design phase for the next 1-2 years. They are willing and able to support and assist in the efforts the land owner is willing to do.

Initial soil tests are being done by a local Geologist and Soils Expert Evan Wolf in order to understand the texture, structure as well as if any contaminants are present. Soil samples have been taken and will be sent to test for all metals and any other trace elements and nutrients and will be supplied to the county once received. The soil that was brought in was supplied by a local contractor as ‘Clean fill dirt’ from a local building site, however proper testing is needed for assurance. As mentioned these tests have been taken and sent to a lab for analysis. We are awaiting the results in the next 1-2 weeks at which time we will understand if we need to remove the dirt or can work with it. If any contaminants of impact are detected the land owner plans to remove the contaminated dirt and move to erosion control measures. If no contaminants are found then the landowner would like to stabilize the bank as mentioned and then work on erosion control

Bank to be stabilized and erosion control put in place.

View from North street pinto the site looking towards creek

View of the site from the bridge - with two down trees on bottom left that were not removed from country during flood event remediation

Closer view of site from bridge showing the slope and native vegetation

EROSION CONTROL

The Soil meets all thresholds of "clean Dirt" and we will be able to work and continue to develop the site. If that is the case the below control measures are proposed.

The erosion control measures start with a completed and conscious grading of the site so that any sheet flow is channeled in the appropriate way to mitigate any erosion of soil. All water is planned to move in a fashion that takes it into swales and berms along the edge of the worked area and then channeled through a bioswale that is planted with sedges and with rocks and reed. The extra effort here is intended to also serve as an example and educational feature for those visiting the site to understand how water needs to be dealt with when running off a site, road and parking area before entering the site. The swales will meander and terminate in a small tailwater mulch basin that will then have a rock lined spillway cascading in sequence to the gabion and rock work. Focus is to slow the water down and treat it as much as possible before it can if ever leave the site

After Grading and earthworks are done all slopes and edges will be seeded with native grasses, mulch and then a jute net laid on top. The jute netting is staked and anchored with strategic rock placement as well as willow stakes. A series of native plantings will also be anchored in. These are determined riparian corridor natives. These plantings are also to serve as plant guilds and examples for future restoration efforts by other landowners as the site has a goal to propagate and establish a small native nursery as well as a small cut flower farm.
A small ½' water line will be run with simple irrigation to help establish vegetation as quickly as possible with all work aiming to be done by October 1st. Two weeks prior to the winter erosion control timelines for the state.

The main area that will be used for the agriculture effort will be landscaped with some landscape fabric and mulch. If all soil needs to be removed then the same grading to the new established slope and seeding and vegetation will still be followed.

Evan Wolf - who took the samples is a certified engineered geologist of Water Solutions will be providing a letter signing off of the additional drawings provided for the erosional control plan we are submitting to the county through a grading exemption with the SMRCD.

Examples of native plantings on slope and along spillways

DESIGN PHASE: VISION AND CONCEPTUAL PLAN

The project ideas for Agriculture on this site is to serve a number of functions. Given the site constraints of space there is not the needed area to do any type of production however given the intention of the site in restoration and its accessibility to provide examples, a native plant nursery, and small cut flower operation along with educational and community events proves to be a very inspiring and viable model.

Many natives are in high demand for restoration efforts and sourcing local nursery stock for residents is a very valuable aspect of the project. There are a number of reasons why a small organic native plant nursery is a valuable and needed endeavor and would provide a valuable resource for the community. The intention is also to demonstrate how other local land stewards can work with the RCD and larger watershed restoration efforts in a decentralized and coordinated effort. Potential partnerships for talk and community events could also take place

IN CONCLUSION

The intention of the land owner is to establish a valuable community resource and project that models restoration and ecological land stewardship. Efforts to restore the site will be made in coordination with local agencies so that the creek is properly taken care of and that the native landscape thrives and becomes more resilient to future floods.

This report will help provide the intention and concepts that the county can better understand what the land owner is trying to do and do in a responsible way for the community, fish and watershed. Upon the review we have developed a more comprehensive plan in detail, worked through biologist and representatives at the RCD and county for this approval. We are planning to adjust implementation as per specification that are set forth and worked up together.

Erosion Control and Drainage Plan for Site APN 086-042-100
Corner of Stage and Main , Pescadero, CA 94060
Prepared by: Benjamin Fahrer - CSLB #998152

Soil Erosion Plan

The area that has received soil and fill along the creekside property will be managed to ensure no runoff enters the Pescadero Creek

1. Establish the base grade of the soil and imported soil on the side to ensure slopes and materials are filled in over any debris and biomass to make sure no air pockets exist for future soil collapse
2. Survey and flag area for counter and slopes
3. Rake all slopes to create a consistent grade
4. Spread native bunchgrass seed (Red creeping Fescue, Purple Needlegrass, and California Wild Oats) over sloped areas gentle rake in for good soil-to-seed contact
5. Spread an average of 1” of rice straw over all disturbed areas
6. Roll out Jute netting erosion control blanket with a minimum of 6” overlap and staking every 3-4 feet at the overlap in the center of the field in a honeycomb offset pattern
7. Place bio straw waddles on determined contours - on the slope and 2” above the toe of the newly established soil embankment
8. Bio Wattles are staked every 4 feet with 18” wooden stakes through the center of wattle - driving into the level of the top of wattle (10”)
9. Bio Wattles are also staked every 8 feet with 24” wooden stakes along the downslope side of waddle driving in a minimum of 12”. These stakes are offset by previous stakes that penetrate through the waddles creating a honeycomb pattern
10. The flat area above the embankment will be mulch with a combination of straw and local wood chips at a 2-4” depth. No soil will remain exposed up to parking and roadway
11. The area is watered well with temporary irrigation every 2-3 days until germination of seeds then 1-2x a week until seasonal consistent rain (estimated 11/1/24)
12. Local native riparian plants will be selected to plant every 4-6’ (estimated 10-12 plants - propagated from the Pescadero watershed - Sticky monkey flower, Slavias, buckwheat, and Elderberry)
13. Throughout the winter, the area will be monitored for any erosional areas and any parts of the system that might need attention

Drainage Plan

The area in question will be graded to slope all surface water to drain into small bioswales that will terminate in mulch basins with established native plantings of primarily Willow, Alder, and Box Elder Maple.

1. These swales will be constructed at 1:300 slope and have a minimum 12” berm and 8” trench(cut)
2. Swales will be mulched with seed, straw, and jute netting as detailed in the erosion control plan
3. Mulch basins will be a minimum of 24” wide by 12” deep and be filled with 2-3” of wood chips and stitched together to the swales with the same erosion control covering of straw and Jute - to help mitigate any treatment of runoff from the road
4. All road runoff of North Street and adjacent road pullouts will be sloped to first enter the swales through knockouts
5. Predetermined areas for spillways from swales to mulch basins to riparian plantings will be determined and then lined with rock onto jute netting - these spillways will be a minimum of 24” wide and consist of an even sill.

Proposed area of work

Steps to be implemented are in two phases in which Erosion control and drainage are done with

Phase one: Immediate bank stabilization adjacent to creek to establish grass and cover soil prior to 10/15/24 - completed

Phase two: To finish grading of area along and into adjacent areas by road and complete drainage and mulch basins and then spread wood chips over exposed soil and plant native plants along edges.