

Attachment H

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NOTICE OF APPEAL

Monterey County Code
Title 19 (Subdivisions)
Title 20 (Zoning)
Title 21 (Zoning)

RECEIVED
MONTEREY COUNTY

JAN -4 AM 10:53

8:09

CLERK OF THE BOARD

DEPUTY

Received via e-mail on 1-2-2019

**No appeal will be accepted until a written decision is given. If you wish to file an appeal, you must do so on or before * (10 days after written notice of the decision has been mailed to the applicant).
Date of decision *.**

1. Please give the following information:

- a) Your name Friends, Artists & Neighbors of Elkhorn Slough
- b) Address see attached City _____ Zip _____
- c) Phone Number _____

2. Indicate your interest in the decision by checking the appropriate box:

- Applicant
- Neighbor
- Other (please state) See attached.

3. If you are not the applicant, please give the applicant's name:

PG&E

4. Indicate the file number of the application that is the subject of the appeal and the decision making body.

5.

File Number Type of Application Area

- a) Planning Commission: _____
- b) Zoning Administrator: PLN160131 Combined Dev. Permit -- North County Coastal
- c) Subdivision Committee: _____
- d) Administrative Permit: _____

5. What is the nature of your appeal?

- a) Are you appealing the approval or the denial of an application? (Check appropriate box)
- b) If you are appealing one or more conditions of approval, list the condition number and state the condition(s) you are appealing. (Attach extra sheets if necessary).

6. Check the appropriate box(es) to indicate which of the following reasons form the basis for your appeal:

- There was a lack of fair or impartial hearing, or
- The findings or decision or conditions are not supported by the evidence; or
- The decision was contrary to law.

You must next give a brief and specific statement in support of each of the bases for appeal that you have checked above. The Board of Supervisors will not accept an application for appeal that is stated in generalities, legal or otherwise. If you are appealing specific conditions, you must list the number of each condition and the basis for your appeal. (Attach extra sheets if necessary).

See attached.

7. As part of the application approval or denial process, findings were made by the decision making body (Planning Commission, Zoning Administrator, Subdivision Committee or Director of Planning and Building Inspection). In order to file a valid appeal, you must give specific reasons why you disagree with the findings made. (Attach extra sheets if necessary).

See attached.

8. You are required to submit stamped addressed envelopes for use in notifying interested persons that a public hearing has been set for the appeal. The Resource Management Agency - Planning Department will provide you with a mailing list. This requirement is not authorized by the Board of Supervisors. It is an illegal fee and FANS challenges it. Fee waiver requested.

9. Your appeal is accepted when the Clerk to the Board's Office accepts the appeal as complete on its face, receives the filing fee \$ no fee and stamped addressed envelopes. See above.

This appeal substantially complies with the County requirements.

APPELLANT SIGNATURE Molly K... for FANS? DATE 2 Jan 2019

ACCEPTED _____

DATE _____

(Clerk to the Board)

Michael W. Stamp
Molly Erickson

STAMP | ERICKSON
Attorneys at Law

479 Pacific Street, Suite One
Monterey, California 93940
T: (831) 373-1214

January 2, 2019

John M. Phillips, Chair
Board of Supervisors
County of Monterey
Salinas, CA 93901

Re: Appeal of Zoning Administrator approval of a Combined Development Permit for PG&E project PLN160131. According to County, located at "490 and 500 Strawberry Canyon Road; and 95 and 123 Tucker Road, North County Land Use Plan, Coastal Zone (APNs: 129-281-007-000, 129-181-009-000, 129-281-008-000, and 129-281-017-000)"

Chair Phillips and members of the Board of Supervisors:

Friends, Artists and Neighbors of Elkhorn Slough (FANS) hereby appeals the County approvals of this PG&E project. FANS is a not-for-profit organization that works in the public interest.

I represent FANS in this matter. Please send all communications to FANS to me regarding this appeal.

Standing

FANS participated in the County administrative processes and FANS has standing to appeal the ZA approvals.

Basis for Appeal

The appeal is based on all the issues raised by FANS and the California Native Plant Society in the proceedings below which were not adequately addressed and the issues identified with specificity in this letter and all other evidence that FANS submits to the County on this appeal.

Proposed Development Is Not Allowed in ESHA Under the LCP.

The type of proposed development is not allowed in Environmentally Sensitive Habitat Areas (ESHA) under the Local Coastal Plan (LCP). The County approvals fail to consider that it is not LCP consistent to convert ESHA for the proposed PG&E project.

The LCP defines environmentally sensitive habitat areas (ESHA), both broadly and specifically, and with the exception of resource dependent uses, prohibits

development within them. The LCP also requires protection of areas adjacent to ESHA. Applicable policies and standards include:

North County LUP Section 4.2. The preservation of coastal resources including agricultural soils; environmentally sensitive habitat areas of estuaries and other wetlands, dunes, riparian areas, and oak woodland/ maritime chaparral areas; water quality as impacted by point and non-point pollution, circulation and sedimentation from erosion; recreation and access opportunities; and the visual resources characteristic of the coast are prime issues of importance.

North County LUP Policy 2.3.1. The environmentally sensitive habitats of North County are unique, limited, and fragile resources of statewide significance, important to the enrichment of present and future generations of county residents and visitors; accordingly, they shall be protected, maintained, and, where possible, enhanced and restored.

North County LUP Policy 2.3.2.1. With the exception of resource dependent uses, all development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be prohibited in the following environmentally sensitive habitat areas: riparian corridors, wetlands, dunes, sites of known rare or endangered species of plants and animals, rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as environmentally sensitive. Resource dependent uses, including nature education and research, hunting, fishing and aquaculture, where allowed by the plan, shall be allowed within environmentally sensitive habitats only if such uses will not cause significant disruption of habitat values.

North County LUP Policy 2.3.2.2. Land use adjacent to location of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent habitat impacts upon habitat values and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resource.

North County LUP Policy 2.3.2.3. New development adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource.

The PG&E project is new development, as defined by the Coastal Act and the LCP, at the site of the existing tower and grading site. The ZA-approved project does not comply with these LCP policies, including but not limited to the underlined phrases.

Mitigations Are Inadequate and Do Not Mitigate Impacts to Less Than Significant

As stated in the December 31, 2018 expert opinion of biological expert Nicole Nedeff, the mitigations are inadequate. The opinion is submitted as part of this appeal and all of her comments are incorporated herein by reference. Ms. Nedeff has expertise in conservation planning and habitat restoration. Her comments include the following critiques of the County approvals.

The initial study fails to adequately mitigate for the loss of the habitat of Maritime Chaparral. The biological report and the mitigations should discuss how the affected areas will be revegetated to mitigate for the loss of Maritime Chaparral. Stockpiling and spreading out the top few inches of topsoil does not accomplish that goal.

The mitigations call for the collection of manzanita seed in Fall 2018. That date has passed and nothing in the County record shows that was done in Fall 2018. The collection of seed is inadequate mitigation because manzanitas are propagated from cuttings, and not from seed.

The Restoration Plan, Grading Plan and Erosion Control Plan should be reviewed by qualified biologists and should be internally consistent. The County has historically had problems in this area – the enforcement of mitigations, and the lack of biological expertise on staff. The notes on plans for projects in County files are often inconsistent, which leads to one activity negating another action, causing harms that are not mitigated, and other negative impacts that were not considered and mitigated in the agency's approvals. Here, the County was not familiar with proper mitigations for biological impacts, as shown by the County initially proposed biological mitigations that did not even include performance standards.

A three-year monitoring plan for manzanita in ESHA is not adequate. The monitoring here should be at least five years if not longer, and should be performed by an independent professional biological monitor who is hired by the County.

The County approvals fail to address a performance criteria for mitigations: the type of seed in the ground cover. The failure to specify the seed and the protocols is a material failure in the mitigations. As written, the mitigations are not effective and enforceable to provide adequate mitigation for the impacts.

PG&E's biological consultant Arcadis is not on the list of approved County biological consultants.

Additional Significant Problems with the County Conditions and Mitigations

ZA-approved Mitigation MM-2 says this in key part:

Special-status plant recovery success shall include 2 of the three special-status plants present within the grading area after three (3) years.

The sentence is incomprehensible and thus unenforceable. It should be rewritten.

If the County's intent is that only two of the three applicant-identified special-status plants be "present" after three years, then that does not comply with CEQA and would be a significant impact because only 66% of the plants would be replaced.

In a similar cel phone tower proposed by T-Mobile in North Monterey County, the County is proposing a requirement of ten special-status plants (manzanitas) to be replaced for every plant impacted by the project. (Initial Study for PLN170647, currently being circulated by the County.) The projects should not be treated differently. The County should require a ten-to-one replacement of plants at this P&E project.

It is possible and foreseeable that more than three special-status plants could be present in the area that will be disturbed by the PG&E project. The County approvals should reflect this and require appropriate mitigations.

The term "grading area" should be replaced by "limits of disturbance" which is the project area. It is foreseeable that trucks, equipment, or other project activity could harm special status species in the limits of disturbance (including erosion control and materials staging). That is a larger area than merely "grading area." Because the biological report did not evaluate the entire limits of disturbance, it is inadequate and should be corrected.

In the MM-2 sentence quotes above, the word "present" could include dead plants. Dead plants do not mitigate impacts. The County should require all replacement plants be "healthy and thriving" at least five years after the project construction has ended. The monitoring period should commence at the end of the project, instead of at time of planting.

The mitigations and conditions should use the term "limits of disturbance" instead of the ambiguous and confusing abbreviation "LOD." LOD is not defined in the ZA-approved mitigations and conditions. Mitigations and conditions should be easily understood by future planners, owners, and the public. The County should not use unfriendly acronyms.

The conditions/mitigations use the term “would” which is not enforceable. (E.g., MM-4.) The term “shall” is enforceable.

The conditions/mitigations refer to the approved plans, which is an ambiguous reference. The term should be clearly defined as only those plans that meet all requirements of final County approvals. The plans attached to the ZA approval contain notes that are not accurate and do not include the mitigations.

The ZA approvals refer to four mitigations but at least five are listed in the chart. This is a material error and is confusing to the public, the decision makers, and the applicant, as well as to future County staff trying to enforce the approvals. The County cannot enforce a specific stated number of mitigations when the County records are inconsistent as to the number.

The ZA-approved conditions/mitigations say this:

The applicant shall record a Permit Approval Notice. This notice shall state: The permit was granted subject to 16 conditions of approval which run with the land.

However, there are 17 conditions, not 16 as the approvals claim, including several mitigations with multiple implementation requirements. The information should be corrected. The mitigations are not mentioned and should be identified in the recorded document.

The ZA approvals incorrectly refer to the numbers of various conditions/mitigations, which creates confusion and ambiguity, which calls into question the County’s ability to enforce the conditions and mitigations.

Inadequate and Improper Cumulative Impacts Analysis

The County staff report to the ZA claimed “There is no cumulative impact associated with this project.” The claim is incorrect. It is based on incomplete data. The County staff did not identify any past, present, and reasonably probably future other projects with similar impacts in the area. The County staff claimed it “conducted extensive research could not find any other PG&E projects in the area.”

In fact, PG&E has removed or is in the process of removing thousands of trees in the north county area. A 2015 PG&E pipeline project shows the proposed removal of more than 3,000 trees in north county area: Elkhorn, Prunedale, Aromas and Pajaro. FANS has provided to the County excerpts of records in the Monterey County files about this major tree removal project, including detailed information. Apparently County planning staff do not know about the project or ignored it.

	<u>County:</u> <u>trees</u>	<u>County: brush</u>	<u>Private</u> <u>property: trees</u>	<u>Private: brush</u>
Prunedale	187	164	2301	3008
Pajaro			27	12
Elkhorn	45		179	111
<u>Aromas</u>	<u>274</u>	<u>22</u>	<u>79</u>	<u>23</u>
Totals:	506	186	2586	3154

A 2018 PG&E project proposes to remove at least another 100 trees in the same area as the proposed project PLN160131 plus large amounts of brush. Exhibit B to this letter are excerpts of the January 2018 PG&E project for North County. The detailed maps show the tree removals marked in red.

The mere fact that other tree removal activity may not require a County land use entitlement is irrelevant to an analysis of cumulative impacts, contrary to staff's claim. Such tree removals are part of a properly performed cumulative impacts analysis. Staff's refusal to understand this shows a fundamental misunderstanding of CEQA and the public policies.

CEQA Guidelines section 15355 states this:

Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Nothing in CEQA allows Monterey County to ignore other known projects because the other projects may be exempt.

Fair Argument Has Been Met

Ms. Nedeff's comments and this letter are substantial evidence that supports a fair argument that the PG&E project would have unmitigated and unanalyzed impacts, and the mitigated negative declaration is not adequate under CEQA.

Procedural Problems With the County Review.

Incorrect and Inaccurate Addresses and Locations. No Mention of the Coastal Zone.

The County review process for this project has had many problems that have created obstacles to public participation and public comment. For example, the County documents presented to the public have contained inconsistent and incomplete descriptions of the project site, including naming only streets, as follows:

- **"Strawberry Canyon Rd / Brink Cliff Terrace"** (no County area listed) on the County's State Clearinghouse filing
- **"490 & 500 Strawberry Road; 95 & 123 Tucker Road"** (no County area listed, no mention of the LCP or coastal zone) - on the County's posted and circulated Mitigated Negative Declaration

The County's failure to mention the Coastal Zone and the North County LCP on the initial study cover page resulted in FANS not commenting on the proposed MND during the comment period. CEQA's procedural mandates are strictly enforced. A 30-day circulation is ineffective when the notice is materially defective, as it was here. It is the County's responsibility to provide fair notice to the public of the location of a proposed project. The responsibility is not on FANS is to recognize whether one or another street address is in the coastal zone or in North Monterey County. The County in other and later documents mentioned a location which also was inconsistent and include references at times as "Royal Oaks," at other times as "Elkhorn Highlands," and at other times "between Strawberry Canyon Rd. and Tucker Rd." By then it was too late. The damage had been done.

The problems have continued. Even the Zoning Administrator agenda for December 6 failed to disclose that this PG&E development project is in the coastal zone. The agenda does not list the applicable area plan, either. For this PG&E project, it appears that County staff either does not understand the significance of the Coastal Zone or is trying to hide the fact that the project is in the Coastal Zone. These omissions contrasts the other items on the agenda, most of which include the area plan or at least state, as on Agenda item 7 for a different project, "Proposed Location: 17121 Tarpey Road, Royal Oaks, Coastal Zone."

FANS asked the County planners about this. It turns out the County planning department has no written protocols or procedures as to how to write in the location information on official forms. FANS has seen a wide variety of location descriptions for projects in the North County coastal zone, including "Castroville" and "Salinas" in addition to Prunedale, Aromas, Elkhorn, Elkhorn Highlands, Royal Oaks, and Moss Landing. FANS asks the County to take prompt and effective action to correct this practice. FANS asks for a prompt resolution to this County omission.

In early December 2018, FANS asked for a copy of all adopted written protocols requiring consistent and accurate statement of project locations and applicable area plans. FANS has not received the records requested, which is a violation of the California Public Records Act.

The ZA-approved MMRP claims the project is in "North County Coastal Area Plan/Land Use Plan." This is a new claim and is in error. It further demonstrates the problems with the County's lack of understanding of the applicable plans and locations.

County Staff Secrecy: Violations of County Board of Supervisors Resolution
Requiring Disclosure of Applicant Submittals

The County planning staff has violated and is violating the County policies regarding applicant submittals. The initial study in this case relied on a biological report. The County planning staff failed to disclose in the initial study that the biological report was submitted *by the applicant* and failed to identify the biological report as an *applicant submittal* as required by Board of Supervisors resolution. It is evident that many County planners have no idea of the requirement or are deliberately flaunting the Board requirement. The staff report to the ZA for December 6, 2018 even refers to the "consulting biologist" without disclosing that it is the *applicant's biologist*. Sadly, the County planners evidently did not have the biological expertise to recognize the errors or fix them, nor did they have resources within the County to assist them.

The purpose of the Board resolution is to make sure that the County documents are the work of a County planner or a County consultant, and not of the applicant. The planner should do independent work on a project to determine the accuracy of the applicant's claims. That did not happen in this case. In this case, the planning staff did not have the answers to many of the basic questions as to the need for the project and the federal regulations. Instead, the planning staff merely repeated verbatim what the applicant had stated. Since then, the County planning staff has been trying to catch up and get a handle on this project and scramble to revise the initial study, revised the MMRP, and add last-minute mitigations that fell short of basic CEQA requirements. That is not independent planning or effective planning. The County can and should do better.

To make matters worse, the August 2016 biological report submitted by the applicant as part of the application states that it is a secret document. This is shown on its cover where the biological report states this:

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

The October 2018 revision by Arcadis makes the identical claim of secrecy. The County should not sanction this secretive PG&E approach toward the public process.

The notes on the approved plans attached to the ZA approval do not contain the mitigations. All approved plans should include the requirements and mitigations imposed by the County.

Evidence

This appeal relies on the attached evidence, the records in County possession, correspondence on this issue, plus such evidence as FANS and others may submit.

Illegal and Unauthorized Demand for Appeal Fees by County: Fee Waiver Request

On December 13, 2018, County RMA Planning Services Manager Brandon Swanson wrote to me regarding an appeal of the project. Mr. Swanson stated in key part as follows:

no appeal fee shall be charged for Coastal Development Permits that are appealable to the Coastal Commission, which is the case in this situation, so no fees are required.

This is consistent with the Board-adopted Master Fee Resolution and fee chart that says that there is no charge for appeals of coastal permits like this one.

However, later the County staff emailed a file of address labels (including many duplicates) to me, demanding that the labels be used to prepare stamped labeled envelopes that must be personally delivered to the Clerk to the Board of Supervisors, or the appeal would not be considered complete. This is inconsistent with what Mr.

FANS appeal of Zoning Administrator approvals
Re: PLN160131 - PG&E
January 2, 2019
Page 10

Swanson told me. This is a form of a fee, a cost imposed by the County on an appellant for filing an appeal. This fee is illegal and unauthorized. It is not on the list of fees adopted by Board of Supervisors. The County has admitted that it is merely a County practice, and the County is unable to provide any legal authority for the practice.

The requirements for appeals in the Coastal Zone – including the demand for stamped addressed envelopes – is governed by the LCP. The LCP does not authorize a demand for envelopes, or stamps, or addresses as part of an appeal. The burden placed on an appellant is high. The County even demands that an appellant spend an hour driving to Salinas to deliver the envelopes.

This unauthorized and illegal County practice should be stopped promptly. FANS, for itself and on behalf of others similarly situated, formally objects to this County staff practice. FANS asks that this issue be formally resolved by the Board of Supervisors before the Board acts on the appeal of this matter.

When FANS objected, the County Counsel's office told me I could file a request for a fee waiver. Attached to this letter is the County form for a fee waiver; the form was at the link that County Counsel sent me. FANS hereby files a request for a fee waiver, for all the reasons stated in this letter and in my correspondence with the County. FANS is a not-for-profit organization acting in the public interest. FANS has no financial interest in the outcome of this project or the appeal.

FANS has substantially complied with the County requirements for an appeal.

Very truly yours,

STAMP | ERICKSON



Molly Erickson

Attachments:

- A. Nicole Nedeff report dated December 31, 2018
- B. Nicole Nedeff qualifications
- C. Fee Waiver Request

Attachment A

December 31, 2018

SUBJECT: North Monterey County, Project #PLN160131, PG&E Powerline Maintenance

To whom it may concern:

I write these comments as a professional ecologist. These comments pertain to PLN160131, a PG&E development project in North Monterey County in the Coastal Zone. The proposed project is a grading effort in an Environmentally Sensitive Habitat Area on erosive slopes in excess of 25%. The proposed project also includes the removal of special status plants and Central Maritime Chaparral habitat. Assessor's Parcels 129-281-017, 129, 281, 007, 008 and 009, in the Moss Landing Area are impacted by the proposed project.

I note initially that the biological report prepared in August 2016 and recently revised did not adequately explain that a power line tower is too short, so PG&E intends to lower the ground below. The biological reports referred to this as a "discrepancy", which does not adequately explain the purpose and scope of the project. The scope of the project was described in the Draft Resolution prepared for the Monterey County Zoning Administrator's hearing on December 6, 2018 – apparently, because the power line tower is too short the electrical wires are too close to the ground. Rather than raise the height of the tower, the project proposes to lower the ground surface by excavating in highly erosive soils that support Environmentally Sensitive Habitat Area, including a number of rare plant species.

The mitigation measures for loss of ESHA habitat addresses the rare plants – these are two different species of rare manzanita and one very rare shrub called Eastwood's goldenbush. The mitigations call for replanting salvaged shrubs and also collecting seed for germination and out-planting of rare shrubs, however there is no discussion of actually mitigating the loss of Central Maritime Chaparral habitat. Habitat is the combination of plants and soil. Habitat is not limited solely to the rare plants. The biological report and the mitigations should discuss how the affected areas will be revegetated to mitigate for the loss of Central Maritime Chaparral habitat. They do not. This is an important piece that is missing from the County approvals. How will Central Maritime Chaparral habitat be restored in the project area? This goal is not accomplished merely by stockpiling and spreading out the top few inches of topsoil, or replanting salvaged shrubs or seedlings, which is what the mitigations propose.

The mitigations call for the collection of Pajaro and Hooker's manzanita and Eastwood's goldenbush seed in Fall 2018. The mitigation is not adequate and falls below the standard of care for restoration ecology. First, there is nothing in the approvals and the biological reports that show that seed collection happened in Fall 2018. In any event, the collection of seed for propagating Pajaro and Hooker's manzanita is often ineffective from a biological perspective. Manzanitas are generally propagated from cuttings. The best time to collect manzanita cuttings is when they have a burst of bud development in fall. In addition, will the loss of coast live oaks in the project footprint be mitigated with seedlings propagated from locally-sourced acorns and what will the success criteria be for the planting and long-term success of these trees? How many tree seedlings will be planted to compensate for the loss of oaks?

Nicole Nedeff
Consulting Ecologist

11630 McCarthy Road
Carmel Valley, CA 93924

{831} 659-4252
nikki@ventanaview.net



I noted in the County approvals that a Restoration Plan, Grading Plan and Erosion Control Plan must all be submitted to the Monterey County Resource Management Agency before the final permit is issued. These plans should all be reviewed by qualified biologists for internal consistency, in terms of what the fine print on the plan sets say regarding seeding, erosion control, handling of invasive plants (incorrectly called "evasive" plants in the County approvals), straw wattles (incorrectly called "waddles" in the County approvals), and the other biological mitigations. This essential requirement is not included in the County approvals and mitigations. The applicant can and should be responsible for such expert review. In my experience the notes on plans for a project are often inconsistent, which leads to one activity negating another action, causing harms that are not mitigated, and other negative impacts that were not considered and mitigated in the agency's approvals. This is particularly concerning here, where it appears that the County may not have been familiar with adequately mitigating biological impacts in ESHA (the original Initial Study prepared for this project did not include success criteria or performance standards for mitigation).

A three-year monitoring plan for revegetation of rare manzanitas in ESHA is not adequate, in my professional opinion. In my experience, the Coastal Commission generally requires a minimum five-year monitoring period in ESHA. The monitoring here should be at least five years if not longer, and should be performed by an independent professional biologist who is vetted and hired by the County. The applicant should cover costs for regular monitoring and revegetation, if necessary, however I recommend that the County should be the client in order to ensure independence.

The County approvals also fail to discuss and identify an additional important item for the mitigation of loss of Central Maritime Chaparral habitat: the type of quick-growing ground cover that will be seeded as part of revegetation and erosion control. There should be a recommendation for site-specific grass seed percentages, along with a pound/acre protocol in the mitigation measures. This is particularly important in the highly erosive sands where the grading is proposed. As written, the mitigations are not effective and enforceable to provide adequate mitigation for the impacts to ESHA.

Thank you for considering these comments.



Nicole Nedeff
11630 McCarthy Road
Carmel Valley, CA 93924
nikki@ventanaview.net

Attachment B



Ecological Studies

Environmental work based on
solid science and a love for wild places.

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Ecological Studies Staff & Associates

Ecological Studies has a solid core of natural resource scientists who are recognized as specialists in wildlife. In addition, we maintain a strong association with independent specialists and companies in order to form the best technical team for each project. Biographical profiles for key personnel are included below.

<http://www.ecologicalstudies.com/staff.htm#Top:32of:32page>

Nicole Nedeff, M.A. - Biogeography & Plant Ecology

Riparian & Native Plant Ecologist

Nicole Nedeff has sixteen years experience in Monterey County working with public agencies and private organizations to evaluate, inventory, preserve, and restore and manage natural resources. She has extensive experience evaluating the impacts of stream flow and groundwater changes on riparian/wetland vegetation. Nicole has expert understanding of riparian vegetation ecology and restoration techniques. She has a thorough understanding of regional geography, including geology, hydrology and cultural history. Nicole also has broad experience with rare plants, plant ecology, and wildlife in all habitat types found in California.

Nicole Nedeff has extensive knowledge of local, state and federal regulations pertaining to land use in Monterey County. She is experienced writing and reviewing CEQA and NEPA documents, and is approved by the Monterey County Planning and Building Inspection Department to conduct Biological Assessments. She is also an excellent grant-writer.

Attachment C

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

168. Alisal Street, 2nd Floor
 Salinas, CA 93901
 Office: (831) 755-5025
 Fax: (831) 757-9516
 www.co.monterey.ca.us



FEE WAIVER REQUEST

Permit No. PLN160131 - PG&E
 (Complete Section 1 and 3)

Parks Division
 (Complete Section 2 and 3)

Section 1: _____
 Assessor Parcel Number: SEE ATTACHED LETTER DATED JAN. 2, 2019
 Job Address: AND PREVIOUS CORRESPONDENCE WITH THE COUNTY ON THIS ISSUE.
 Description of Project: PG&E CEL TOWER.
 Fee Waiver Justification: ILLEGAL AND UNAUTHORIZED.

(Attach additional information if needed)

Section 2: _____
 Park Name: _____
 Park Area: _____
 Date of Reservation: _____
 Fee Waiver Justification: _____

(Attach additional information if needed)

Section 3: _____ Owner/Applicant Agent
 Requestor: Friends, Artists & Neighbors of Elkhorn Slough. Public interest participant.
 Address: SEE ATTACHED LETTER DATED JAN. 2, 2019
 Phone: _____ Email: _____

Department Use Only				
Employee Received:	_____	Date:	_____	
Given to Admin. Secretary:	_____	Date:	_____	
Review by the following department/agencies:	Fee Amount:	Amount Waived:	Approver Initials	Date
<input type="checkbox"/> RMA - Building	_____	_____	_____	_____
<input type="checkbox"/> RMA - Environmental Services	_____	_____	_____	_____
<input type="checkbox"/> RMA - Parks	_____	_____	_____	_____
<input type="checkbox"/> RMA - Planning	_____	_____	_____	_____
<input type="checkbox"/> RMA - Public Works	_____	_____	_____	_____
<input type="checkbox"/> Water Resources Agency	_____	_____	_____	_____
<input type="checkbox"/> Health Department	_____	_____	_____	_____
<input type="checkbox"/> Fire District: _____	_____	_____	_____	_____
<input type="checkbox"/> Other: _____	_____	_____	_____	_____

County Justification: _____
 Total Approved Waiver Amount: \$ _____

 Signature of RMA Director/Deputy Director Print Name Date
 Approved
 Denied

