

**Before the Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:

MOSS LANDING POWER COMPANY LLC (PLN230159)

RESOLUTION NO. 24-019

Resolution by the Monterey County Zoning Administrator:

- 1) Finding that project Statutorily Exempt pursuant to CEQA Guidelines section 15282(k); and
- 2) Approving a Coastal Development Permit to allow inspections and repairs to a 350 linear foot section of an existing PG&E natural gas pipeline within 100 feet of Environmentally Sensitive Habitat Area.

[PLN230159, MOSS LANDING POWER COMPANY LLC, between 12151 Dolan Road and 357 Dolan Road, North County Land Use Plan (APN: 133-171-003-000)]

The MOSS LANDING POWER COMPANY LLC application (PLN230159) came on for an public hearing before the Monterey County Zoning Administrator on May 9, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator 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 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan Area (CIP); and the
 - Monterey County Zoning Ordinance (Title 20).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) The Proposed Project is being undertaken by Pacific Gas and Electric Company (PG&E) to inspect and repair, as needed, an existing natural gas pipeline (Gas Line 301G). As part of a system-wide program, PG&E crews will excavate and inspect a portion of Gas Line 301G and

determine whether repairs are necessary. The excavation will measure nine feet wide by twelve feet long and twelve feet deep, with 48 cubic yards of grading. Two contingency sniff holes, six feet by six feet, may be excavated to confirm that natural gas is not leaking out of the pressurized portion of the 301G pipe. Repairs may include, but not be limited to, recoating, installation of a sleeve, or replacement of a segment of the pipeline. Following the repairs, the excavation and limits of disturbance would be backfilled with native or clean soils, compacted, and re-established to pre-project conditions (contours, elevations, and vegetation). The Proposed Project will ensure continued essential natural gas service on a safe and reliable basis.

- c) Allowed Use. The property is located at between 12151 Dolan Road and 357 Dolan Road, North County Land Use Plan, Assessor's Parcel Number (APN): 133-171-003-000), within the Coastal Zone. The parcel is split-zoned Heavy Industrial ("HI") and Coastal Agriculture Preserve ("CAP"). The Proposed Project is located in the portion of the property zoned CAP. PG&E holds numerous easements over the subject property and neighboring properties that allow for installation, maintenance, and replacement of PG&E facilities, including gas pipelines (see subsequent Evidence "d"). Pursuant to Title 20 section 20.30.050, public utilities and infrastructure are an allowed use, subject to the granting of a Coastal Development Permit. Further, the Moss Landing Power Plant Master Plan (1996-1998), as amended in 2018, identifies existing PG&E transmission lines within the master plan planning area, including the subject natural gas line. Although repair and maintenance to an existing gas pipeline would typically be exempt from a Coastal Development Permit (Title 20 section 20.70.120.E), because the Project site is located partially within an environmentally sensitive habitat area (wetlands and brackish marsh), a Coastal Development Permit is required pursuant to Title 20 section 20.30.030.E. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject property is identified in its current configuration and under separate ownership in Book 133, Page 17 of the 1964 and 1972 Assessors Maps. Therefore, the County recognizes this parcel as a legal lot of record. Although the subject property is not owned by PG&E, per Document No. 2023011916, PG&E has reserved the right to maintain, replace, remove, reconstruct, and use its existing pipelines and appurtenant facilities for the transmission and distribution of natural gas.
- e) Development Standards. The approximately 101-acre property is currently developed with three structures, all located in the portion of the property zoned HI. The proposed project would be located within the portion of the property zoned CAP. The Proposed Project will have no impact on the required site development standards.
- f) North County Land Use Plan Policy 2.3.2.1. The subject is located within the North County Land Use Plan. The prepared biological report identified the project site as being within environmentally sensitive

habitat (wetlands and brackish marsh). North County Land Use Plan Policy 2.3.2.1 prohibits all development within environmentally sensitive habitat areas, except for resource-dependent uses. Policy 5.2.1(A) of the Moss Landing Community Plan identifies “energy facilities”, such as the PG&E Power Plant as being coastal- or resource-dependent. Appendix B of the North County Land Use Plan defines “energy facility” as “any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas...” The Moss Landing Power Plant Master Plan was prepared in accordance with the Moss Landing Community Plan to recognize existing and future uses at the PG&E Power Plant site. The subject property is included in the Master Plan boundary and the existing natural gas pipeline is identified being part of the PG&E Power Plant energy facility. In this case, repairs and maintenance to the existing pipeline are allowed uses within environmentally sensitive habitat.

- g) Cultural Resources. According to Monterey County GIS, the subject property is identified as being within high archaeological sensitivity area and 750 feet of known archaeological resources. Therefore, an archaeological report (LIB230258) was prepared pursuant to North County Coastal Implementation Plan section 20.144.110.B1. Previously conducted surveys within 0.25 miles of the Project Site as well as other resources (i.e., the Sacred Land Files) were reviewed and no previously recorded prehistoric resources within 750 feet project site or on the subject property were identified. Further, the pedestrian survey found no evidence of either prehistoric or historic-period archaeological resources or materials within the project site. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County’s standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered.
- h) Land Use Advisory Committee (LUAC) Review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the Coastal Zone, a Design Approval subject to consideration at a public hearing, preparation of an environmental document (Initial Study or Environmental Impact Report), or a Variance.
- i) The project planner conducted a site inspection on April 22, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230159.

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 biological, aquatic, and cultural resources. The following reports have been prepared:
 - “Biological Assessment” (LIB230259) prepared by Klienfelder, Rancho Cordova, CA, May 2023.
 - “Preliminary Delineation of Aquatic Resources” (LIB230260) prepared by Kleinfelder, Rancho Cordova, CA, March 2023.
 - “Archaeological Survey Report” (LIB230258) prepared by Denise Frazier, Santa Rosa, CA, June 2023.

County staff independently reviewed these reports and concurs with their 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) Staff conducted a site inspection on April 22, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230159.

3. 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) The proposed project has no impact on existing public facilities, including potable water and wastewater service. The proposed project includes inspections and repairs of a 350 linear-foot existing PG&E natural gas pipeline. Such work is necessary to ensure safe and reliable delivery of natural gas service to customers in the surrounding area,
 - c) Hydrostatic Testing. A hydrostatic test is a way in which pressure vessels such as pipelines, plumbing, gas cylinders, boilers and fuel tanks can be tested for strength and leaks by filling the system with water. If

repairs require replacing of a segment of the subject pipeline, hydrostatic testing would be required to ensure the replacement pipeline meets PG&E standards. PG&E would collect, treat and discharge ground and hydrotest water in keeping with the State Gas Utility General Permit (WDR #: 2017-0029-DWQ, General Permit No. CAG670001). Due to the proximity of wetlands to the dig locations, hydrotest/groundwater would not be used for dust suppression in these areas. All sampling, filtration, and discharge to land or surface water will be done in accordance with this General Permit; and as needed, PG&E will discharge to adjacent uplands.

- d) Soil Contaminants. To the extent feasible, matting will be used to preserve vegetation and topsoil. Native soil will be used for the remaining backfill, and the upper 18 inches of native topsoil removed during excavation will be stored on-site separate from subsoils and replaced upon project completion. As a former oil tank site, the subject property's soils are known to contain heavy metals, polycyclic aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPHs). Detections of TPH, volatile organic compounds, or VOCs, polychlorinated biphenyls (PCBs), pesticides, and herbicides are considered contaminants, as these constituents are generally not present in native soil. PG&E is required as a condition of a Land Use Covenant with Dynegy Moss Landing LLC and the Moss Landing Power Plant to adhere to a 2014 Soil Management Plan approved by the Department of Toxic Substances Control. If excavated soil is not authorized under the Soil Management Plan, suitable soil will be imported to backfill the excavation, and material excavated from the site will be disposed of at an appropriate off-site location.
- e) The Environmental Health Bureau reviewed the project and had no comments.
- f) Staff conducted a site inspection on April 22, 2024 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230159.

4. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 22, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230159.

5. **FINDING:** **DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the North County LUP, Coastal Implementation Plan, and applicable zoning codes.

- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the North County Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The policies in Chapter 2.3 of the North County LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. As designed and conditioned, the project is consistent with applicable policies regarding avoidance and minimization of habitat disruption.
 - c) The subject property was previously used as part of PG&E’s Power Plant and contained an oil tank farm. This use has since ceased and has been heavily disturbed as a result of removing the previous oil tanks. The site is currently undeveloped, except for a small research lab and water tank near Dolan Road. Surrounding land uses include Coastal Agriculture Preserve, Light Industrial, and Heavy Industrial, Coastal Zone. According to the prepared delineation of aquatic resources report (Monterey County Document No. LIB230260), the project site occurs in the Elkhorn Slough watershed and one brackish marsh of approximately 0.544 acres was identified within the survey area. Wetlands and seawater marshes, such as brackish marsh, are considered ESHA under the provisions of the North County LUP Policy 2.3.2.1. Although no other sensitive wildlife or plant species were identified on-site, the prepared biological report (Monterey County Document No. LIB230259) concluded that potentially significant impacts on California red-legged frog (CRLF) and California tiger salamander (CTS) would occur with the implementation of the proposed project. Other identified habitat on-site included non-native grassland.
 - d) Tidal Influence. The prepared delineation of aquatic resources report noted several indicators of wetland hydrology within the brackish marsh wetland community. This report notes that no field indicators of Mean High Water associated with tidal influence were observed. The aquatic delineation report concluded that the marsh is a low point in the local topography which primarily receives rainwater and runoff from the surrounding agricultural fields and thus is not tidally influenced. Although the project-specific wetland delineation report determined that the marsh does not have tidal influence, the Regional Water Quality Control Board determined that it did. California Fish & Wildlife Services is processing a Lake & Streambed Agreement to address potential impacts to the marsh.
 - e) Habitat Conservation Plan. A “PG&E Multiple Region Operations and Maintenance Habitat Conservation Plan (MRHCP; HCP Permit No.

TE77814D-0)” was issued by the U.S. Fish & Wildlife Service on June 29, 2020 with an expiration of June 29, 2050. The purpose of the MRHCP is to enable PG&E to continue to conduct current and future routine operation and maintenance (O&M) activities within 34 California counties while avoiding, minimizing, and mitigating temporary and permanent impacts on threatened and endangered species habitat that could result from PG&E’s ongoing O&M activities. Monterey County is included in the coverage of the MRHCP.

- f) North County LUP Key Policy 2.3.1 requires that North County’s unique, limited, and fragile resources of importance should be “protected, maintained, and, where possible, enhanced and restored.” As demonstrated in evidence “e” above and subsequent evidence “g” through “j”, the proposed project, as conditioned, complies with the North County LUP ESHA-related policies.
- g) To allow development within wetland and aquatic habitat, North County LUP Policy 2.3.3(B)(2) states “All development...within stream corridors shall be limited to activities necessary for ... continued and future use of utility lines and appurtenant facilities.” As part of a system-wide program, PG&E crews examined a portion of the pipeline within a wetland complex south of Elkhorn Slough and determined this pipe should undergo further inspection and maintenance, as needed. As proposed, PG&E crews will excavate and inspect a portion of Gas Line 301G, make necessary repairs, and recoat the pipeline before backfilling and establishing pre-project contours and elevations. This work would allow for continued and future use of the pipeline.
- h) North County LUP Policy 2.3.2.3 requires that new development adjacent or in ESHA be compatible with the long-term maintenance of the resource. Per the prepared biological report, the proposed project will impact up to 0.15 acres of brackish marsh and could take CRLF and CTS. The proposed project will be implemented in the dry season and thus occur when CTS and CRLF are less likely to be traversing in upland habitat and the adjacent wetland is anticipated to not provide suitable breeding habitat. The MRHCP establishes mitigation and avoidance measures to reduce potentially significant impacts on CRLF and CTS, including conducting annual training on habitat MRHCP requirements for employees and contractors, inspecting and covering equipment that may trap, injure, or kill species, prohibiting fueling of vehicles within 250 feet of wetlands, installation of exclusionary fencing, and restoration of CTS and CRLF breeding and upland habitat on a 1:1 ratio. Adherence to these measures will reduce potentially significant impacts and ensure long-term maintenance of the project site’s sensitive wildlife species. If the take of CTS occurs, PG&E has obtained an Incidental Take Permit (ITS) in August 2019. The ITP covers the take CTS related to O&M activities at pipelines L-301A, L-301G (subject project site), and L-301H, located between Moss Landing and Hollister in Monterey and San Benito counties. The MRHCP does not establish minimization or avoidance measures for impacts on

wetland habitat. Accordingly, PG&E prepared a project-specific restoration plan that requires the 1:1 replanting and reestablishment of brackish marsh (0.15 acres). The restoration plan (LIB240097) proposes utilization of onsite native plant stock to increase and expand cover of native vegetation in the work area, where vegetative cover is currently dominated by non-native species. If necessary, locally-obtained seed and/or container stock from nursery-grown sources will be used to supplement onsite materials. As required by the Soil Management Plan, pre-project contours will be established (see Finding No. 3, Evidence “d”). The restoration plan requires that the restoration activities be monitored by a qualified biologist for three years to ensure that 100 percent of the restoration is successful. If these success criteria are not achieved at the end of three years, PG&E shall determine and report whether the site is on track to meet performance criteria or whether further corrective actions are necessary to restore vegetation. Adherence to this restoration plan, as required by Condition No. 4, will ensure long-term maintenance of the brackish marsh habitat, consistent with North County LUP Policy 2.3.2.3.

- i) Consistent with North County LUP Policy 2.3.2.9, invasive species will be removed as part of the implementation of the restoration plan (LIB240097).
- j) The project planner conducted a site inspection on April 22, 2024, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- k) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN230159.

6. FINDING: CEQA (Exempt) - The project is statutorily exempt from environmental review.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15282(k) statutorily exempts projects that involve the installation of a new pipeline or maintenance, repair, restoration, removal, or demolition of an existing pipeline as long as the project does not exceed one mile in length.
 - b) The proposed project involves the inspection and repair of a 350 linear-foot section of an existing PG&E natural gas pipeline.
 - c) Statutory exemptions from CEQA are not subject to the exceptions applicable to categorical exemptions set forth in CEQA Guidelines section 15300.2.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN230159.

7. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires shoreline or physical public access (Figure 6, Shoreline Access/Trails, and Figure 4, Public Access and Recreational, in the North County Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230159.

8. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080, this approval is subject to appeal by/to the Coastal Commission because it involves a conditionally allowed use (i.e., development within 100 feet of Environmentally Sensitive Habitat Area).


DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Zoning Administrator does hereby:

- 1) Find the project Statutorily Exempt pursuant to CEQA Guidelines section 15282(k); and
- 2) Approve a Coastal Development Permit to allow inspections and repairs of a 350 linear foot existing PG&E natural gas pipeline within 100 feet of Environmentally Sensitive Habitat Area.

All of which are subject to the conditions attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of May, 2024.

DocuSigned by:

 9D45DC219AC247C...

Mike Novo, AICP
 Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 10, 2024**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAY 20, 2024**.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

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

PLN230159

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit allows PG&E to inspect and repair a 350-foot section of an existing natural gas pipeline within 100 feet of Environmentally Sensitive Habitat Area. The property is located between 12151 Dolan Road and 357 Dolan Road, Moss Landing (Assessor's Parcel Number 133-171-003-000), North County Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number 24-019) was approved by Monterey County Zoning Administrator for Assessor's Parcel Number 133-171-003-000 on May 9, 2024. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PDSP001 - RESTORATION & MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Approximately 0.15 acres (6,534 square feet) of brackish marsh adjacent to the project site on APN: 133-171-003-000, shall be revegetated and recontoured. All restoration work shall be undertaken and executed in a manner consistent with the restoration work detailed in PLN230159 and the restoration plan prepared for the project, LIB240097, dated February 2024.

The specific objectives of the Restoration Plan are as follows:

- Remove the non-native invasive species
- Use local plant sources for seed and container plant revegetation material.
- Establish a monitoring program to track success of non-native vegetation control and establishment of native species.

Monitoring shall occur for three years following completion of exotic species removal, replanting and revegetation activities. A final report shall be prepared and submitted to HCD-Planning at the end of the third year monitoring period detailing compliance with the restoration plan's success criteria and the need for additional remedial efforts if success criteria are not met. Monitoring shall be on-going until such a time as the restoration is deemed complete and all success criteria are met.

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction or grading permits from Building Services, the Owner/Applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified biologist indicating that the restoration work and monitoring program detailed in LIB240097 will be implemented. The contract shall also require preparation of reports following completion of successful revegetation and recontouring, and yearly monitoring.

Prior to ground disturbance, the Applicant/Owner shall provide copies of permits issued by the California Department of Fish and Wildlife, Army Corps of Engineers, and/or US Fish and Wildlife Services

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 re-vegetation and re-contouring activities as detailed in LIB240097 have successfully occurred.

On an on-going basis for the duration of the required monitoring period, annual reports shall be submitted to HCD-Planning for review and approval detailing compliance with LIB240097.

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SCHEDULE OF SHEETS:

- SHEET 01 - TITLE / CONSTRUCTION NOTES
- SHEET 02 - DETAIL(S) / STAMPS / LEGEND
- SHEET 03 - ID-642G-1
- SHEET 04 - ID-642G-4
- SHEET 05 - CTS DETAILS & BOM

CONTACT INFORMATION:

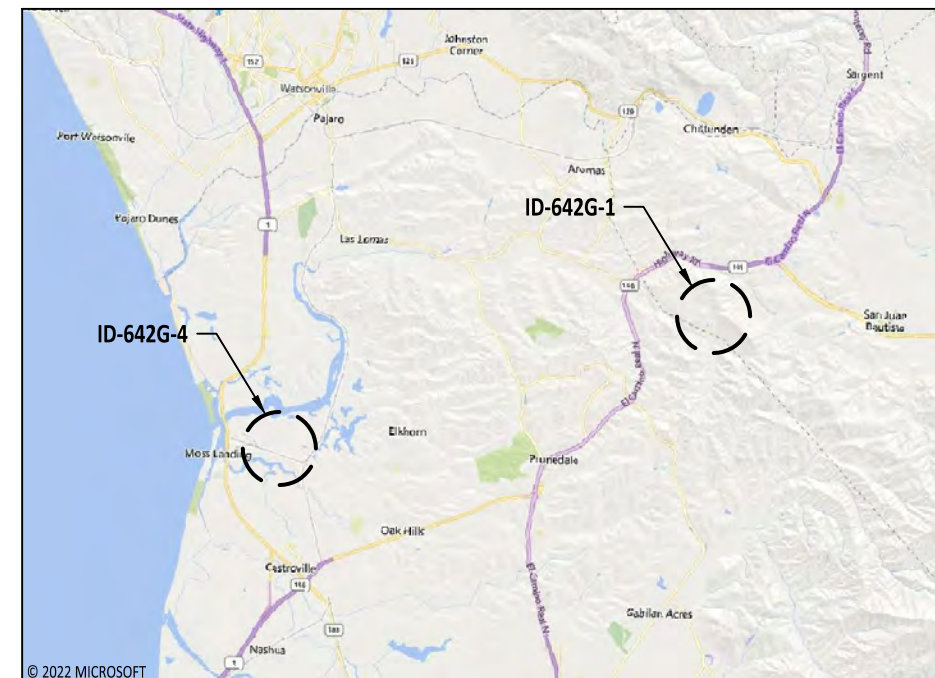
ARB PROJECT MANAGER ----- SEAN TANNER (925) 628-2040
 PG&E ENGINEER ----- SHAWN STONE (925) 856-7641
 PG&E PIPELINE ENGINEER ----- BRYCE LLOYD (925) 212-0400
 PROJECT MANAGER (GTS) ----- NICOLE GUNARI (925) 566-4582
 PROJECT ENGINEER (GTS) ----- SALAH ALJAMAL (530) 588-8504

REFERENCE DOCUMENTS:

FORM G: ID-642G, L-301G, MP 0.00-24.68, 2022 SIGNED 08/23/2022
 B-MAOP 13016096
 B-MAOP 13016084
 3827043
 3830611

PACIFIC GAS & ELECTRIC ID-642G L-301G, MP 14.00-24.33 ILI INVESTIGATION DIG

ORDER #84021121



VICINITY MAP SAN BENITO & MONTEREY COUNTIES, CA
 NOT TO SCALE

GENERAL NOTES:

1. THIS DRAWING IS ISSUED FOR PERMIT. REFER TO CONTRACT DOCUMENTATION FOR ADDITIONAL CLARITY OF SCOPE OF WORK.
2. THIS DRAWING HAS BEEN CREATED BY REVIEW OF THE AS-BUILT DRAWINGS & RECORDS. ACCURACY IS DEPENDENT UPON THE SOURCE DOCUMENTS LISTED IN THE REFERENCE DOCUMENTS.
3. UTILITIES SHOWN ON DRAWING ARE APPROXIMATE BASED UPON REVIEW OF PG&E DIG SHEET, DIGS BASIS MEMO, & GIS. CONTRACTOR TO CALL USA TO HAVE LOCATION OF THESE FACILITIES MARKED & POTHOLE TO EXPOSE/VERIFY LOCATION.

CONSTRUCTION NOTES:

1. UNDERGROUND SERVICE ALERT : CALL 811 (1-800-227-2600) A MINIMUM OF 2 BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE FOR THE MARKING OF UNDERGROUND UTILITIES, INCLUDING ALL NON-UTILITIES BEFORE YOU DIG, GRADE, OR EXCAVATE.
2. UTILITY NOTES:
 - A. DIMENSIONS SHOWN ON THESE DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION FROM SEVERAL SOURCES, & SHALL BE VERIFIED IN THE FIELD BY CONSTRUCTION PERSONNEL PRIOR TO EXCAVATION.
 - B. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE & LOCATION OF UNDERGROUND UTILITIES, PROPERTY LINES, & OTHER SUBSTRUCTURES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE, UNLESS OTHERWISE NOTED. CONSTRUCTION PERSONNEL ARE RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE & LOCATION OF UNDERGROUND UTILITIES & OTHER SUBSTRUCTURES AS NECESSARY TO AVOID DAMAGE OR ENCROACHMENTS.
 - C. PROSPECTING IS REQUIRED AHEAD OF WORK.
 - D. ALL EXCAVATIONS WITHIN EXISTING STATIONS SHALL BE HAND DUG OR EXCAVATED USING SOFT DIG METHODS (e.g. VACUUM EXCAVATIONS OR SIMILAR).

3. COATING REMOVAL:
 BEFORE REMOVING THE PIPE COATING ON PRE-1972 PIPE (DOES NOT INCLUDE PLASTIC TAPE OR FUSION BONDED EPOXY COATINGS) THE FOLLOWING STEPS SHALL BE TAKEN:
 - A. FOR ALL NON-EMERGENCY WORK, PRE-1972 PIPE WRAP MUST BE EVALUATED TO DETERMINE IF IT CONTAINS ASBESTOS PRIOR TO REMOVAL.
 - B. FOR EMERGENCY WORK ON PRE-1972 PIPE, ASSUME THE WRAP CONTAINS > 1% ASBESTOS UNTIL THE WRAP CAN BE TESTED.
 - C. OBTAIN SAMPLES OF THE WRAP, & HAVE SAMPLES TESTED FOR ASBESTOS IN ACCORDANCE WITH WP 4711-01.
 - D. TEST RESULTS ARE TO BE INCLUDED WITH THE FINAL JOB PACKAGE.
 - E. FOLLOW PROCEDURE IN WP 4711-01 FOR REMOVAL OF PIPE WRAP.
4. RESTORATION & CLEAN UP:
 - A. RESTORATION OF PUBLIC STREETS, SIDEWALKS, CURBS, ETC. ABOVE PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE LATEST CITY, COUNTY, OR AGENCY STANDARDS.
 - B. WHEREVER THERE ARE ROW CROPS, THE TOPSOIL SHALL BE REMOVED TO A DEPTH OF 12" & STORED ON SITE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE RESTORED. TAKE CARE TO PREVENT MIXING OF TOPSOIL & SUBSOIL.
5. WELDING REQUIREMENTS:
 - A. INSTALL TEST STATIONS WITH THERMITE WELD CONNECTION IN ACCORDANCE WITH GAS T & D CORROSION CONTROL MANUAL O-10, O-10.1, & O-10.2.
6. PAINTING & COATING REQUIREMENTS:
 - A. ALL EXPOSED PIPE & FITTINGS ARE TO BE PAINTED IN ACCORDANCE WITH GAS STANDARD E-30. ALL COATING ON BURIED PIPE & FITTINGS ARE TO BE APPLIED IN ACCORDANCE WITH GAS STANDARD E-35.
 - B. FOR COATING SELECTIONS ON BURIED PIPE, SEE DIRECT BURIAL COATING SELECTIONS TABLE.
7. DOCUMENTATION OF INSPECTION OF EXISTING PIPELINE:
 WHENEVER EXISTING BURIED GAS FACILITIES ARE EXCAVATED DURING ENGINEERING OR DURING CONSTRUCTION, AN A-FORM (TD-4110P-03-F01) SHALL BE COMPLETED FOR THE GENERAL INSPECTION. THIS ALSO APPLIES TO GAS FACILITIES BEING DEACTIVATED. THE COMPLETED A-FORM SHALL BE SUBMITTED WITH THE FINAL JOB PACKAGE.
8. COPIES OF REFERENCE DRAWINGS ARE AVAILABLE TO FIELD PERSONNEL (PG&E, INSPECTION OR CONTRACTOR) ON AN AS NEEDED BASIS. CONTACT THE PROJECT ENGINEER IDENTIFIED IN CONTACTS TO OBTAIN COPIES OF REFERENCE DRAWINGS.

SEQUENCE OF OPERATIONS:

1. INSTALL BMPS.
2. EXCAVATE & EXPOSE PIPELINE AS SHOWN IN LOCATION IMAGE(S) & IDENTIFIED IN ILI DIG SHEET (FORM G), ISFR, AND DIG MAP.
3. IF NECESSARY, EXTEND BELLHOLES WITH TRENCHES TO LOCATE REFERENCE GIRTHWELDS AS NOTED IN LOCATION IMAGE(S).
4. COMPLETE PIPELINE INSPECTION IN ACCORDANCE WITH TD-4810P-11 IN-LINE INSPECTIONS PROCEDURE.
5. COMPLETE "H" FORM INSPECTION.
6. PERFORM REPAIRS AS NEEDED.
7. RECOAT THE PIPELINE IN ACCORDANCE WITH GAS STANDARD E-35.
8. COMPLETE DOCUMENTATION AS REQUESTED BY THE PROJECT ENGINEER.
9. BACKFILL & COMPACT EXCAVATION PER PERMIT STANDARDS.
10. INSTALL PG&E GAS WARNING DECALS & PIPELINE MARKER DECALS AS NEEDED.
11. REMOVE BMPS.
12. RESTORE PROJECT SITE.



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ISSUED FOR PERMIT

PACIFIC GAS & ELECTRIC
 ID-642G
 L-301G, MP 14.00-24.33
 ILI INVESTIGATION DIG
 SAN BENITO & MONTEREY COUNTIES, CALIFORNIA

SCALES: AS SHOWN 84021121 SHEET 1 OF 5 B



LEGEND:

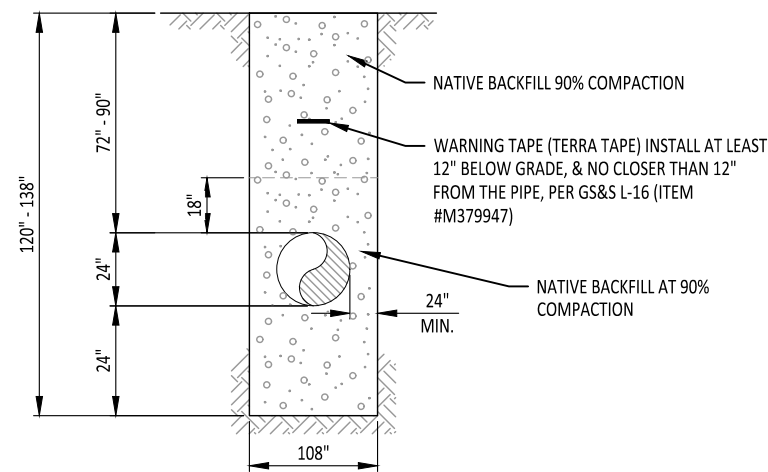
	GT	PROPOSED GAS TRANSMISSION LINE
		EXISTING GAS TRANSMISSION LINE
	GD	GAS DISTRIBUTION LINE
	GS	GAS SERVICE LINE
	GT	GAS TRANSMISSION LINE (RETIRED)
	GD	GAS DISTRIBUTION LINE (RETIRED)
	GS	GAS SERVICE LINE (RETIRED)
	ET	ELECTRIC TRANSMISSION LINE
	ED	ELECTRIC DISTRIBUTION LINE
	ES	ELECTRIC SERVICE LINE
	T	TELEPHONE LINE
	TV	CABLE TV LINE
	SD	STORM DRAIN LINE
	SS	SEWER LINE
	W	WATER LINE
	L	COMMUNICATION LINE
	FO	FIBER OPTIC LINE
	EP	EDGE OF PAVEMENT
	FC	FACE OF CURB
	X	FENCE
		WALL
		K-RAIL
		GUARD RAIL
		PROPERTY LINE
		LAYDOWN STAGING AREA
		BELL HOLE
		ACCESS ROAD

	PIPE END CUT (SIDE)
	PIPE END CUT
	CENTERLINE
	COMPUTER AUTOMATED TEST STATION
	COUPON TEST STATION
	ELECTROLYSIS TEST STATION
	GAS VALVE
	GAS VAULT
	INSULATION JOINT
	PRESSURE CONTROL FITTING
	GAS VENT
	POTHOLE

	ELECTRIC VAULT
	UTILITY POLE (ELECTRIC)
	UTILITY POLE (OTHER)
	JOINT POLE
	WATER METER
	WATER VALVE
	STORM DRAIN
	SEWER MANHOLE
	TIE-IN WELD
	TREE
	AGM
	FIRE HYDRANT

ACRONYM DEFINITION:

AGM	Above Ground Marker
(E)	Existing
(P)	Proposed
DET	Detail
DIST	Distribution
D/S	Downstream
HPR	High Pressure Regulator
ILI	In-Line Inspection
M	Monitor
MLV	Main Line Valve
MP	Mile Point
NDE	Non-Destructive Examination
NTS	Not to Scale
OD	Outside Pipe Diameter
P/L	Property Line
PCF	Pressure Control Fitting
PL	Plastic
PSI	Pounds per Square Inch
REG	Regulator
ROW	Right of Way
SMYS	Specified Minimum Yield Strength
STD	Standard
TCE	Temporary Construction Easement
TCP	Traffic Control Plan
TYP	Typical
UG	Underground
UT	Ultra-Sonic Test
U/S	Upstream
VIF	Verify in Field



DETAIL TYPICAL BELL HOLE
NOT TO SCALE NON PAVED AREA

INSTALLATION TESTED OR INSPECTED AND NOTED ON DRAWING.
ALL CORROSION LEVELS SATISFACTORY PER PG&E GAS UTILITY STANDARD TD-41815.

QUALIFIED EMPLOYEE _____ DATE _____

CORROSION MECHANIC'S SIGNATURE IS REQUIRED WHEN A CPA BOUNDARY IS WITHIN THE SCOPE OF THE PROJECT.

NOTIFIED U.S.A.

DATE _____

TICKET NUMBER _____

BY _____

DIRECT BURIAL COATING SELECTIONS LISTED IN ORDER OF PREFERENCE	
MAIN LINE COATING	FBE (E-35.4)
MINOR REPAIRS	LIQUID EPOXY (E-35.3)
TIE-IN WELDS	LIQUID EPOXY (E-35.1)
GIRTH WELDS	LIQUID EPOXY (E-35.1)
BUTT WELDED FITTINGS	LIQUID EPOXY (E-35.1)
VALVE ASSEMBLIES	LIQUID EPOXY (E-35.7), WAX TAPE (E-35.7)
SHORT SEGMENTS OF PIPE	LIQUID EPOXY (E-35.1)
AIR-TO-SOIL TRANSITIONS	LIQUID EPOXY/PSX 700 (E-35.8)
PRESSURE CONTROL FITTINGS	LIQUID EPOXY (E-35.7), WAX TAPE (E-35.7)
TIE-INS/COATING TRANSITIONS	LIQUID EPOXY (E-35.3)
BORED COATING SELECTIONS LISTED IN ORDER OF PREFERENCE	
MAIN LINE COATING	ARO APPLIED OVER FBE
MINOR REPAIRS	LIQUID EPOXIES (E-35.2)
TIE-IN WELDS	LIQUID EPOXIES (E-35.2)

NOTES:

- CONTACT THE PIPELINE ENGINEER (PLE) TO REQUEST A VARIANCE FROM THE ABOVE COATING SELECTIONS.
- THE REFERENCED E-35 SERIES DOCUMENTS CONTAIN THE APPROVED PRODUCTS FOR EACH APPLICATION.
- ALL COATINGS ARE TO BE APPLIED IN ACCORDANCE WITH GDS E-35 AND THE E-35 SERIES DOCUMENTS REFERENCED.
- FOR ALL ABOVE GROUND PIPE COATINGS, SEE GDS E-30.



GTS
A Kleinfelder Company
575 Lennon Lane, Suite 250
Walnut Creek, CA 94598
Project No. 180060.105A-63

PSC
Primoris
ARB Underground

811
Know what's below.
Call before you dig.

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REVISIONS

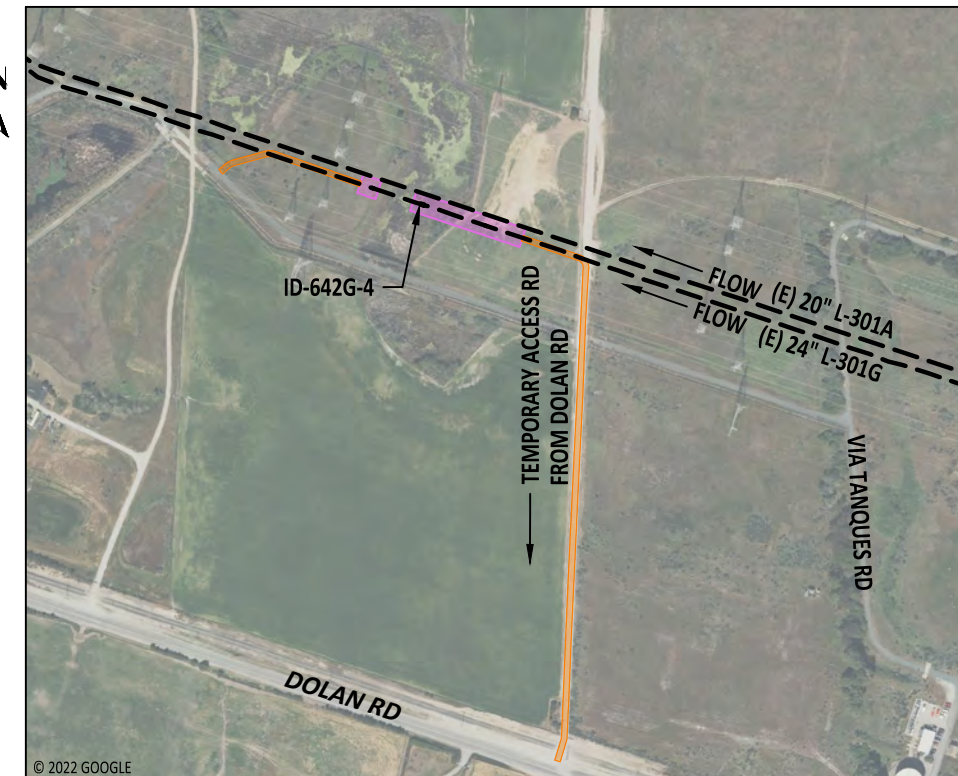
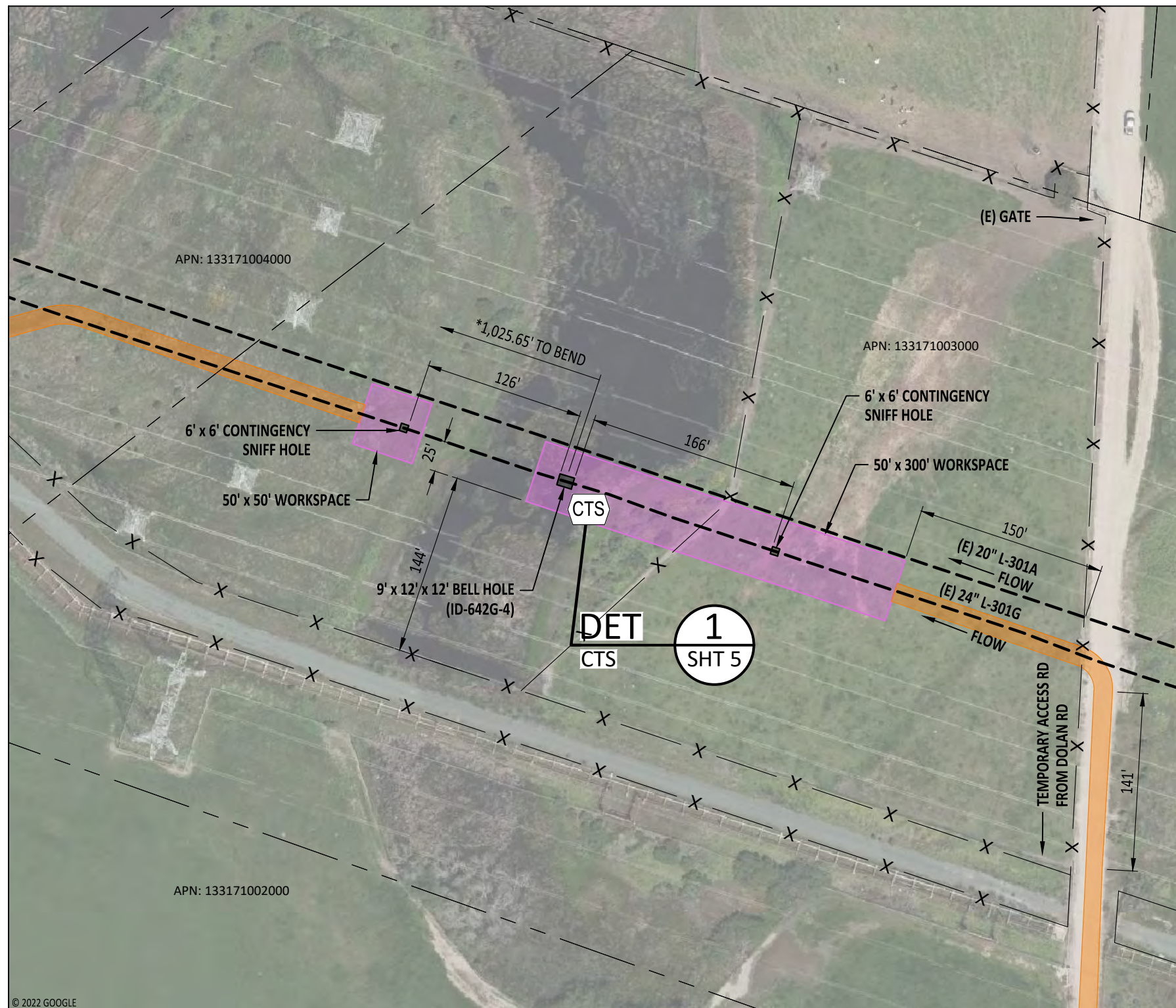
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SAN BENITO & MONTEREY COUNTIES, CALIFORNIA

SCALES: AS SHOWN 84021121 SHEET 2 OF 5 B

ID-642G-4
 357 DOLAN RD
 MONTEREY COUNTY, CA
 WALL MAP: 3776, PLAT: F05, BLOCK: N/A, CPA: N/A
 (SCALE: 1" = 100')

ACCESS ROAD MAP
 357 DOLAN RD
 (SCALE: 1" = 500')



ID-642G-4
 L-301G, DIG MP: 24.33
 COVER TYPE: SOIL, T.O.P.: 90"
 SEAM POSITION: UNK**
 PIPE: 24.000" OD x 0.250" WT, API 5L, X-52, DSAW**, UNK COATING
 MAOP: 492 PSIG, YEAR INSTALL: 1966
 ANOMALY LOCATION: 36.802994° / -121.763561°, -36.802995° / -121.763565°
 ILI LOG DIST.: 126,981.87' - 126,983.04, O' CLOCK POSITION: 4:10 - 6:18
 DISTANCE TO U/S WELD FROM U/S ANOMALY: 38.28'
 DISTANCE TO D/S WELD FROM D/S ANOMALY: 38.30'
 DISTANCE TO U/S AGM #26 FROM U/S ANOMALY: 2,983.13'
 AGM #26 LOCATION: 36.800572° / -121.753729°

NOTE:
 REFERENCE FORM G FOR SPECIFIC ANOMALIES & THEIR LOCATION AT DIG SITE.
 *CENTER EXCAVATION 1,025.65' U/S OF 21" (R) BEND (ILI LOG DIST. 128,008.10')
 ** VERIFY SEAM & SEAM POSITION.

ID-642G-4

POST BACKFILL AS-BUILT STAMP (To be filled out by inspector)		DATE
Pipe Protection Installed? Y / N If yes specify Type (CIRCLE ONE) (ex: Rock shield, Stacguard, etc)		
PIPE ZONE BACKFILL MATERIAL: NATIVE / SAND / OTHER (CIRCLE ONE)		
FINAL BACKFILL MATERIAL NATIVE / AGGREGATE BASE / OTHER (CIRCLE ONE)		
P/S (mv)		
Inspector: _____ ID _____ Signature: _____ (Print Name)		



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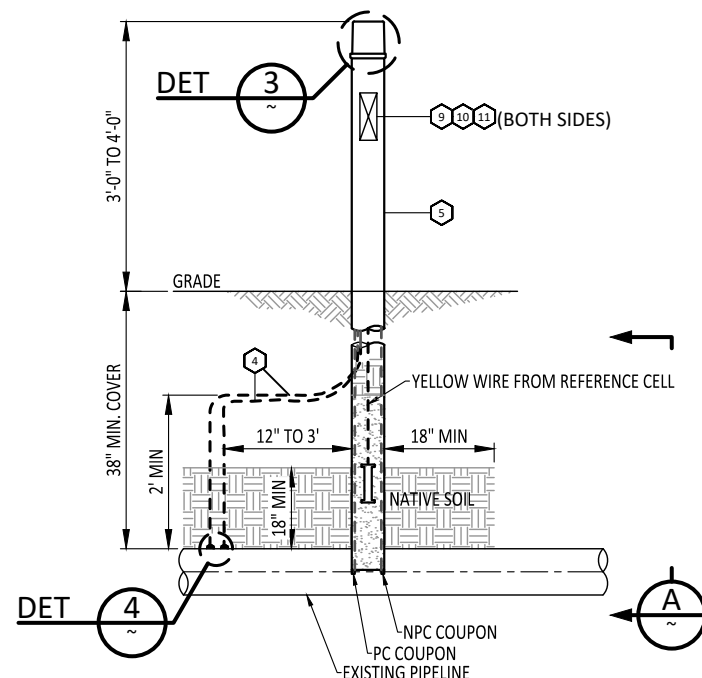
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SCALES: AS SHOWN 84021121 SHEET 4 OF 5 B



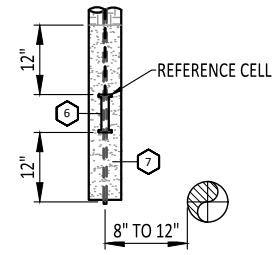
BILL OF MATERIAL:

ITEM #	MATERIAL DESCRIPTION	PG&E MATERIAL CODE #	UNIT	QTY	CATALOG OR DRAWING REFERENCE NUMBER	PURCHASE ORDER INFORMATION
1	HANDY CAP, ROYSTON 4" X 4" PATCH WITH INTEGRATED PRIMER, 20 PER ROLL	M562324	EA.	4	GS&S O-10	
2	SLEEVE, COPPER, THERMOWELD A200 OR EQUIVALENT	M303755	EA.	4	GS&S O-10	
3	CARTRIDGES, CADWELD CA-15, OR THERMOWELD 15P, 15-GRAM, 20 PER BOX	M159260	EA.	4	GS&S O-10	
4	WIRE, 500' COIL, #10 HMWPE WITH 30 MIL THICKNESS, SOLID COPPER, BLACK INSULATION.	M294991	FT.	1500'	GS&S O-10	
5	COUPON TEST STATION	M560691	EA.	2	GS&S O-10.2	
6	ELECTRODE, REFERENCE, STEALTH 2 CUCUSO4 BORIN MANUFACTURING #SRE-007-CUY WITH 50' OF WIRE	M241423	EA.	2	GS&S O-70	
7	BORIN, BACKFILL, GELATIN (ELECTRIC MUD), 1 CONTAINER	M041192	EA.	2	GS&S L-70	
8	WARNING TAPE	M379947	EA.	1	GS&S L-16	
9	GAS WARNING DECAL, ENGLISH	M379964	EA.	4	GS&S L-10	
10	GAS WARNING DECAL, SPANISH	M379963	EA.	4	GS&S L-10	
11	PIPELINE OFFSET DECAL	M379960	EA.	4	GS&S L-12	



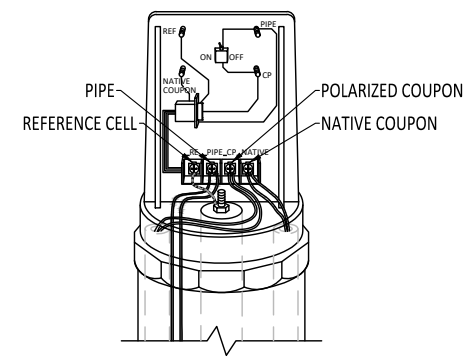
NOTE:
INSTALL COUPONS PARALLEL TO PIPE A DISTANCE OF 8" TO 12".
COUPONS MUST BE INSTALLED IN NATIVE SOIL WITHIN 18" OF ELECTRODE.
TAMP NATIVE & IMPORT TO ACHIEVE A MIN. 95% COMPACTION.

DETAIL 1
SCALE: NO SCALE
COUPON TEST STATION ABOVE GROUND
CCV O-10.2



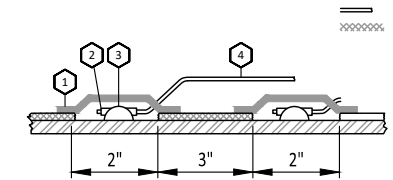
NOTE:
INSTALL REFERENCE ELECTRODE WITHIN 12" FROM THE BOTTOM OF THE TUBE. FILL TUBING WITH CASING MUD TO AT LEAST 12" ABOVE REFERENCE ELECTRODE. THE REMAINDER OF THE TUBE CAN BE FILLED WITH NATIVE SOIL.

SECTION A
SCALE: NO SCALE



NOTE:
7 WIRES TO UNITE NPC (BLACK X2),
WIRE PC (WHITE X2), WIRE REF CELL (YELLOW),
PIPE #10 (BLACK X2) GAUGE SOLID WIRES.

DETAIL 2
SCALE: NO SCALE
COUPON TEST STATION HEAD
CCV O-10.2



DETAIL 3
SCALE: NO SCALE
ATTACHING THE WIRES TO THE GAS MAIN
(CCV O-10) FIGURE 1

SAFETY PLEDGE

I ALWAYS PUT SAFETY FIRST.
I LOOK FOR AND ACT TO RESOLVE UNSAFE SITUATIONS.
I HELP AND ENCOURAGE OTHERS TO ACT SAFELY.

GTS
A Kleinfelder Company
575 Lennon Lane, Suite 250
Walnut Creek, CA 94598
Project No. 180060.105A-63

P-C
Primoris
ARB Underground

811
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SHEET 5 OF 5
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