

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

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MEMORANDUM

Date: February 6, 2015 (for February 10, 2015 Board Hearing)

To: Board of Supervisors

From: Mike Novo, Director

Subject: Additional Information for hearing (Item #14, PLN120294, California Flats Solar Project)

Attached please find a **Revised Exhibit G** to the Development Agreement, which makes some minor clarifications.

This memorandum also serves to request that, as part of the Board's final action on this project, if approved, that the Board direct staff to include the following changes in the project resolutions and other relevant documents.

- Where the project documents, including the resolutions, identify the Hearst Corporation as the "owner," we recommend that this term be changed to "landowner." These references appear to be in the captions, but recommend that the Board direct staff to make the changes, as appropriate in the project documents.
- In addition, Assessor's Parcel Numbers (APNs) need some correction. We recommend that the motion also include authorization to staff to ensure the APNs are consistent throughout the project documents. The APNs are as follows:

424-181-038-000	143-011-023-000
424-191-015-000	143-011-024-000
424-191-016-000	143-011-025-000
424-201-007-000	424-211-005-000
424-201-009-000	424-211-025-000
424-201-010-000	143-011-004-000
424-201-011-000	143-011-007-000
424-211-001-000	143-011-008-000
424-211-004-000	143-011-012-000
424-211-024-000	

Attachment

Exhibit G

List of Existing Rules as of Effective Date

The Existing Rules referenced in the Development Agreement, subject to the provisions and reservations of Section 3 of the Development Agreement, are those versions of the rules, regulations, codes, ordinances and official policies of the County in effect on the Effective Date of the Development Agreement that govern energy facilities such as utility-scale solar projects or permitted uses of the land, density, design, improvement and construction standards and specifications applicable to the development of the property, including, but not limited to, the following:

- a. 2010 Monterey County General Plan, including the South County Area Plan.
- b. Zoning Ordinance: Monterey County Code Title 21.
- c. Buildings and Construction: Monterey County Code Title 18.
- d. Environment: Monterey County Code Chapters 16.08 - Grading; 16.12 - Erosion Control; 16.16 - Regulations for Floodplains in Monterey County; 16.40 - Protection of Agricultural Activities; 16.60 - Preservation of Oak and other Protected Trees.
- e. Health and Safety: Monterey County Code Chapters 10.60 - Noise Control and 10.46 - Weed Control.
- f. Streets, Sidewalks and Public Places: Monterey County Code Chapter 14.04 - Encroachments for Excavations, Construction, and Special Events.
- g. Public Services: Monterey County Code Chapters 15.08 - Water Wells; 15.20 – Sewage Disposal; 15.21 –Prohibited Discharge of Sewage into Streams; and 15.22 - Discharge of Contaminants into Waters of the County.
- h. Regional Development Impact Fee: Monterey County Code Chapter 12.90.
- i. Hazardous Materials: Monterey County Code Chapter 10.65 – Hazardous Materials Registration.
- j. General Provisions: Monterey County Code Chapter 1.20 – Enforcement of Code.