

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

COUNTY OF MONTEREY (PLN170662)

RESOLUTION NO. 17 -

Resolution by the Monterey County Planning
Commission:

- 1) Finding that the project is an emergency repair to publicly or privately owned service facilities, which qualifies as a statutory exemption per Section 15269(b) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of three replacement culverts and reconstruction of approximately 1,000 linear feet of Palo Colorado Road, a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat, a Coastal Development Permit to allow development on slopes exceeding 30 percent; and a Coastal Development Permit to allow removal of 22 redwood trees, subject to 32 conditions of approval.

Mile-posts 3.0 – 3.5, Palo Colorado Road, Big Sur,
Big Sur Coast Land Use Plan, Coastal Zone (APNs:
418-131-019/020/023/024/025/026-000)

The County of Monterey Palo Colorado Road Repair application (PLN170662) came on for public hearing before the Monterey County Planning Commission on November 8 and 15, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / NO VIOLATIONS / HEALTH AND SAFETY -**
The proposed project and/or use, as conditioned, is consistent with the 1982 Monterey County General Plan, the Big Sur Coast Land Use Plan (LUP), the requirements of the applicable zoning ordinance (Title 20), to include Monterey County Code (MCC) Chapter 20.16 (Rural Density Residential Zoning District) and Chapter 20.82 (Combined Development Permits), and other County health, safety, and welfare ordinances related to land use development. The establishment, maintenance, or operation of the use or structure applied for, will not,

under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County. The site is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any applicable provisions of this Title, and no violations exist on the property.

- EVIDENCE:** a) The proposed project involves permanent culvert and road repairs along Palo Colorado Road, between Rocky Creek and Brandon Creek (mile-posts 3.0 – 3.5), to re-open full access for the public and upgrade the drainage systems to properly convey sediment and water flows during any future 100-year storm events. This project generally includes:
- Construction of an 88-foot long by 16-foot-wide by 8.5-foot-high prefabricated metal arch plate culvert (arch culvert) with open (natural) bottom at the Rocky Creek crossing to replace the existing 48-inch and 60-inch CMP culverts;
 - Construction of concrete culvert wingwalls at the Rocky Creek crossing inlet and outlet to protect against erosion and ensure the structural stability of the culvert and road. (At the inlet, the wingwalls will extend approximately 21 feet on the right descending bank and 18 feet on the left descending bank; at the outlet, the wingwalls will extend approximately 16 feet on the right descending bank and 21 feet on the left descending bank. Wingwall foundations will extend approximately 8 feet below the existing creek bed.)
 - Installation of riprap at the inlet and outlet of the Rocky Creek culvert over an approximately 1,400 square foot area to serve as energy dissipation to protect the creek bed from erosion that would compromise the culvert and road.
 - Installation of a 7-foot wide temporary pedestrian bridge during construction to maintain residential and emergency access. The temporary bridge will be located approximately 100 feet downstream of the Rocky Creek culvert and continue south to the driveway of the property at 38200 Palo Colorado Road.
 - Installation of two 48-inch CMP culverts at the Brandon Creek crossing to replace the temporary 48-inch polyethylene culvert.
 - Construction of a concrete culvert headwall with a wingwall on the left descending bank at the inlet to the Brandon Creek crossing, and a headwall at the outlet. (The inlet headwall will measure approximately 22 feet wide and the wingwall will extend approximately 17 feet along the left descending bank. The outlet headwall will be centered on the culverts and be approximately 17 feet wide. Wingwall foundations will extend approximately 9 feet below the existing creek bed.)
 - Installation of riprap at the inlet and outlet of the Rocky Creek culvert over an approximately 640 square foot area to serve as energy dissipation to protect the creek bed from erosion that would compromise the culvert and road.
 - Reconstruction of an approximately 1,000 linear foot section of

Palo Colorado Road between the Rocky Creek and Brandon Creek crossings.

- Installation of engineered backfill to support the southwest side of the road where it parallels Rocky Creek (approximately 20 feet high by 100 linear feet);
 - Installation of a storm drain system (an 18-inch reinforced concrete pipe [RCP] by 22-foot long culvert with 2 drainage inlets and an energy dissipater) approximately 290 feet north of the Rocky Creek crossing to drain runoff from the roadway; and
 - Removal of 22 redwood trees and associated grading.
- b) In February 2017, the Monterey County Zoning Administrator granted an Emergency Coastal Development Permit (RMA-Planning File No. PLN170133) to allow temporary emergency repairs along an approximately 300-foot long section of Palo Colorado Road to stabilize the remaining roadbed. The temporary emergency repairs approved in February 2017 were the minimum required at the time to prevent failure of the remaining roadbed, and allow limited access for residents and emergency responders.
- c) No conflicts were found to exist with applicable plans and/or MCC. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in the applicable plans and MCC.
- d) The project area is located between mile-posts 3.0 – 3.5, Palo Colorado Road, Big Sur (Assessor's Parcel Numbers 418-131-019/020/023/024/025/026-000), Big Sur Coast Land Use Plan, Coastal Zone. The parcels underlying the road right-of-way are zoned Rural Density Residential, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [RDR/40-D (CZ)]. The project area is located within the County road right-of-way, and the proposed project would restore the section of road to its previous level of capacity and use. Therefore, the proposed project is an allowed land use for this site.
- e) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property.
- f) Environmentally Sensitive Habitat Area (ESHA). The project includes a Coastal Development Permit to allow development within 100 feet of ESHA. Policies in Chapter 3.3 of the Big Sur Coast LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. As designed and conditioned, the project minimizes impact on ESHA in accordance with the applicable goals and policies of the LUP and MCC. See Finding No. 5.
- g) Development on slope exceeding 30 percent. The project includes a Coastal Development Permit to allow development on slopes exceeding 30 percent. Development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30 percent, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives. See Finding No. 6.
- h) Tree Removal. The project includes a Coastal Development Permit to

allow the removal of 22 redwood trees. See Finding No. 7.

- i) Big Sur Critical Viewshed. The project site is not located within nor visible from the Big Sur Critical Viewshed.
- j) Policies in Chapter 4 of the Big Sur Coast Land Use Plan (LUP) are directed at maintaining and enhancing the County roads, and to protect their function as recreational routes. The LUP also promotes improvements for safety. The project, as proposed, is an improvement required to assure the continued use of Palo Colorado Road for residential, recreational and emergency access; therefore, it is consistent with applicable policies.
- k) County staff conducted numerous site visits between February and September 2017 to verify that the proposed use on the subject parcel conforms to the applicable plans and MCC.
- l) As proposed, the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- m) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on August 29, 2017, voted unanimously (3 – 0) to support the project as proposed.
- n) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN170133 and PLN170662.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, CalFire Coastal (Fire Protection District), RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The project will restore two travel lanes on Palo Colorado Road and stabilize a 1,000-foot section of the roadway. The project is necessary to maintain service essential to the public health, safety, and welfare.
 - c) County staff conducted numerous site visits between February and September 2017 to verify that the site is suitable for the proposed use. The project planner also reviewed the project application materials and plans, as well as the County's GIS database, to verify that the proposed use on the subject parcel conforms to applicable plans and that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project Files PLN170133 and PLN170662.

3. **FINDING:** **CEQA (Statutory Exemption)** – The project is statutorily exempt from environmental review and no unusual circumstances were identified to

- exist for the proposed project.
- EVIDENCE:**
- a) Section 15269 of the California Environmental Quality Act (CEQA) Guidelines statutorily exempts emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety, or welfare; or specific actions necessary to prevent or mitigate an emergency. Section 15269 also statutorily exempts project to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster stricken area in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act.
 - b) The County, as Lead Agency, applied a statutory exemption to the project. The project is an emergency repair to publicly or privately owned service facilities, which qualifies as a statutory exemption per Section 15269(b) of the CEQA Guidelines. The project will prevent full failure of the roadway, and expedited response is necessary to ensure continued access through this portion of the roadway. In addition, on January 23, 2017, Governor Brown issued an emergency proclamation (Executive Order B-38-17), which included Monterey County, to address the road and highway closures caused by severe storms in January 2017. This proclamation included provision for continuing emergency response, including significant repair and reconstruction work. Therefore, this project is consistent with the requirements of CEQA Guidelines Section 15269, and no additional CEQA action is required by the County.
 - c) No adverse environmental effects were identified during staff review of the development application.
 - d) The Monterey County Planning Commission considered the Statutory Exemption at a duly noticed public hearing held on November 15, 2017. The materials upon which the County's decision is based are located in RMA-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.

4. **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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No additional access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan (Part 3) can be demonstrated.
 - b) Although not described as an area where the Local Coastal Program requires public access (Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan), the subject project site, a portion of Palo Colorado Road, provides public access to Bottcher's Gap and the Los Padres National Forest. Not approving the project would limit public access to recreational opportunities along the Big Sur coast.
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed

development found in Project Files PLN170133 and PLN170662.

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 applicable area plan and 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 Big Sur Coast 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) Policies in Chapter 3.3 of the Big Sur Coast 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, and restoration and enhancement of habitat (Condition Nos. 3, 4, and 5).
- c) The project area includes riparian and redwood forest habitats; therefore, the County prepared a biological assessment (LIB170XXX) to assess the potential impacts. Although no rare plants were found during field surveys, and no special-status animal species were observed within or adjacent to the project limits, the County will implement avoidance and minimization measures identified in the biological assessment to reduce the potential for impacts. The measures focus on limiting the amount of grading, controlling erosion and sedimentation, constructing during the dry season, conducting preconstruction surveys, and monitoring during and after construction. See Evidences d and e below regarding South-Central California Coast Steelhead and California Red-Legged Frog. See Finding No. 7 below regarding redwood tree removal.
- d) South-Central California Coast Steelhead. The project area is located in designated critical habitat for South-Central California Coast Steelhead, and Rocky Creek is named specifically in the critical habitat designation. The project would result in temporary impacts to approximately 0.038 acre of aquatic habitat in Rocky Creek from construction activities that include dewatering the creek using coffer dams, the operation and staging of construction equipment in and adjacent to the creeks for grading, and installation of the metal arch culvert and wingwalls. Grading activities will disturb the creek channel in and around the culvert and disturb the bed and banks of the creek throughout the project area. Following construction, the impacted area would be restored.

The project would result in permanent impacts to approximately 0.002 acre of aquatic habitat for steelhead in Rocky Creek. These impacts include the areas within the creek that would be permanently altered, including recontoured and revegetated slopes, the metal arch culvert with soft bottom and added baffles, and the support structures associated with the culvert (wingwalls). However, the existing culvert at the Rocky Creek crossing is a barrier to fish passage. Upon completion, the

project would eliminate this fish passage barrier on Rocky Creek, reduce sedimentation from the previous road and culvert infrastructure at both creeks, and stabilize slopes in adjacent riparian habitat. The project will provide access to previously unavailable upstream aquatic habitat and reduce sedimentation in the creek.

- e) California Red-Legged Frog (CRLF). CRLF are known to occur within the region, but the nearest known CRLF occurrence is 5.6 miles northeast of the project site. The project area may provide suitable upland movement habitat, but lacks suitable breeding habitat due to predatory fish presence and high creek flow volume. The aquatic and upland habitat for CRLF in the project area largely overlaps that of the steelhead, including the channel and banks of the creek and the adjacent riparian areas. Therefore, the impacts to CRLF habitat are similar to those discussed above.

The project would result in temporary impacts to approximately 0.140 acre of CRLF aquatic movement habitat and 2.236 acres of upland movement habitat. The project would result in permanent impacts to approximately 0.019 acre of aquatic movement habitat and approximately 0.268 acre of CRLF upland movement habitat.

- f) The County has coordinated with and applied for applicable authorizations from the United States Army Corps of Engineers (USACE), the Central Coast Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW) for impacts to resources within their respective jurisdictions.

The project would result in work in jurisdictional waters of the United States (US), as defined by the USACE Clean Water Act (CWA) Section 404, as well as waters of the State of California (State), as defined under CWA Section 401. In addition to impacts to waters of the State, the project may result in impacts to riparian areas that provide habitat to wildlife resources, as described under Fish and Game Code section 1602/CDFW Lake and Streambed Alteration (LSA) Program. Therefore, the County has applied for coverage under a 404 Permit from USACE, a 401 Water Quality Certification from the RWQCB, and a LSA agreement from CDFW.

- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN170133 and PLN170662.

6. **FINDING:** **DEVELOPMENT ON SLOPE EXCEEDING 30 PERCENT** – There is no feasible alternative which would allow development to occur on slopes of less than 30 percent.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Big Sur Coast Land Use Plan 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 project includes application for development on slopes exceeding 30 percent. The existing roadway in the project area is constructed on areas of steep slope, and there are no feasible alternative building sites. The area of roadway reconstruction has been disturbed by previous

roadway development. The areas of culvert replacement, reinforced slope, and associated drainage system upgrades have been designed to convey sediment and water flows during any future 100-year storm events to assure future road stability.

- c) The subject project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable land use plan and zoning codes. The County reviewed alternatives and design options based on the project hydrology analysis, consideration of technical and logistical feasibility, and potential environmental impacts. Based on this review, the County identified one alternative at Brandon Creek (i.e., two 48-inch CMP culverts) and three alternatives at Rocky Creek (i.e.; a 16-foot-wide by 8.5-foot-high arch span culvert, a 10-foot by 8-foot reinforced concrete box [RCB] culvert, or a slab on grade bridge). Due to the sharp turn at the inlet location on Rocky Creek, all three alternatives would require construction of wingwalls and headwalls, and installation of riprap to ensure the creek does not erode and compromise the crossing. At Rocky Creek, the arch span culvert was selected as the best option. Other alternatives were considered and discarded as not feasible, more disruptive to the public and/or surrounding environment, or cost prohibitive.
- d) The Planning Commission shall require such conditions of approval and changes in the development as it may deem necessary to assure compliance with MCC Section 20.64.230.E.1. No special conditions are necessary for this project. The County shall implement avoidance measures and best management practices to minimize disturbance.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN170133 and PLN170662.

7. **FINDING:** **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies, and development standards, of the Big Sur Coast Land Use Plan (LUP), Coastal Implementation Plan (Part 3), and Monterey County Zoning Ordinance (Title 20).

- EVIDENCE:**
- a) The project includes application for the removal of 22 redwood trees. In accordance with the applicable policies of the Big Sur Coast LUP, and development standards in the Coastal Implementation Plan (Part 3) and Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The Big Sur Coast LUP and Coastal Implementation Plan (Part 3), Section 20.145.060.D.3, allows the removal of native trees necessary for the proposed development. The project has been designed to minimize the removal of native redwood trees, and still assure the conveyance of sediment and water flows during any future 100-year storm event.
 - c) Pursuant to Coastal Implementation Plan, Part 3, Section 20.145.060.D.1, five (5) of the redwood trees proposed for removal are considered landmark trees because they are 24 inches or more in diameter. Section 20.145.060.D.1 allows the granting of an exception for removal of a landmark tree within the public right-of-way where no feasible alternatives to such removal are available. The proposed tree

removal is limited to that necessary for the proposed reconstruction of Palo Colorado Road to assure the future stability of the roadway and conveyance of sediment and water flows during any future 100-year storm event.

- d) The tree removal will not involve a risk of long-term adverse environmental impacts. All trees within the project area have been inventoried and will be protected during construction activities (Condition No. 4). The trees identified for removal are dispersed throughout the project area, and are not expected to substantially alter the conditions of shade or shelter in the surrounding upland habitat because the existing trees in the area are mature and provide extensive canopy coverage.
- e) The County will also replant 126 trees after construction. The replanting will occur both on-site and off-site due to the limited area available on-site. In summary, the on-site area will support the planting of 48 redwood trees, with an anticipated survival of 38 of those trees (80 percent survival rate). The off-site replanting will occur at the Glen Deven Ranch Eucalyptus Removal/Redwood Restoration Project. Although an upland project site, it will provide benefits to aquatic habitat for steelhead and CRLF in Garrapata Creek, which is adjacent to Rocky Creek. A total of 78 redwood trees will be planted at Glen Deven Ranch, with an anticipated survival of 56 of those trees (72 percent survival rate).
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN170133 and PLN170662.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to 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) Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because approved projects involving development in the underlying zone as a conditional use are appealable to the Coastal Commission.

DECISION

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

1. Find that the project is an emergency repair to publicly or privately owned service facilities, which qualifies as a statutory exemption per Section 15269(b) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of three replacement culverts and reconstruction of approximately 1,000 linear feet of Palo Colorado Road, a Coastal Development Permit to allow development within 100 feet of environmentally sensitive

habitat, a Coastal Development Permit to allow development on slopes exceeding 30 percent; and a Coastal Development Permit to allow removal of 22 redwood trees, in general conformance with the attached plans and subject to 5 conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of November, 2017, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Secretary

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS 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.

Monterey County RMA Planning

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

PLN170662

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170662) allows construction of three replacement culverts and reconstruction of approximately 1,000 linear feet of Palo Colorado Road, development within 100 feet of environmentally sensitive habitat, development on slopes exceeding 30 percent, and tree removal. The project area is located between mile-posts 3.0 - 3.5, Palo Colorado Road, Big Sur (Assessor's Parcel Numbers 418-131-019/020/023/024/025/026-000), Big Sur Coast 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 RMA Chief of 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. (RMA-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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: A Combined Development Permit (Resolution Number 17 - 0) was approved by the Planning Commission for Assessor's Parcel Numbers 418-131-019/020/023/024/025/026-000 on November 15, 2017. The permit was granted subject to five (5) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA-Planning."

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

3. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the RMA Chief of Planning. Plans for such restoration shall be submitted to and approved by RMA-Planning prior to commencement of use. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit restoration plans to RMA-Planning for review and approval.

4. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to RMA-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the project site to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

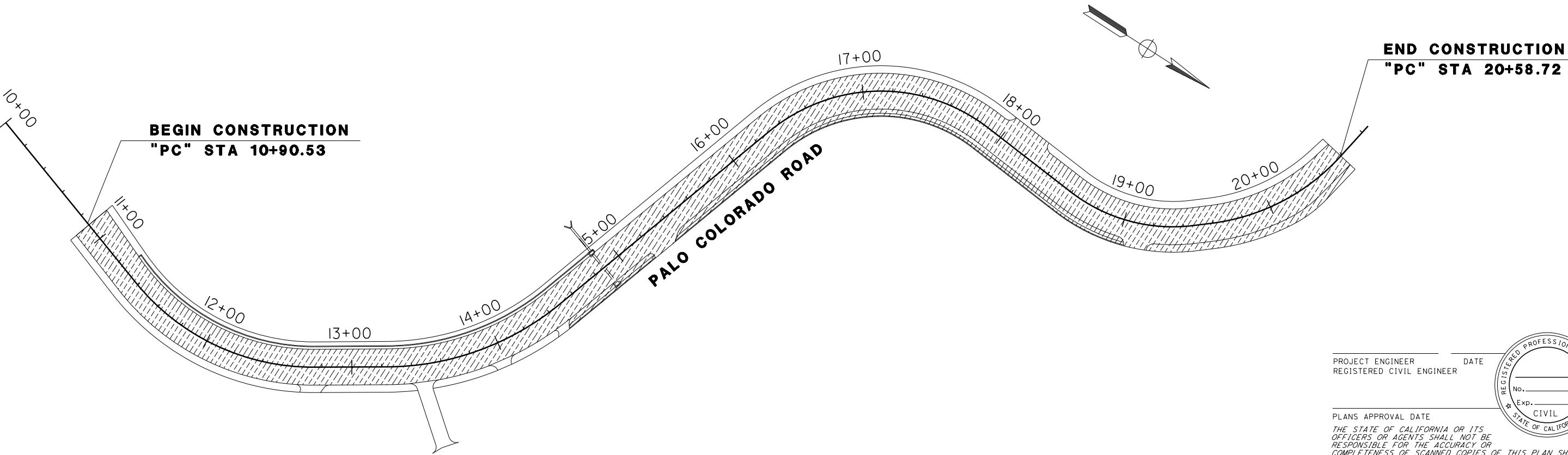
Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active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

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

MONTEREY COUNTY PUBLIC WORKS
PROJECT PLANS FOR CONSTRUCTION ON
PALO COLORADO ROAD

INDEX OF PLANS

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| 6 | ROADWAY PROFILE |
| 7 | ROCKY CREEK PLAN AND PROFILE |
| 8 | BRANDON CREEK PLAN AND PROFILE |
| 9 | MSE WALL |



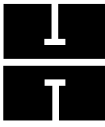
PROJECT ENGINEER _____ DATE _____
REGISTERED CIVIL ENGINEER

PLANS APPROVAL DATE _____
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

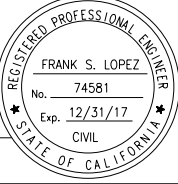


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| | |
|---|----------------|
| Submitted by: _____ | |
| Design Engineer C.E. No. _____ | |
| DESIGN BY: _____ | CHKD BY: _____ |
| DRAWN BY: _____ | CHKD BY: _____ |
| SPECIFICATIONS WRITTEN BY: _____ | CHKD BY: _____ |
| Approval Recommended by: _____ | |
| Deputy Public Works Director, Engineering | |



HARRIS & ASSOCIATES
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(831) 789-8667



| NO. | DATE | REVISION DESCRIPTION | APPROVED |
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MONTEREY COUNTY PUBLIC WORKS

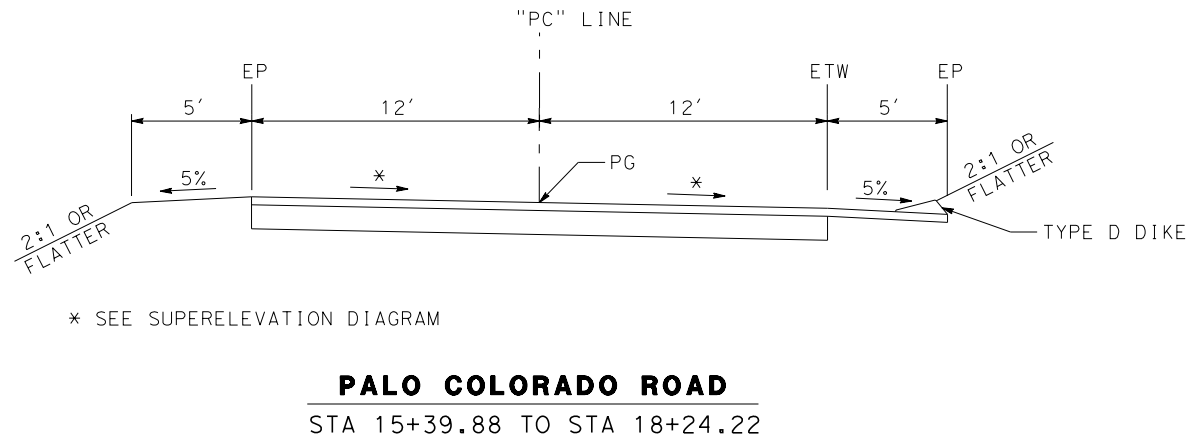
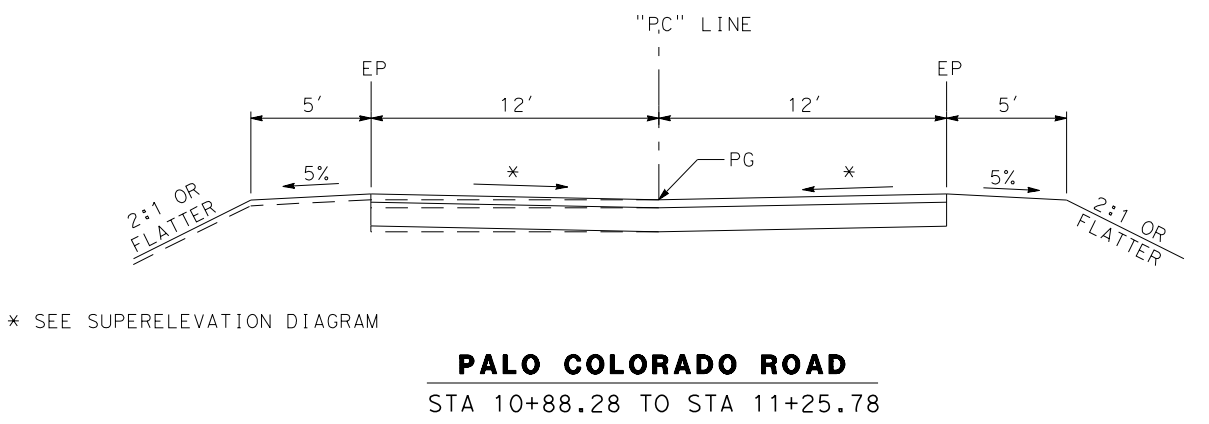
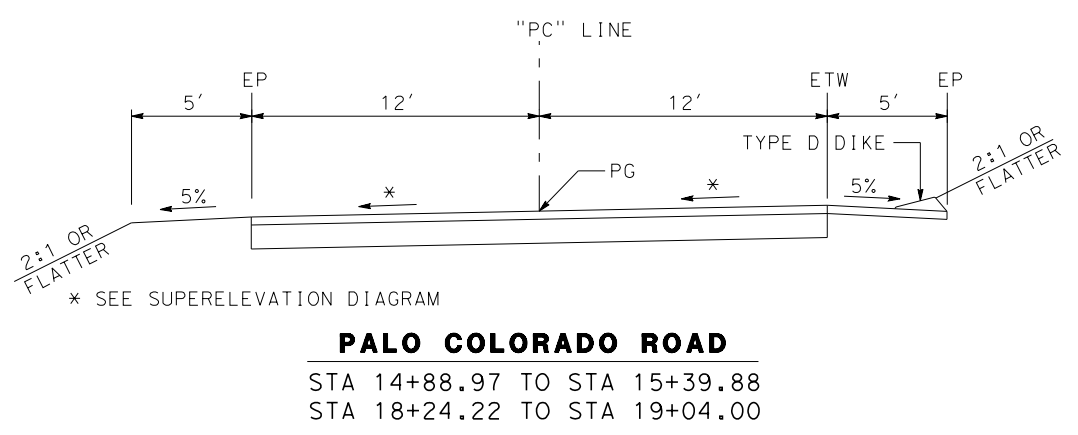
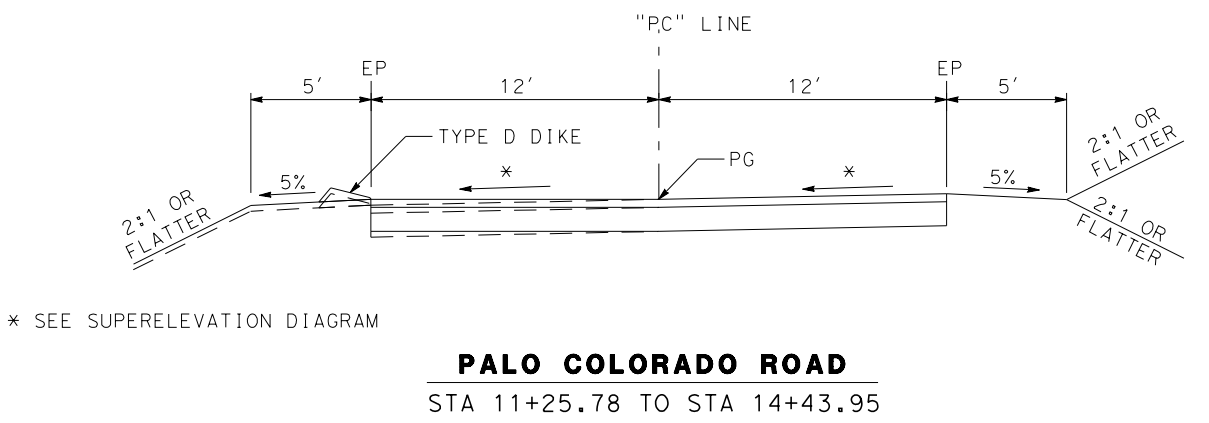
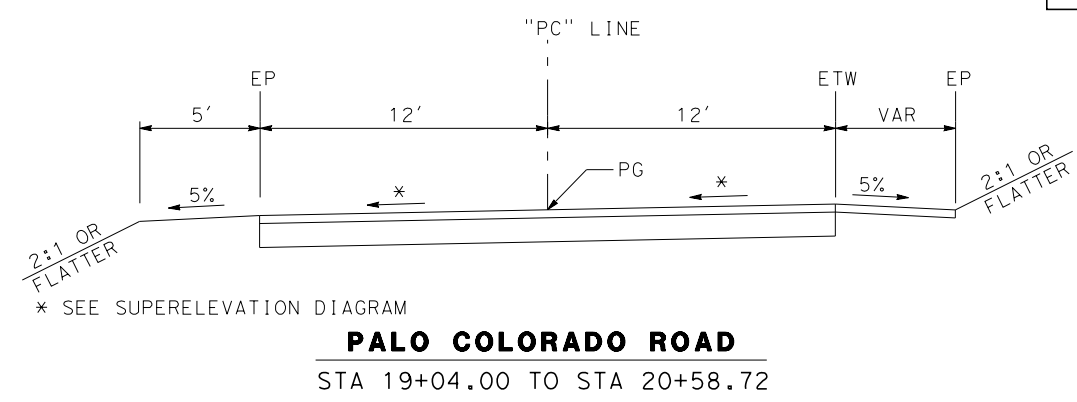
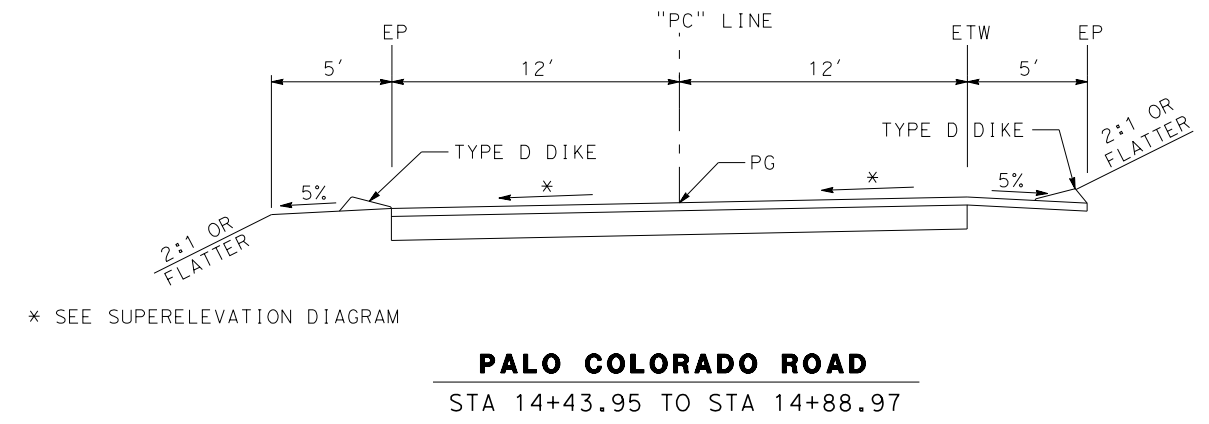
ENGINEERING DIVISION
ROADWAY DESIGN

168 WEST ALISAL STREET
SALINAS, CALIFORNIA 93901
(831) 755-4800/FAX (831) 755-4958

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|---|------------|--------------------|---------|
| PALO COLORADO ROAD REPAIR MP 3.0-3.5 | | | |
| TITLE SHEET | | | |
| STATE NO. _____, BRLS- _____ | | COUNTY NO. _____ | |
| DATE _____ | FILE _____ | VIEW _____ | SHEET 1 |
| SCALE AS SHOWN | | CONTRACT NO. _____ | |
| OF XX SHEETS | | | |

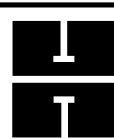
DRAFT - NOT FOR CONSTRUCTION

| SHEET NUMBER | TOTAL SHEETS |
|--------------|--------------|
| | |

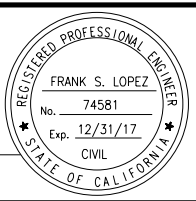


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| | |
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| Submitted by: Design Engineer C.E. No. | |
| DESIGN BY: | CHKD BY: |
| DRAWN BY: | CHKD BY: |
| SPECIFICATIONS WRITTEN BY: | CHKD BY: |
| Approval Recommended by: Deputy Public Works Director, Engineering | |




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Salinas, CA 93901
(831) 789-8667



ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS
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| NO. | DATE | REVISION DESCRIPTION | APPROVED |
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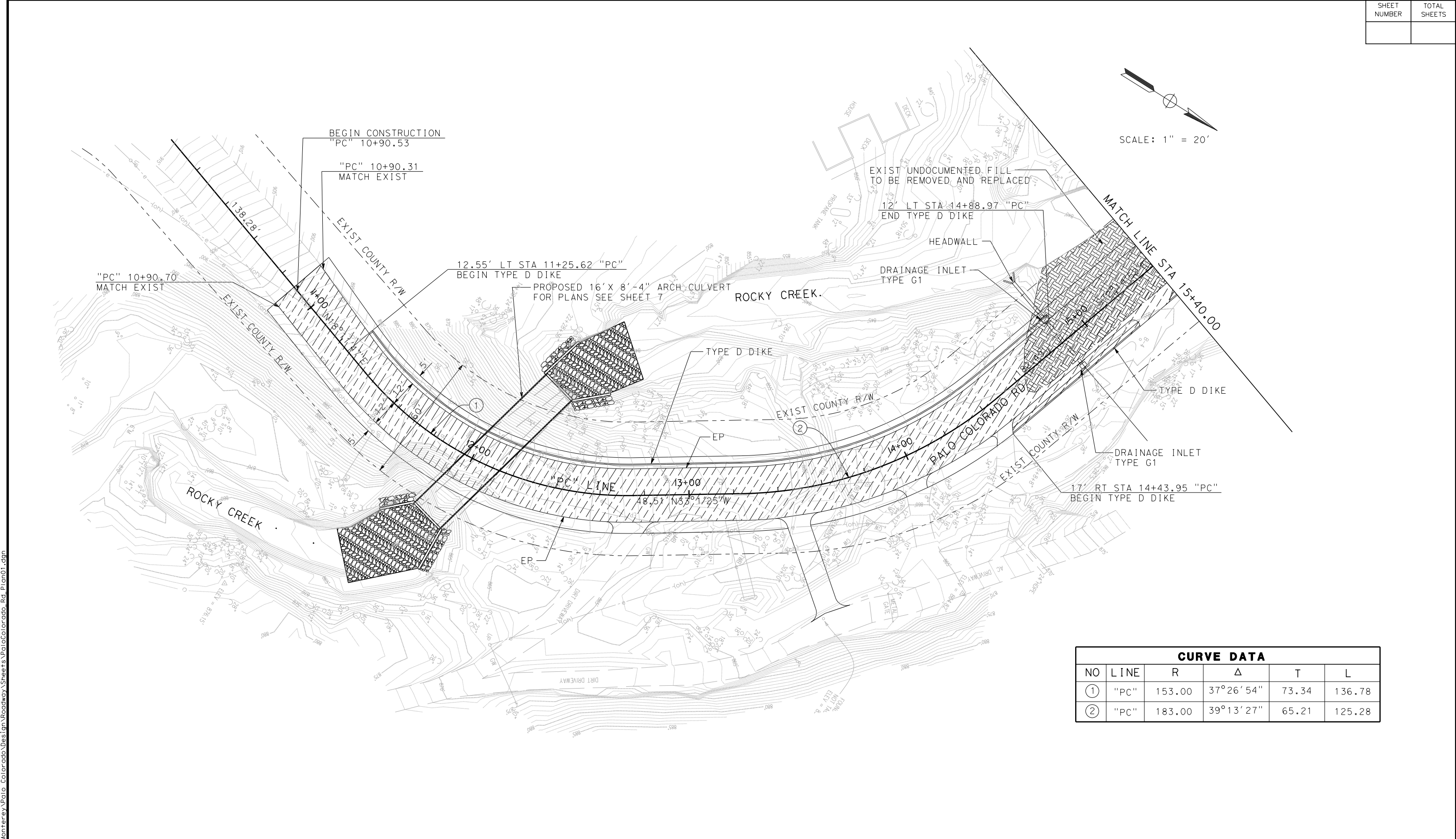
MONTEREY COUNTY PUBLIC WORKS

ENGINEERING DIVISION
ROADWAY DESIGN

168 WEST ALISAL STREET
SALINAS, CALIFORNIA 93901
(831) 755-4800/FAX (831) 755-4958

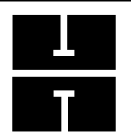
| PALO COLORADO ROAD REPAIR MP 3.0-3.5 | | | |
|--------------------------------------|------|--------------|--------------|
| ROADWAY TYPICAL SECTIONS | | | |
| STATE NO. , BRLS- | | COUNTY NO. | |
| DATE | FILE | VIEW | SHEET |
| SCALE AS SHOWN | | CONTRACT NO. | 2 |
| | | | OF XX SHEETS |

DRAFT - NOT FOR CONSTRUCTION



| CURVE DATA | | | | | |
|------------|------|--------|-----------|-------|--------|
| NO | LINE | R | Δ | T | L |
| ① | "PC" | 153.00 | 37°26'54" | 73.34 | 136.78 |
| ② | "PC" | 183.00 | 39°13'27" | 65.21 | 125.28 |

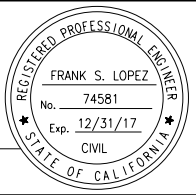
| | |
|---|----------|
| Submitted by: | |
| Design Engineer C.E. No. | |
| DESIGN BY: | CHKD BY: |
| DRAWN BY: | CHKD BY: |
| SPECIFICATIONS WRITTEN BY: | CHKD BY: |
| Approval Recommended by: | |
| Deputy Public Works Director, Engineering | |




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ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

0123



| NO. | DATE | REVISION DESCRIPTION | APPROVED |
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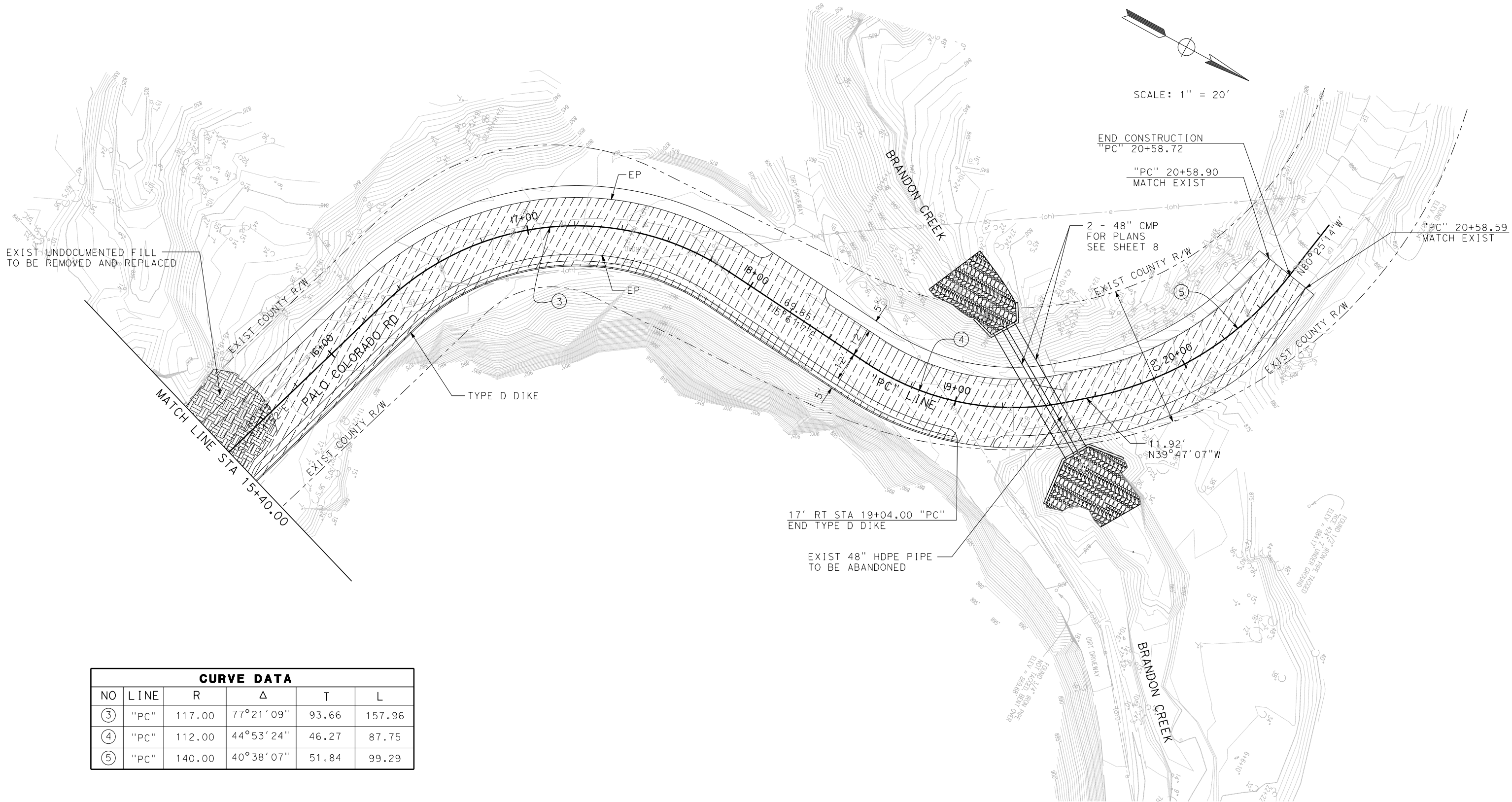


MONTEREY COUNTY PUBLIC WORKS

ENGINEERING DIVISION
ROADWAY DESIGN

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| PALO COLORADO ROAD REPAIR MP 3.0-3.5 | | | |
| ROADWAY LAYOUT | | | |
| STATE NO. , BRLS- | | COUNTY NO. | |
| DATE | FILE | VIEW | SHEET |
| SCALE AS SHOWN | | | 3 |
| CONTRACT NO. | | | OF XX SHEETS |



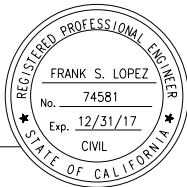
| CURVE DATA | | | | | |
|------------|------|--------|-----------|-------|--------|
| NO | LINE | R | Δ | T | L |
| ③ | "PC" | 117.00 | 77°21'09" | 93.66 | 157.96 |
| ④ | "PC" | 112.00 | 44°53'24" | 46.27 | 87.75 |
| ⑤ | "PC" | 140.00 | 40°38'07" | 51.84 | 99.29 |

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|---|----------|
| Submitted by: | |
| Design Engineer C.E. No. | |
| DESIGN BY: | CHKD BY: |
| DRAWN BY: | CHKD BY: |
| SPECIFICATIONS WRITTEN BY: | CHKD BY: |
| Approval Recommended by: | |
| Deputy Public Works Director, Engineering | |



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Salinas, CA 93901
(831) 789-8667



| NO. | DATE | REVISION DESCRIPTION | APPROVED |
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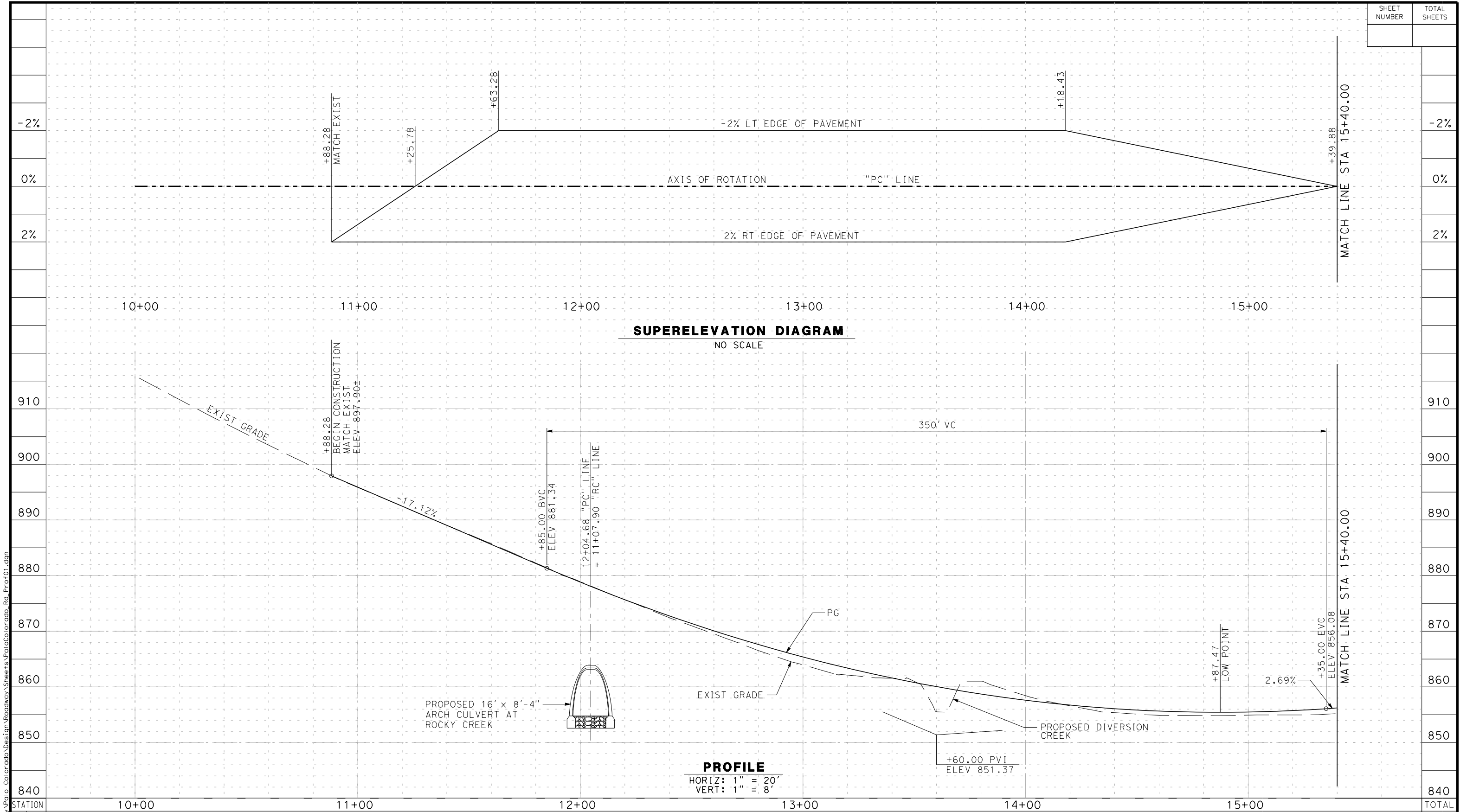
MONTEREY COUNTY PUBLIC WORKS

ENGINEERING DIVISION
ROADWAY DESIGN

168 WEST ALISAL STREET
SALINAS, CALIFORNIA 93901
(831) 755-4800/FAX (831) 755-4958

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| PALO COLORADO ROAD REPAIR MP 3.0-3.5 | | | |
| ROADWAY LAYOUT | | | |
| STATE NO. | | , BRLS- , COUNTY NO. | |
| DATE | FILE | VIEW | SHEET |
| SCALE AS SHOWN | | CONTRACT NO. | |
| | | 4 | |
| | | OF XX SHEETS | |

| | |
|-----------------|-----------------|
| SHEET NUMBER | TOTAL SHEETS |
|-----------------|-----------------|



| STATION | | 10+00 | 11+00 | 12+00 | 13+00 | 14+00 | 15+00 | TOTAL |
|---------|-----|-------|-------|-------|-------|-------|-------|-------|
| CY | Exc | | | | | | | |
| | Emb | | | | | | | |

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|---|----------------|
| Submitted by: _____ | |
| Design Engineer C.E. No. _____ | |
| DESIGN BY: _____ | CHKD BY: _____ |
| DRAWN BY: _____ | CHKD BY: _____ |
| SPECIFICATIONS WRITTEN BY: _____ | CHKD BY: _____ |
| Approval Recommended by: _____ | |
| Deputy Public Works Director, Engineering | |

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Salinas, CA 93901
(831) 789-8667

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MONTEREY COUNTY PUBLIC WORKS

ENGINEERING DIVISION
ROADWAY DESIGN

168 WEST ALISAL STREET
SALINAS, CALIFORNIA 93901
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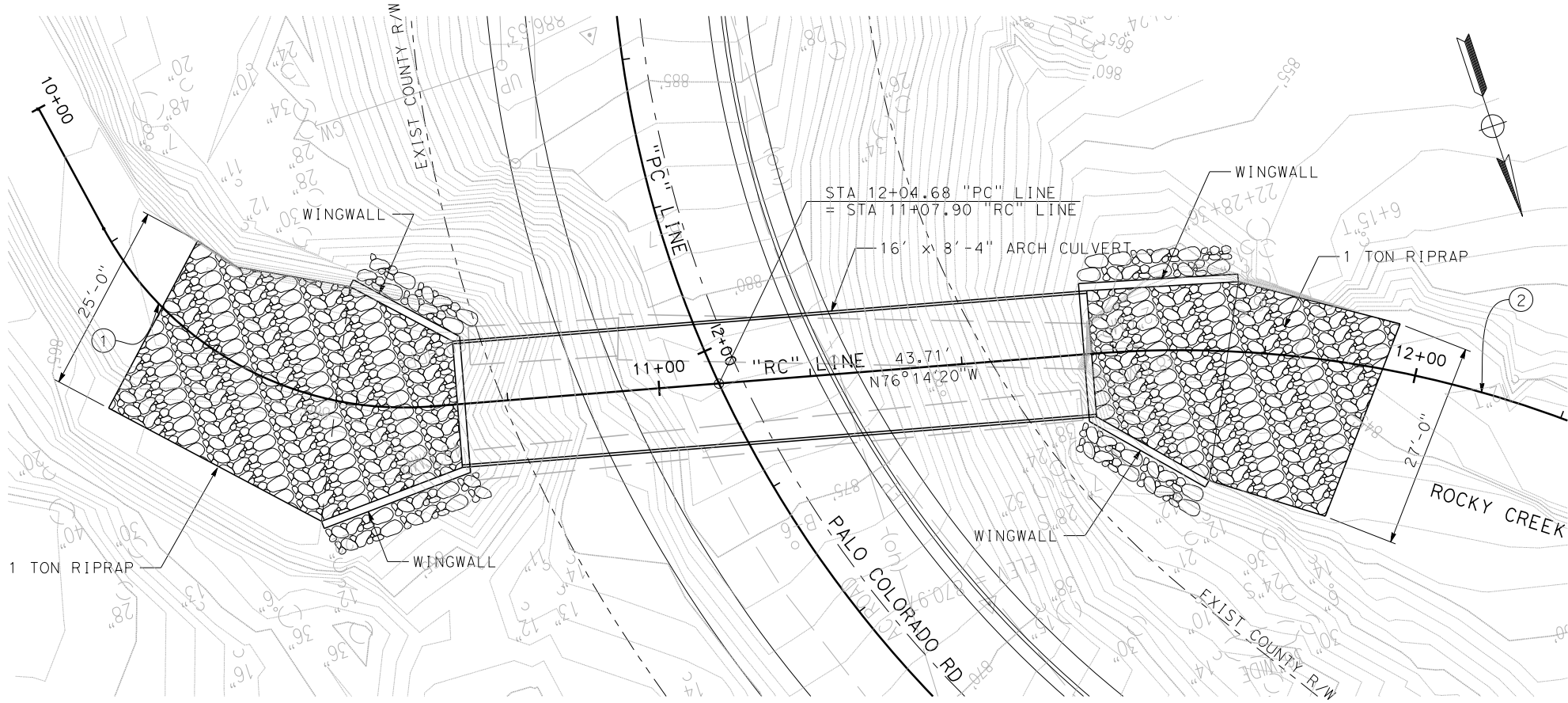
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|---|--------------|---------|--------------|
| <div><div><div>PALO COLORADO ROAD</div><div>ROADWAY PROFILE</div></div></div> | | | |
| STATE NO. | | , BRLS- | , COUNTY NO. |
| DATE | FILE | VIEW | SHEET |
| | | | 5 |
| SCALE AS SHOWN | CONTRACT NO. | | OF XX SHEETS |

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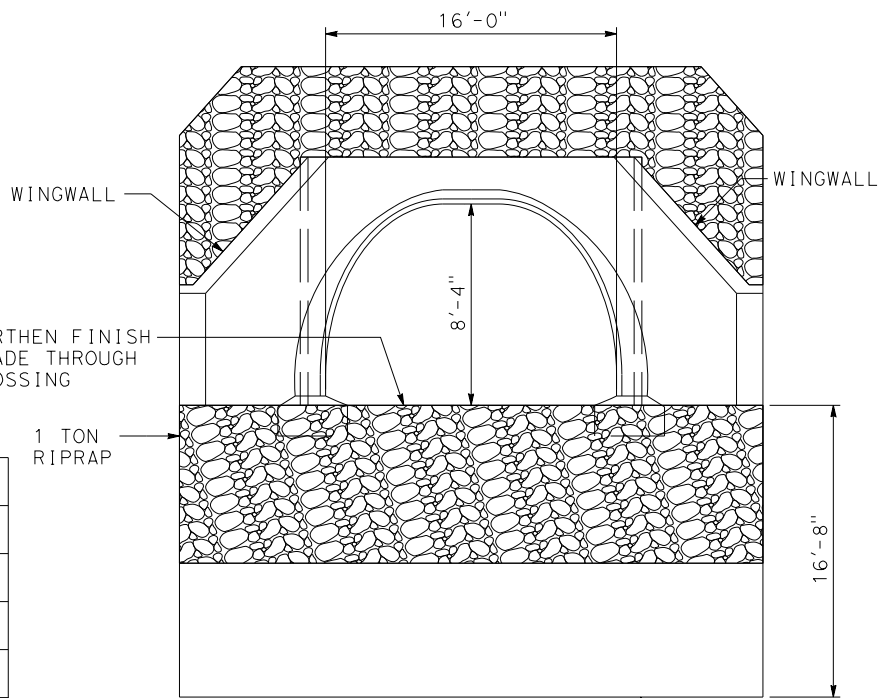
DRAFT - NOT FOR CONSTRUCTION

| CURVE DATA | | | | | |
|------------|------|--------|-----------|-------|--------|
| NO | LINE | R | Δ | T | L |
| ① | "RC" | 45.00 | 66°02'55" | 29.25 | 51.87 |
| ② | "RC" | 145.00 | 45°53'50" | 61.40 | 116.15 |



PLAN

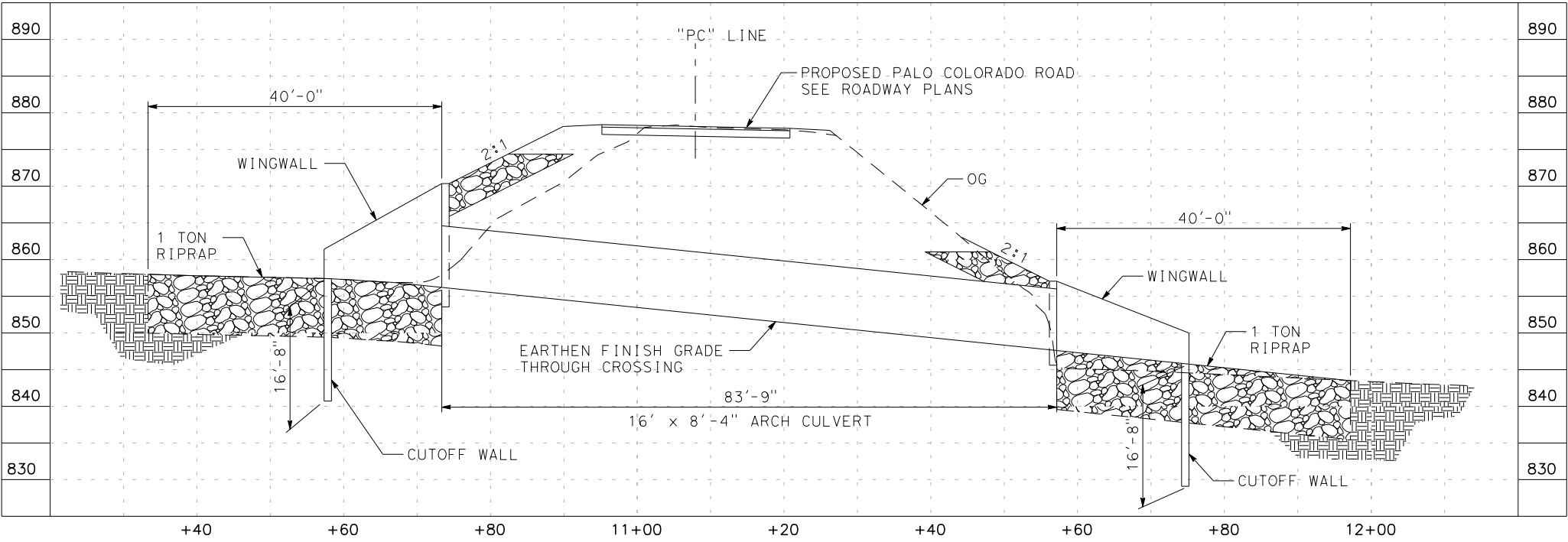
SCALE: 1" = 10'



END ELEVATION

NO SCALE

| EARTHWORK QUANTITY | |
|--------------------|--------------|
| CUT (CU FT) | FILL (CU FT) |
| 18,000 | 6,000 |

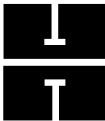


PROFILE

HORIZ: 1" = 10'

VERT: 1" = 10'

| | |
|---|----------|
| Submitted by: | |
| Design Engineer C.E. No. | |
| DESIGN BY: | CHKD BY: |
| DRAWN BY: | CHKD BY: |
| SPECIFICATIONS WRITTEN BY: | CHKD BY: |
| Approval Recommended by: | |
| Deputy Public Works Director, Engineering | |



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MONTEREY COUNTY PUBLIC WORKS

ENGINEERING DIVISION
ROADWAY DESIGN

168 WEST ALISAL STREET
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(831) 755-4800/FAX (831) 755-4958

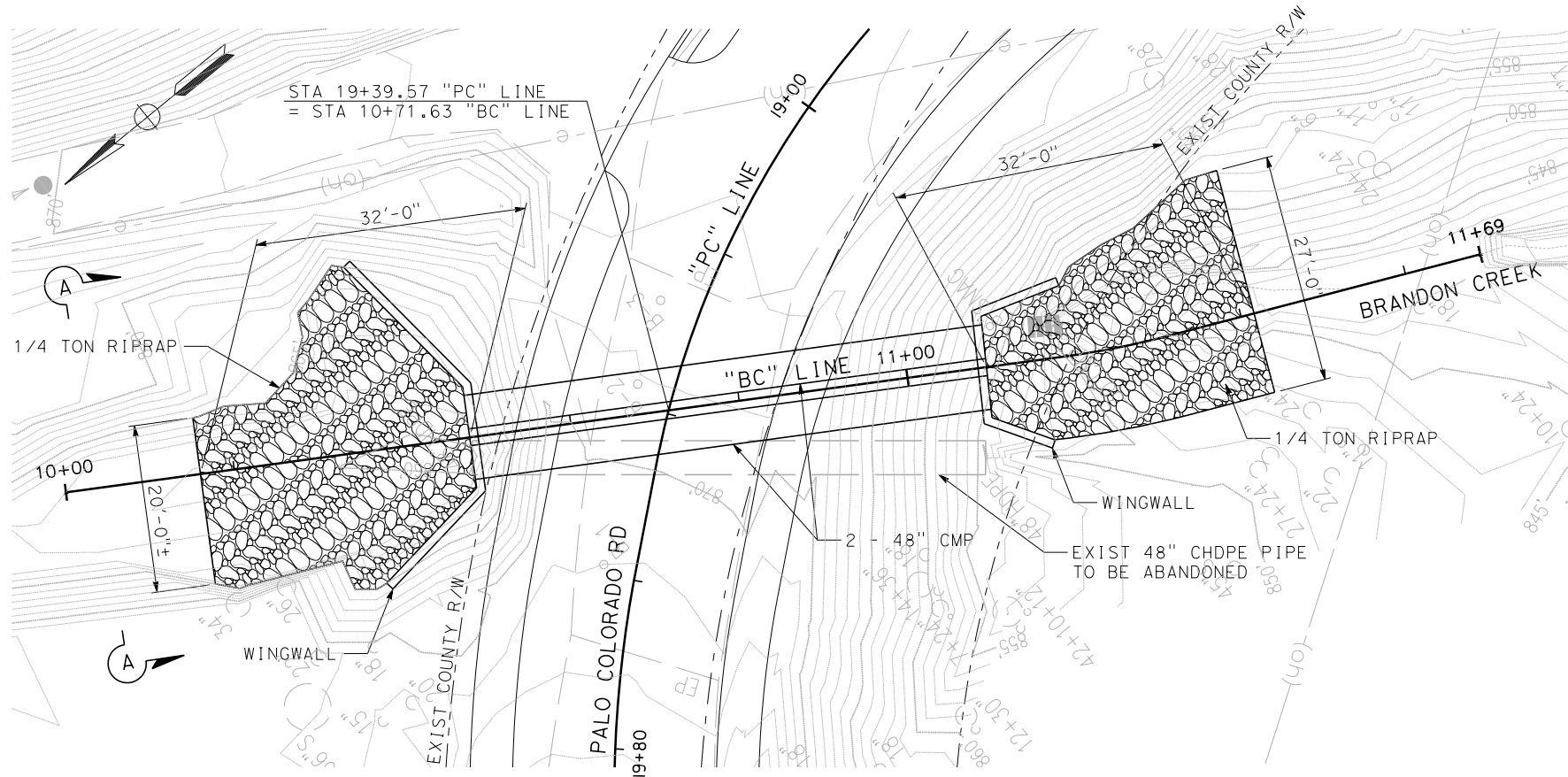
PALO COLORADO ROAD

ROCKY CREEK PLAN AND PROFILE

STATE NO. , BRLS- , COUNTY NO.

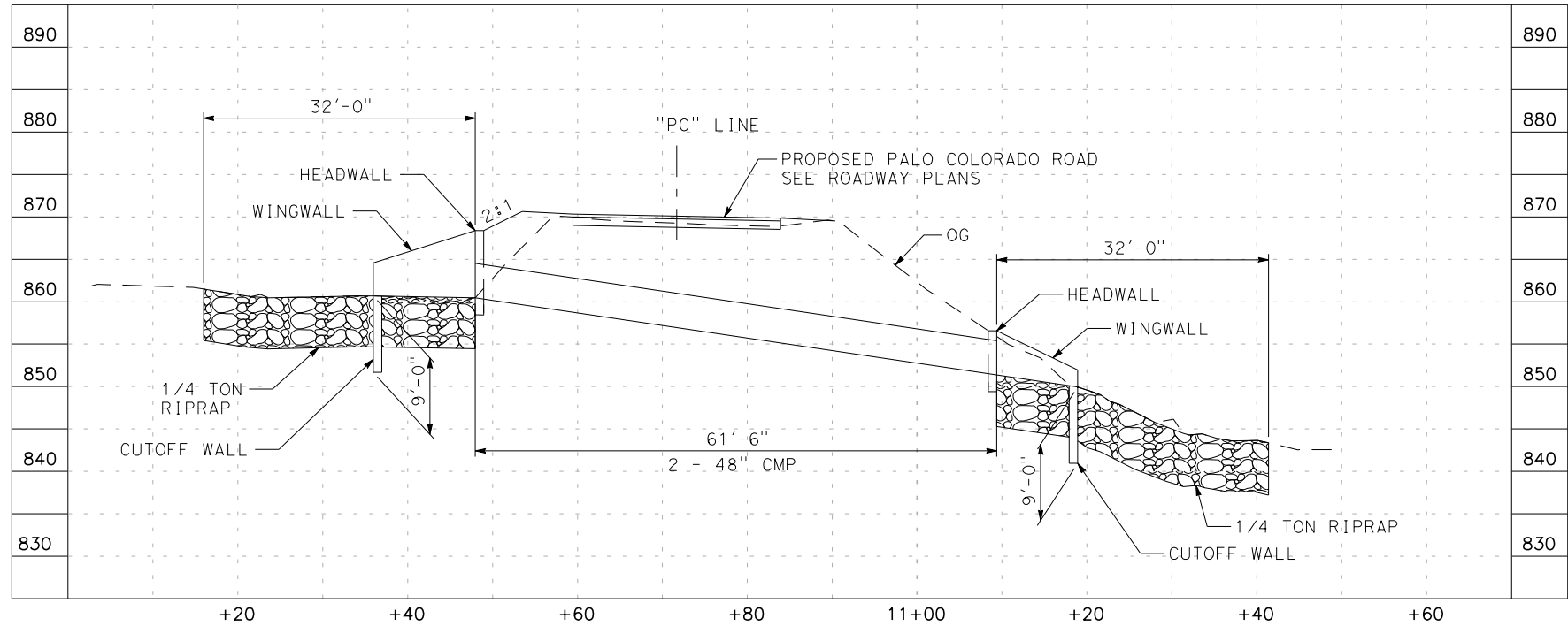
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| DATE | FILE | VIEW | SHEET |
| SCALE AS SHOWN | CONTRACT NO. | | 7 |
| | | | OF XX SHEETS |

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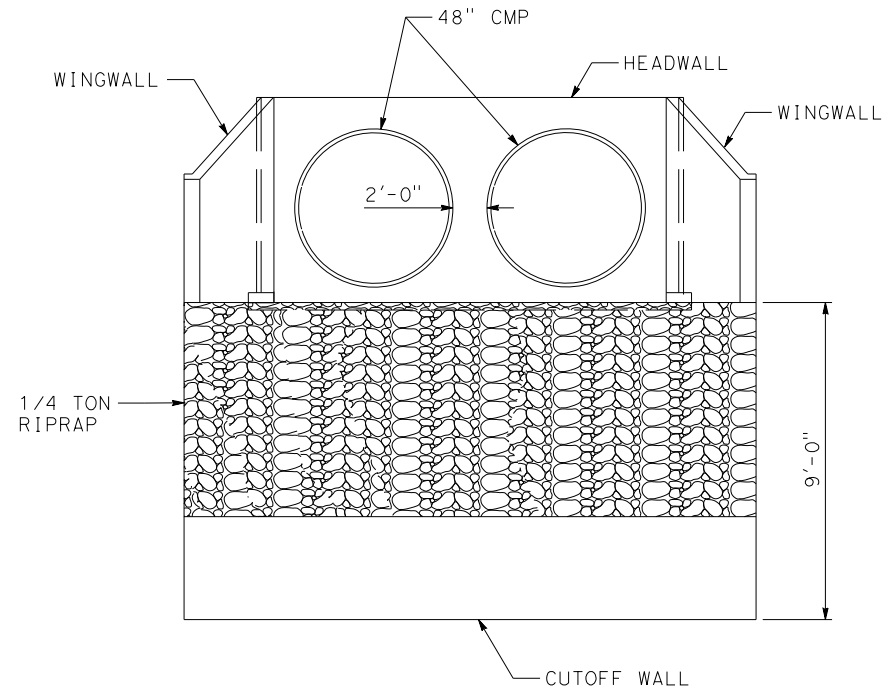
PLAN

SCALE: 1" = 10'



PROFILE

HORIZ: 1" = 10'
VERT: 1" = 10'



ELEVATION A-A

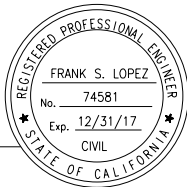
NO SCALE

| EARTHWORK QUANTITY | |
|--------------------|--------------|
| CUT (CU FT) | FILL (CU FT) |
| 5,000 | 1,200 |

| | |
|---|----------|
| Submitted by: | |
| Design Engineer C.E. No. | |
| DESIGN BY: | CHKD BY: |
| DRAWN BY: | CHKD BY: |
| SPECIFICATIONS WRITTEN BY: | CHKD BY: |
| Approval Recommended by: | |
| Deputy Public Works Director, Engineering | |



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Salinas, CA 93901
(831) 789-8667



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MONTEREY COUNTY PUBLIC WORKS

ENGINEERING DIVISION
ROADWAY DESIGN

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SALINAS, CALIFORNIA 93901
(831) 755-4800/FAX (831) 755-4958

PALO COLORADO ROAD

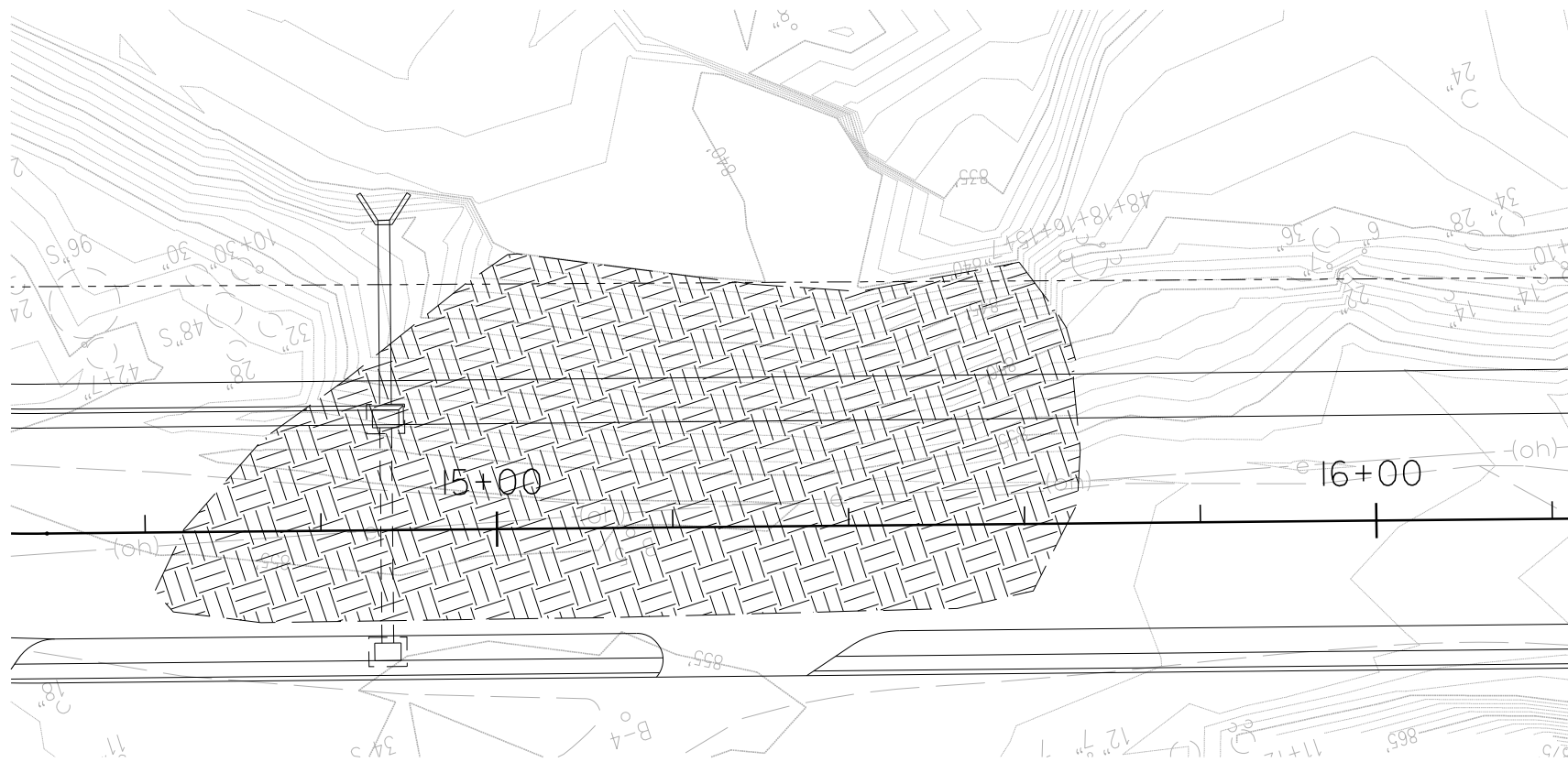
BRANDON CREEK PLAN AND PROFILE

STATE NO. , BRLS- , COUNTY NO.

| | | | |
|----------------|--------------|------|--------------|
| DATE | FILE | VIEW | SHEET |
| SCALE AS SHOWN | CONTRACT NO. | | 8 |
| | | | OF XX SHEETS |

DRAFT - NOT FOR CONSTRUCTION

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PLAN

SCALE: 1" = 10'

PROFILE


HORIZ: 1" = 10'

VERT: 1" = 10'

TYPICAL SECTION

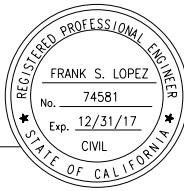
NO SCALE

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| 11: Projects/County of | Submitted by: _____ | |
| | Design Engineer C.E. No. _____ | |
| | DESIGN BY: _____ | CHKD BY: _____ |
| | DRAWN BY: _____ | CHKD BY: _____ |
| | SPECIFICATIONS WRITTEN BY: _____ | CHKD BY: _____ |
| | Approval Recommended by: _____ Deputy Public Works Director, Engineering | |

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Salinas, CA 93901
(831) 789-8667

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

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MONTEREY COUNTY PUBLIC WORKS

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ROADWAY DESIGN

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SALINAS, CALIFORNIA 93901
(831) 755-4800/FAX (831) 755-4958

| | | | |
|---------------------------|--------------|---------|-------------------|
| PALO COLORADO ROAD | | | |
| MSE WALL | | | |
| STATE NO. | | , BRLS- | COUNTY NO. |
| DATE | FILE | VIEW | SHEET 9 |
| SCALE AS SHOWN | CONTRACT NO. | | OF XX SHEETS |

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