

Exhibit B

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EXHIBIT B
DRAFT RESOLUTION
Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:

PACIFIC GAS & ELECTRIC (PLN160131)

RESOLUTION NO. 18 -

Resolution by the Monterey County Zoning Administrator:

- 1) Adopting a Mitigated Negative Declaration, and
- 2) Approving a Combined Development Permit consisting of:

- a. Coastal Development Permit to allow Development within 100 feet of environmentally sensitive habitat, consisting of grading approximately 106 cubic yards over an area of approximately 895 square feet; and;
- b. Coastal Development Permit to allow grading on slopes in excess of 25 percent;

490 and 500 Strawberry Canyon Road; and 95 Tucker Road, North County Land Use Plan, Coastal Zone (APNs: 129-281-007-000, 129-181-009-000, and 129-281-008-000)

The PG&E application (PLN160131) came on for a public hearing before the Monterey County Zoning Administrator on October 11, 2018. 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 AND EVIDENCE

1. **FINDING:** **CONSISTENCY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, North County Coastal Land Use Plan, North County Coastal Implementation Plan – Part 2, Monterey County Zoning Ordinance - Coastal (Title 20), Monterey County Grading Ordinance (Title 16.08), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed.
EVIDENCE:
 - a) The proposed project involves grading – removing up to 6 feet of soil, approximately 106 cubic yards over an area of approximately 895 square feet - to increase the vertical clearance between the ground and the powerlines above to meet Federal safety guidelines.
 - b) The proposed grading does not qualify for an exemption pursuant to Title 16, 16.08.040.A as the proposed grading [excavation], a depth up to six (6) feet, 106 cubic yards, exceeds the maximum quantity exempted – a maximum depth of two (2) feet and / or 100 cubic yards

of soil alteration. Therefore, a Coastal Development Permit is required to perform the grading activity.

- c) The project is located at the confluence of three (3) privately held parcels: 490 and 500 Strawberry Canyon Road; and 95 Tucker Road, North County Land Use Plan, Coastal Zone (APNs: 129-281-007-000, 129-181-009-000, and 129-281-008-000, North County Coastal Land Use Plan (LUP), Coastal Zone. The parcels are zoned Rural Density Residential, 5 acres per unit [RDR-5 (CZ)] and have a cumulative area of 23.4 acres (approximately 1,018,711 square feet).
- d) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - North County Coastal Land Use Plan;
 - North County Coastal Implementation Plan (Part 2); and
 - Monterey County Zoning Ordinance - Coastal (Title 20)
 - Monterey County Grading Ordinance (Title 16)
- e) No conflicts were found to exist with the above standards and policies. The County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- g) The project is located at the confluence of three (3) parcels under separate ownerships. This portion of the respective properties is undeveloped but previously disturbed to accommodate the 500kV Moss Landing-Metcalf powerline. The grading activities would not have a detrimental effect of the use of the respective properties or interfere with the existing or future uses of the respective properties.
- h) The parcels contain easements granted to Pacific Gas & Electric:
Easement 219 O.R. 381, Dated 7-11-1963
APN 129-281-008;
Easement 235 O.R. 67, Dated July 30, 1963
APN 129-281-007; 129-281-009

2. FINDING:

SITE SUITABILITY - The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, the North County Fire Protection District, and Water Resources Agency. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

EVIDENCE:

- a) The following technical reports have been prepared:
 - Biological Assessment (LIB160813) prepared by Arcadis, Walnut Creek, California, August 2, 2016.
 - Updated Biological Assessment (to the August 2, 2016 report) prepared by Arcadis, San Francisco, California, February 28, 2018.
 - Geotechnical Investigation (LIB180189) prepared Krazan & Associates, Inc., Corona, California, October 11, 2016.County staff has independently reviewed these reports and concurs with their conclusions.

- b) The project planners conducted site inspections on February 27, 2018 and June 20, 2018 to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- c) Cultural Resources. The project site is in an area identified in County records as having a low archaeological sensitivity. The property is not within 750 feet of known archaeological resources, therefore an archaeological report was not required. There is no evidence that any cultural resources would be disturbed, and 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. 4) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- d) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Coastal Development Permit subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on April 18, 2018, at which all persons had the opportunity to be heard, and voted 7-1 to support the project as proposed. The dissenting vote regarded potential erosion resulting from grading activities. The project incorporates Best Management Practices (BMPs) by design and is conditioned as such to limit and control erosion during the grading activities (Condition 9). The LUAC noted no comments were made by any neighbor or the public.
- e) The Properties associated with the project site are developed parcels with single-family residential uses and, in some instances, small-scale agricultural uses. These respective uses are located down slope of the project site; the grading project would not interfere or impact the existing uses of the respective properties or future use of the properties as allowed by MCC 20.14.40 (Title 20).
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN160131.

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:

The proposed project would not require water or sanitary services. The grading efforts, when completed, would not destabilize any slopes or other landforms, cause erosion, or cause flooding. There would not be any permeant or future odor, noise, or vibrations associated with the completed grading activities. The Environmental Health Bureau did not impose any conditions for project approval.

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 conducted site inspections on February 27, 2018 and June 20, 2018 and did not observe any code violations. Staff also researched County records to assess if any violation exists on the subject properties. There are no open code enforcement cases associated with any of the properties related to this project. Thus, the subject properties appear to be in compliance with all codes and policies.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160131.

- 5. FINDING:** **CEQA: Mitigated Negative Declaration** – On the basis of the whole record before the Monterey Zoning Administrator, there is no substantial evidence that the proposed project as designed, and conditioned, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15063 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA Section 15070(b). The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN160131).
 - c) Pursuant to Section 15105, the Initial Study was subject to a public review period of 30 days which commenced on September 5, 2018 and will conclude on October 5, 2018. As of the writing of this report, no comments have been made to Monterey County RMA. Should the County receive any comments relating to the Initial Study, the comments would be introduced at the public hearing and appropriate action taken.
 - d) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment with the incorporation of the Mitigation measures described in the grading plans, specifically Sheet EC1. Accordingly, staff prepared a Mitigated Negative Declaration (MND).
 - e) Issues that were analyzed in the Initial Study include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, tribal cultural resources, and utility/service systems. Less than significant impacts with mitigation were identified for biological resources. Mitigation measures are incorporated into the project by design (Sheet EC1, Erosion and Sediment Control Plan). Mitigation included removing and stockpiling the topsoil from the grading activities and redistributing the topsoil over the disturbed area. Also included are the salvaging of 20 special-status plants and replanting them in the

disturbed area after the grading objectives were accomplished. Lastly, the redistributed topsoil would be reseeded with local seed stock to promote the recovery of the disturbed area with native plant species. Straw mulch or a loose-weave erosion control product would blanket this area of work to prevent erosion of the reincorporated topsoil and seed stock. Less than significant impacts to air quality, geology and soils, greenhouse gas emissions, and noise levels were identified. All potential impacts have been addressed through implementation of existing policies and regulations, and where appropriate, through conditions of approval.

- f) Implementation of existing Monterey County policies and regulations already addressing grading, noise, and vegetation disturbance allows for incorporation of conditions of approval (see Condition No. 7), which, along with project design elements, would result in a less than significant impact.
- g) Evidence received and considered includes the project application materials, the Biological Report (Planning File No. LIB160813), available County resources (e.g. Monterey County Geographic Information System), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN160131) and are hereby incorporated herein by reference.
- h) Staff conducted site inspections on February 27, 2018 and June 20, 2018 to verify that the site is suitable for the scope and intent of this project.
- i) See supporting Finding Nos. 1 and 3.
- j) 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 File PLN160131.
- k) Monterey County RMA-Planning, located at 1441 Shilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. 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 access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 6.1.1 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 physical public access. The project is located approximately 2 miles east of the Elkhorn Slough and 6 miles east of the Pacific Ocean and is not in proximity to access to the coast

or slough (North County Coastal Land Use Plan). Additionally, the project site is not near any existing or proposed public trails as described in the North County Land Use Plan (North County General Plan Shoreline Access/Trails-Fig. 6).

- d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160131.

7. FINDING:

DEVELOPMENT ON SLOPE – There is no feasible alternative which would allow grading on slopes of less than 25 percent.

EVIDENCE:

- a) In accordance with applicable policies of the North County Coastal Land Use Plan and the Monterey County Zoning Ordinance (Title 20, Parts 1 and 2), a coastal development permit is required and the authority to grant said permit has been met.
- b) The project includes an application for grading to increase the vertical clearance between the ground and the overhead powerline. An increase in this vertical clearance is required to comply with Federal safety guidelines so that public safety can be enhanced. A land form located beneath the overhead powerline results in conditions that Federal regulatory bodies have determined a risk to public safety. The proposed grading, limited to a portion of the land form located beneath the powerline, would provide for the implementation of Federal safety guidelines relating to vertical clearance between ground and powerline.
- c) The project planners conducted a site inspections on February 27, 2018 and June 20, 2018 to verify the subject grading on slopes exceeding 25 percent is in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.
- d) A geotechnical investigation and evaluation prepared by Krazan & Associates, Inc. (LIB180189) for the project determined that the site is suitable for the proposed grading (cut). The results of the study indicate there are no adverse geotechnical hazards (such as liquefaction, landsliding, expansive soils) which would preclude the grading operation of this project or that the proposed grading activities would cause or increase any geotechnical hazards. Furthermore, the project, by design pursuant to the grading plans, Sheet EC1, would remove the existing top soil, set it aside on site, and redistribute it over the disturbed area, reseeded, and blanked with a mulch or loose-fiber mat to prevent erosion while the disturbed area regenerates vegetative cover. Therefore, there would be no loss of topsoil relating to this project and conditions would be such that the disturbed area could return to a natural state and not be subject to erosive episodes.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160131.

8. FINDING:

APPEALABILITY - The decision on this project may be appealed to the Monterey County Board of Supervisors.

EVIDENCE:

- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), 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 Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e.; environmentally sensitive habitat and grading on slopes).

DECISION

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

- A. Adopt the Mitigated Negative Declaration; and
 - B. Approve a Combined Development Permit consisting of:
 - a. Coastal Development Permit to allow Development within 100 feet of environmentally sensitive habitat, consisting of grading approximately 106 cubic yards over an area of approximately 895 square feet; and
 - b. Coastal Development Permit to allow grading on slopes in excess of 25 percent.
- In general conformance with the attached plans and subject to 11 conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of October 2018.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO 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 1064.5 and 1064.6. 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 RMA-Planning and RMA-Building Services offices in Salinas.

Monterey County RMA Planning

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

PLN160131

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit permit (PLN160131) allows 106 cu. yd. grading to increase the vertical clearance between the ground and overhead power line. The grading covers approximately 895 sq. ft. at the confluence of 3 separate parcels. The property is located at 490 & 500 Strawberry Canyon Rd, and 95 Tucker Rd. (Assessor's Parcel Number 129-281-009-000, and 129-281-008-000), North County Coastal Area Plan/Land Use Plan. 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Coastal Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Numbers 129-281-007-000 & 129-281-009-000 and 129-281-008-000 on September 27, 2018. The permit was granted subject to 11 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 the RMA - Planning.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

**Condition/Mitigation
Monitoring Measure:**

The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

**Compliance or
Monitoring
Action to be Performed:**

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

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

Responsible Department: RMA-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 RMA - 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.
(RMA - 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 RMA - 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.

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.

6. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to grading or 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 grading or tree removal, the Owner/Applicant/Tree Removal Contractor shall 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 property to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

7. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Upon completion of the grading, 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 the RMA Chief of Planning prior to final inspection. (RMA - Planning)

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

Prior to Final Inspection, the Owner/Applicant shall submit evidence that the restoration has been completed in compliance to approved plans.

8. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan that includes contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

9. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

10. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

11. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

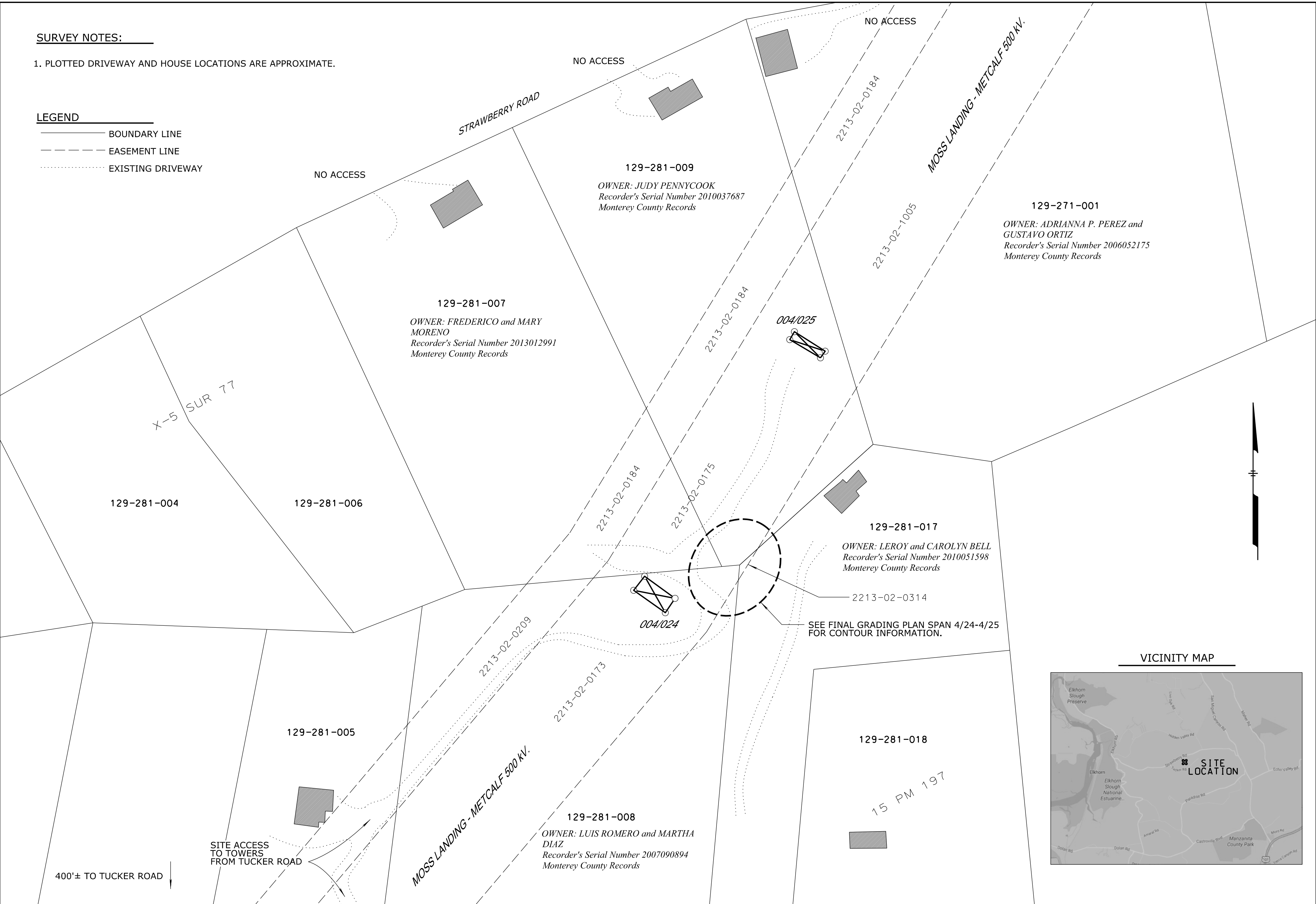
Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

SURVEY NOTES:

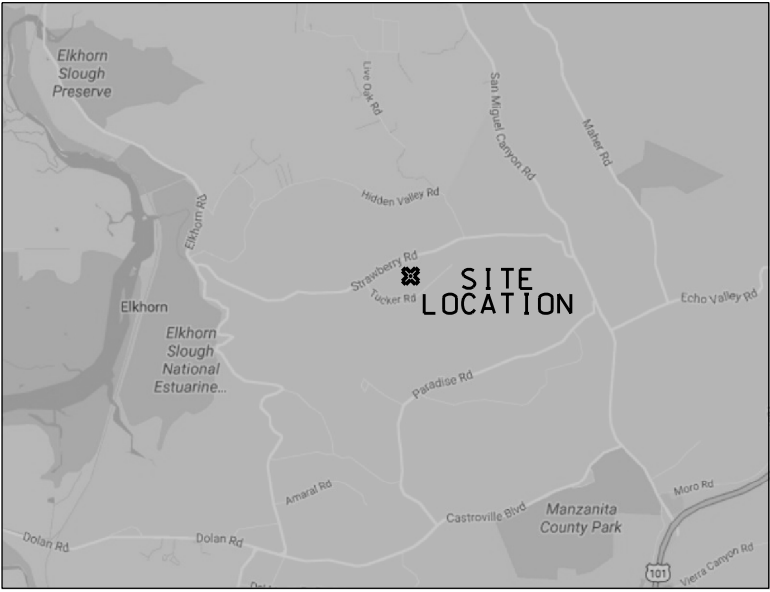
1. PLOTTED DRIVEWAY AND HOUSE LOCATIONS ARE APPROXIMATE.

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING DRIVEWAY

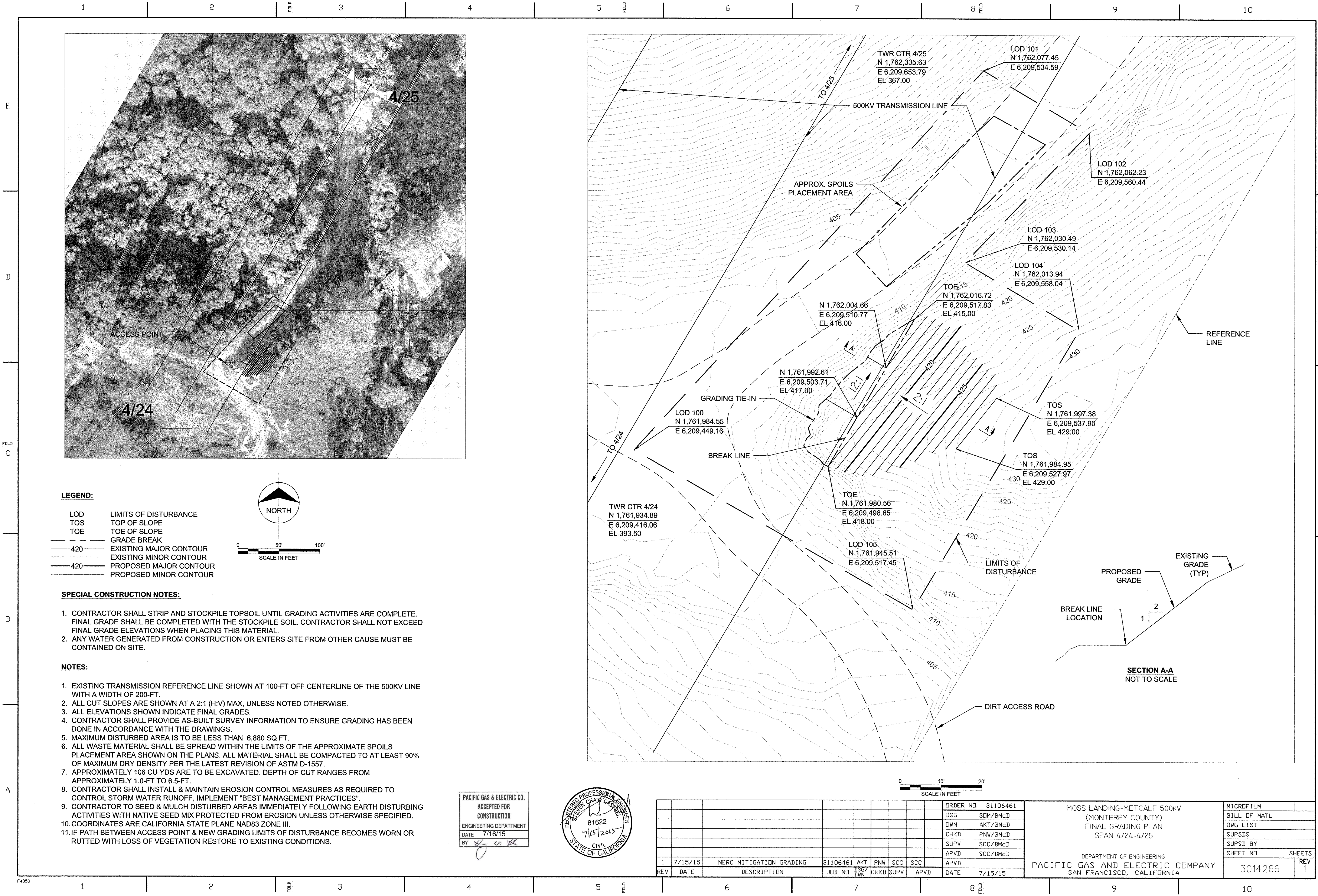


VICINITY MAP



DATUM: H: V:				APPRD BY		AUTHORIZATION	
PROJECTION: UNITS:						31106461	
REFERENCE DWGS.						BY C. Kuhn	
						DR. C. Kuhn	
						CH.	
						O.K. J. Schock	
						DATE 8/18/2016	
SCALES: 1 inch = 100 US SURVEY FEET 1 centimeter =		NO. DATE DESCRIPTION APPD.		SITE PLAN PACIFIC GAS AND ELECTRIC COMPANY SAN FRANCISCO, CALIFORNIA			
		REVISIONS					
				JCN AREA COUNTY Monterey PROFILE SHEET NO. 1 OF 1 DRAWING NUMBER CHANGE			





**BOLSA NUEVA Y MORO
COJO RANCHO
(MDM, T. 13S., R. 02E.
SEC. 01, SW 1/4)**

LEGEND

- PROPERTY LINE
- EASEMENT BOUNDARY LINE
- EXISTING DIRT/GRAVEL ROAD

APN	GRADING AREA (Sq. Ft.)
129-281-009	634
129-281-007	517
129-281-008	8
129-281-017	0

APN 129-281-009

OWNER: JUDY PENNYCOOK
Recorder's Serial Number 2010037687
Monterey County Records

APN 129-281-007

OWNER: FREDERICO and MARY MORENO
Recorder's Serial Number 2013012991
Monterey County Records

APPROX. SPOILS
PLACEMENT AREA
12' X 50' ±

LIMITS OF
DISTURBANCE

GRADING AREA

APN 129-281-017

OWNER: LEROY and CAROLYN BELL
Recorder's Serial Number 2010051598
Monterey County Records

APN 129-281-008

OWNER: LUIS ROMERO and MARTHA DIAZ
Recorder's Serial Number 2007090894
Monterey County Records

METCALF-MOSS LANDING 230 KV.
LD 2213-02-0209

MOSS LANDING - METCALF 500 KV.
LD 2213-02-0173

004/025

004/024

DATUM: HORIZONTAL:

VERTICAL:

PROJECTION:

UNITS:

REFERENCE DWGS:

SCALES:

1 inch =

1 centimeter =

NO.

DATE

DESCRIPTION

APPD.

NO.

DATE

DESCRIPTION

APPD.

NO.

DATE

DESCRIPTION

APPRD

BY

AUTHORIZATION

74004600

BY

DR EKF2 / CEK0

CH

O.K. EKF2

DATE 3/01/18

MOSS LANDING - METCALF 500KV
SPAN 04/024 - 04/025
NERC GRADING

PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA



JCN

AREA

COUNTY MONTEREY

PROFILE

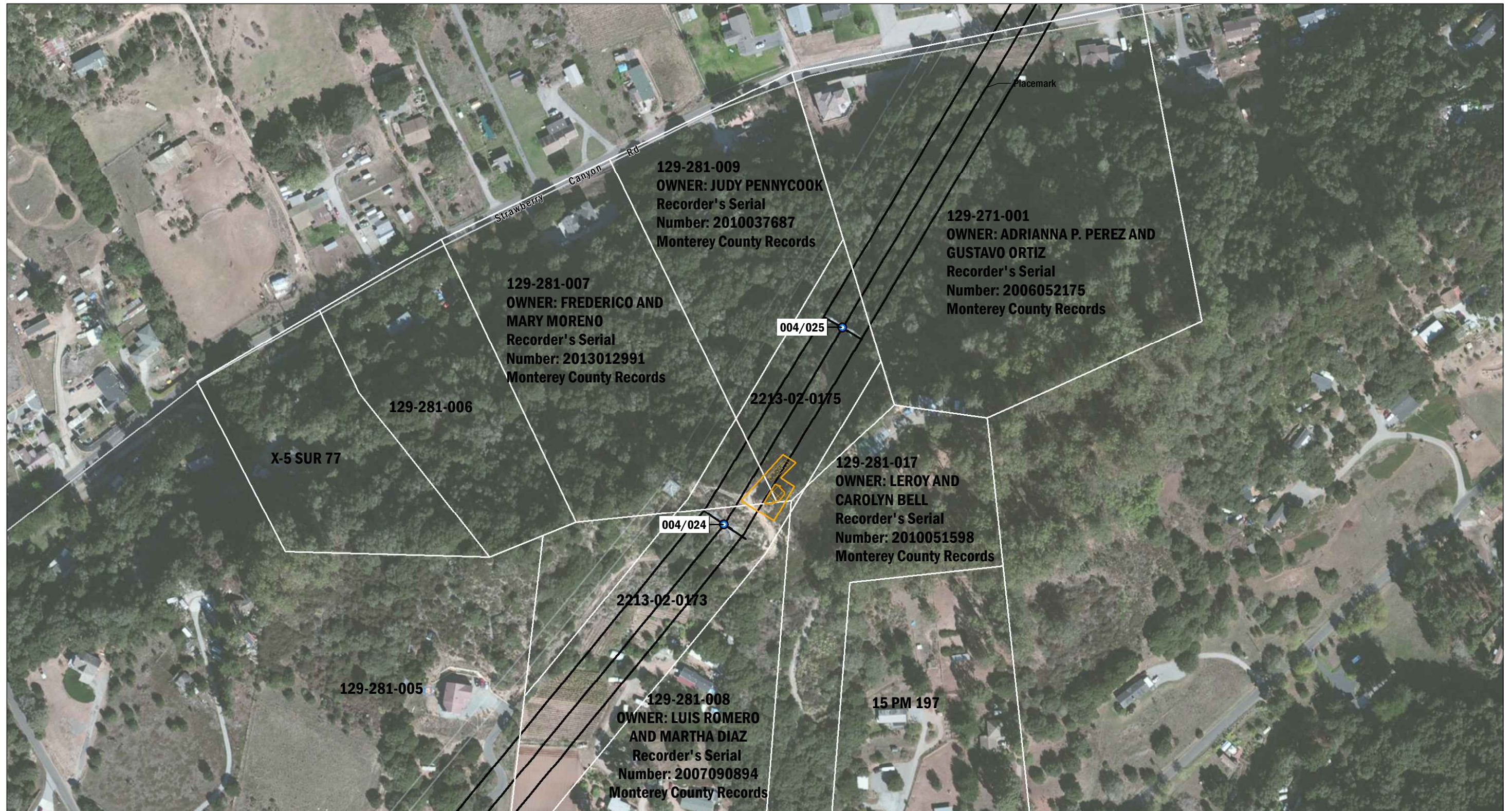
SHEET NO.




OF

DRAWING NUMBER

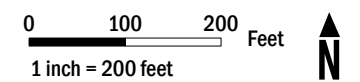
SM-369

CHANGE



-  Grading Area
-  Limits of Disturbance
-  Spoils Placement Area

Moss Landing-Metcalf 500kV



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