



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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www.mendocinocounty.org/pbs

September 1, 2020

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
CalFire - Prevention

Public Utilities Commission
Redwood Valley MAC
Redwood Valley Water District
Redwood Valley Calpella Fire Dept.

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0030
DATE FILED: 8/25/2020
OWNER: PACIFIC GAS & ELECTRIC CO
APPLICANT: DAVID THOMAS
REQUEST: Administrative Permit to facilitate 'Essential Services' necessary to support Pacific Gas & Electric (PG&E) staging of employees and equipment to address expected responses to wildfire and Public Safety Power Shut-Off (PSPS) events within unincorporated Mendocino County. Included in this request is the use of up to two (2) 'Trailer Coaches' for use as temporary offices per Mendocino County Code Section 20.168.026 (Construction Support).
LOCATION: 1± miles south of Redwood Valley town center, lying on the east side of East Road (CR 230), 300± feet south of its intersection with Valley View Drive (Private), located at 7475 East Rd., Redwood Valley (APN: 166-050-02).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: SAM VANDEWATER
RESPONSE DUE DATE: September 15, 2020

PROJECT INFORMATION CAN BE FOUND AT:

https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

CASE: AP_2020-0030 (PG&E Staging Area – PSPS & Wildfire Recovery)

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APPLICANT: DAVID THOMAS

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APN/S: 166-050-02

PARCEL SIZE: 12.18± Acres

GENERAL PLAN: Public Facilities (PF)

ZONING: Public Facilities (PS)

EXISTING USES: Vacant

DISTRICT: 1st Supervisorial District (Brown)

RELATED CASES: N/A

TOWNSHIP: 16N

RANGE: 12W

SECTION: 9

QUAD: Redwood Valley (47)

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential 5 (RR5)	Rural Residential 5 (RR:5)	10.02 A±	Residential/Agricultural
EAST:	Rural Residential 2 (RR2)	Rural Residential 2 (RR:2)	20 A±	Residential
SOUTH:	Public Services	Public Facilities (PF)	17 A±	Public Facility
WEST:	Rural Residential 10 (RR10)	Rural Residential 10 (RR:10)	1.89 A± ; 1.12 A±;	Agriculture

REFERRAL AGENCIES

LOCAL

- Building Division (Ukiah)
- Department of Transportation (DOT)
- Environmental Health (Land Use)
- Redwood Valley Fire District
- Redwood Valley MAC
- Redwood Valley Water District

STATE

- California Public Utilities Commission
- CALFIRE (Land-Use)

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION: N/A

STAFF PLANNER: SAM 'VANDY' VANDEWATER

DATE: 9/1/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

Redwood Valley

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

CALFIRE

4. FARMLAND CLASSIFICATION:

GIS

Prime Farmland (P) & Grazing (G)

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

N/A

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Eastern Soils Classification (178, 215 & 216)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

N/A

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

N/A

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

N/A

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

N/A

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

N/A

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

N/A

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

N/A

21. STATE CLEARINGHOUSE REQUIRED:

Policy

N/A

22. OAK WOODLAND AREA:

USDA

N/A

23. HARBOR DISTRICT:

Sec. 20.512

NO



PLANNING & BUILDING SERVICES

CASE NO: DATE FILED: 8.25.2020 FEE: 1,121.00 RECEIPT NO: PGJ-036864 RECEIVED BY: CCH Office Use Only

APPLICATION FORM

APPLICANT:

Name: DAVID THOMAS / PG&E Phone: 415 238-0027 Mailing Address: 116 McALLISTER AVE City: KENTFIELD State/Zip: CA 94904 Email: DLTG@PG&E.COM

PROPERTY OWNER:

Name: DAVID THOMAS / PG&E Phone: 415 973-5885 Mailing Address: 245 MARKET ST NIOA City: SAN FRANCISCO State/Zip: CA 94105 Email: DLTG@PG&E.COM

AGENT:

Name: Phone: Mailing Address: City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 166-050-02

TYPE OF APPLICATION:

- Administrative Permit (checked), Agricultural Preserve: New Contract, Flood Hazard Development Permit, General Plan Amendment, Reversion to Acreage, etc.

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent: [Signature] Date: 8/6/20 Signature of Owner: [Signature] / PG&E Date: 8/6/20

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

PG&E OWNES A PARCEL ADJACENT TO ITS EXISTING SUBSTATION. THE WESTERN 1/2 OF THE PARCEL WAS AT ONE TIME USED AS A VINEYARD BUT HAS BEEN ABANDONED. VEGETATION IS NOW A FIRE HAZARD AND WILL BE CLEARED, TO SUPPORT CONTRACTOR STAGING FOR WILDFIRE HARDING & ASPS EVENTS PG&E WOULD LIKE TO FENCE OFF & GRAVEL AREA (NO GRADING). WE WOULD LIKE TO STORE VEHICLES, EQUIPMENT & UP TO 2 TEMP OFFICE TRAILERS. ELECTRICITY WILL COME DIRECTLY FROM ADJACENT DIST LINE, TEMP NIGHT LIGHTING & PORTA POTTIES WILL BE SET OUT.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: <u>TEMP TRAILER</u> <input type="checkbox"/> Other:	0	2	0	1600	1600
GRAND TOTAL (Equal to gross area of Parcel):					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated No. of Employees per shift: 10

Estimated No. of shifts per day: 1

Type of loading facilities proposed: SUPPORT PG&E ACTIVITIES

4. Will the project be phased?

YES NO If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

YES NO If no, explain:

VEGETATION (ABANDONED VINEYARD) IS CURRENTLY BEING CLEARED DUE TO FIRE HAZARD

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

YES NO If yes, explain:

TRANSFORMERS MAY BE TEMPORARILY STORED ON SITE, TRANSFORMERS WILL BE STORED IN SECONDARY CONTAINMENT

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:		
No. of uncovered spaces:	40	
No. of standard spaces:		
No. of accessible spaces:		
Existing no. of spaces:	0	
Proposed additional spaces:	40	
Total:	40	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

9. For grading or road construction, complete the following:

Amount of cut: _____ cubic yards
 Amount of fill: _____ cubic yards
 Max. height of fill slope: _____ feet
 Max. height of cut slope: _____ feet
 Amount of import/export: _____ cubic yards
 Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES NO

12. Will the development provide public or private recreation opportunities?

YES NO If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?

YES NO

14. Is the proposed development visible from a park, beach or other recreational area?

YES NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: YES NO

Filling: YES NO

Dredging: YES NO

Structures: Open Coastal Waters Wetlands Estuaries Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? YES NO

16. Will there be any exterior lighting?

YES NO If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

SEE ATTACHED PLOT PLAN

17. Utilities will be supplied to the site as follows:

Electricity: Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): 200 feet _____ miles

On Site Generation – Specify:

Gas: Utility Company/Tank

On Site Generation – Specify:

None

Telephone: YES NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): _____
- Septic Tank
- Other (specify): PORTA POTITIES SERVICE

19. What will be the domestic water source:

- Community Water System (specify supplier): _____
- Well
- Spring
- Other (specify): NONE

20. Are there any associated projects and/or adjacent properties under your ownership?

- YES NO If yes, explain: (e.g., Assessor's Parcel Number, address, etc.)

PG&E OWNS PROPERTY TO THE SOUTH (APN 166-050-03)
IT IS USED AS A SUBSTATION

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

NONE

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

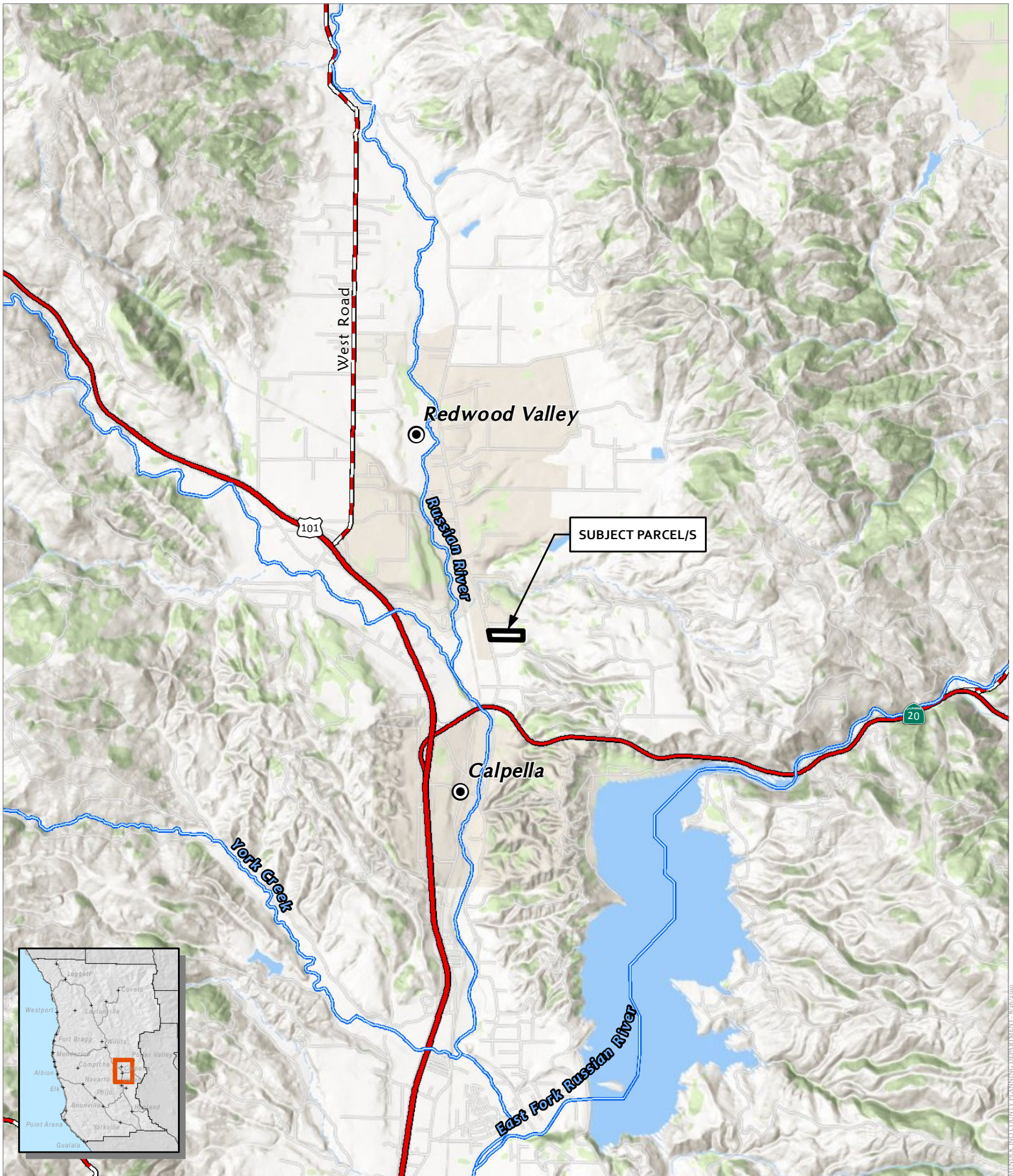
NORTH OF PG&E MENDOCILLO SUBSTATION ALONG
EAST RD - ADDRESS IS 7475 EAST RD

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.

- YES NO

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

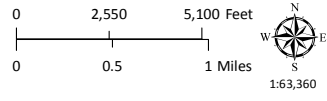
- YES NO



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/20/2020

CASE: **AP 2020-0030**
 OWNER: **PG&E**
 APN: **166-050-02**
 APLCT: **PG&E**
 AGENT: **David Thomas**
 ADDRESS: **7475 East Road, Redwood Valley**




- Major Towns & Places
- Major Roads
- Major Rivers
- Highways

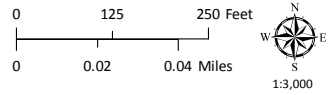


LOCATION MAP



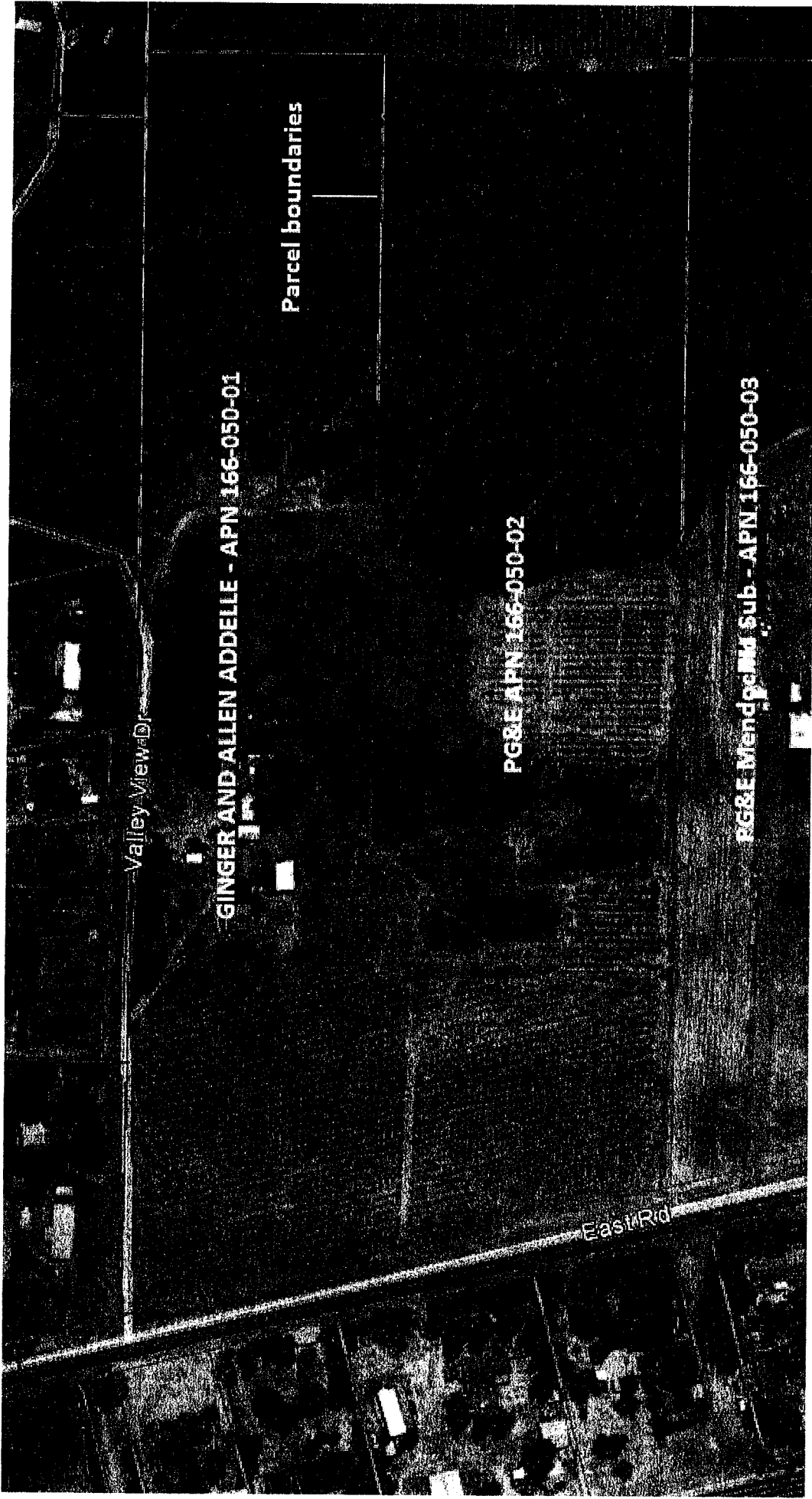
CASE: AP 2020-0030
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 ADDRESS: 7475 East Road, Redwood Valley

-  Public Roads
-  Private Roads
-  Driveways/Unnamed Roads

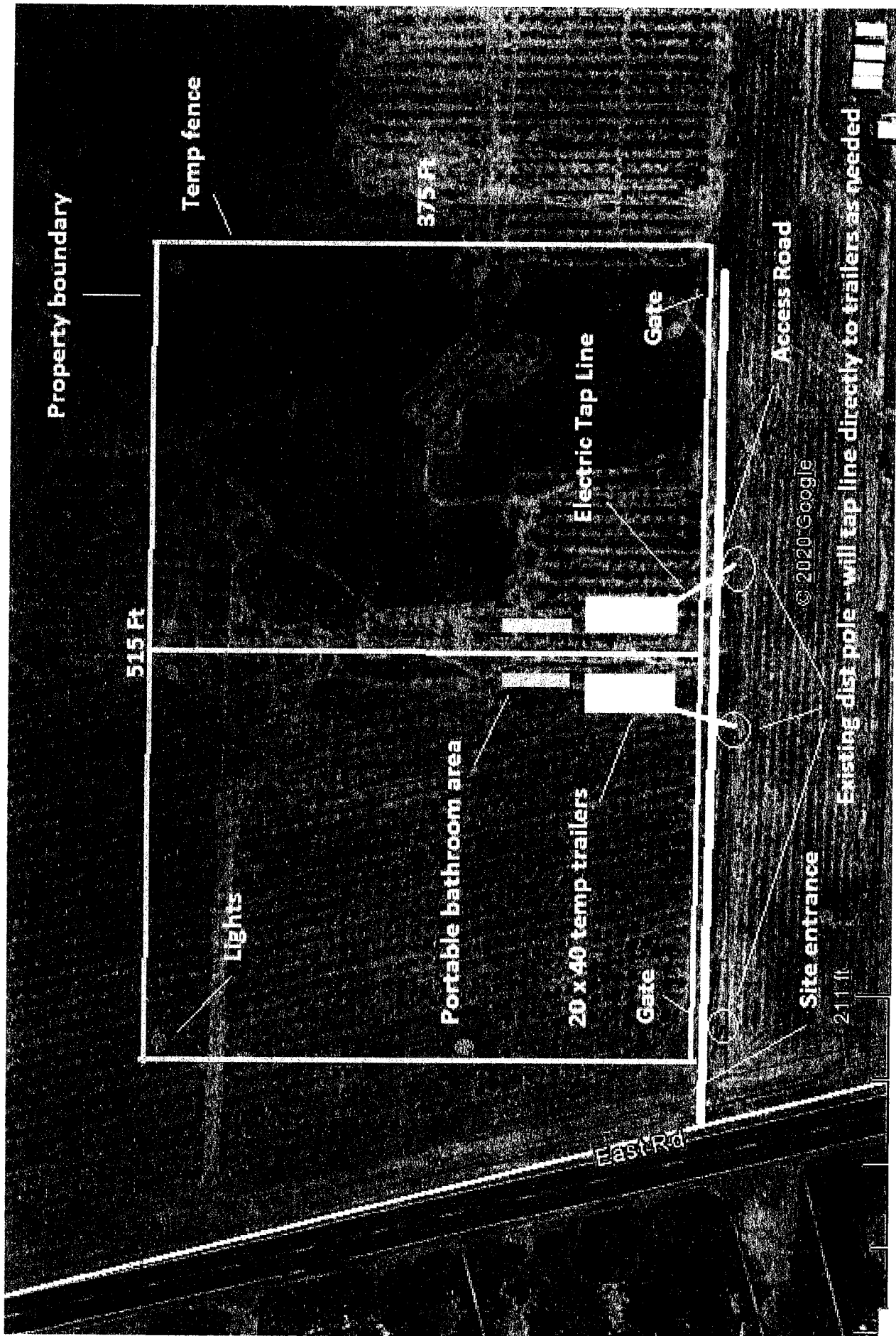


LOCATION MAP

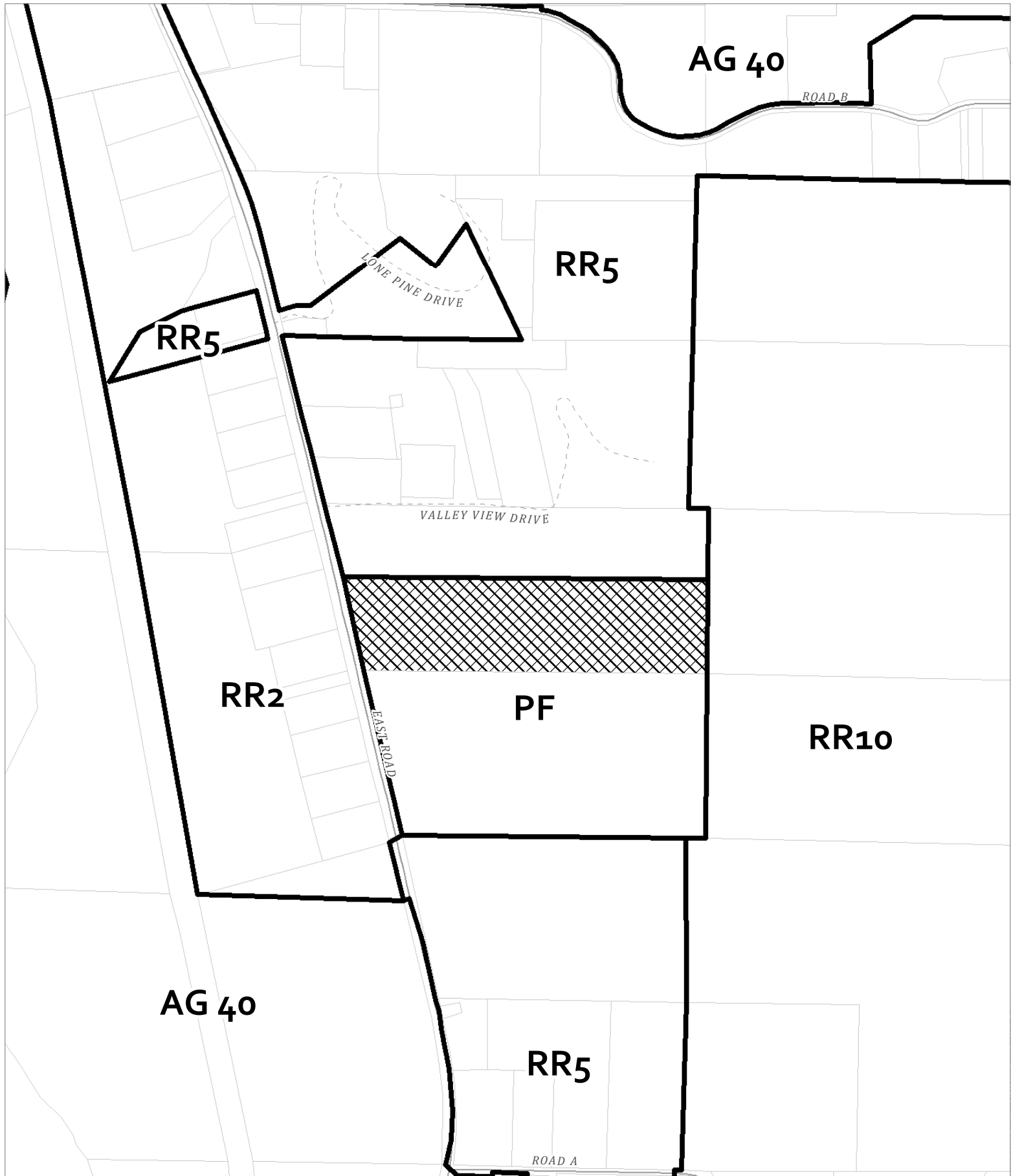
PG&E 7475 East Road (APN 166-50-02) Temporary Staging Yard Plot Plan






Overview Map - Existing parcel 166-050-02 is approx. 1400 feet by 375 feet (12.2 acres)

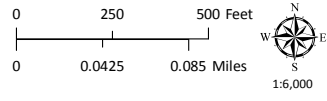


Detailed map – number and location of trailers are approximate and will vary depending on sub-contractors needs. Trailers will be off-set from temporary fencing a minimum of 5 feet. Assume entire fenced area (4.1 acres) will be graveled for vehicle and equipment storage.

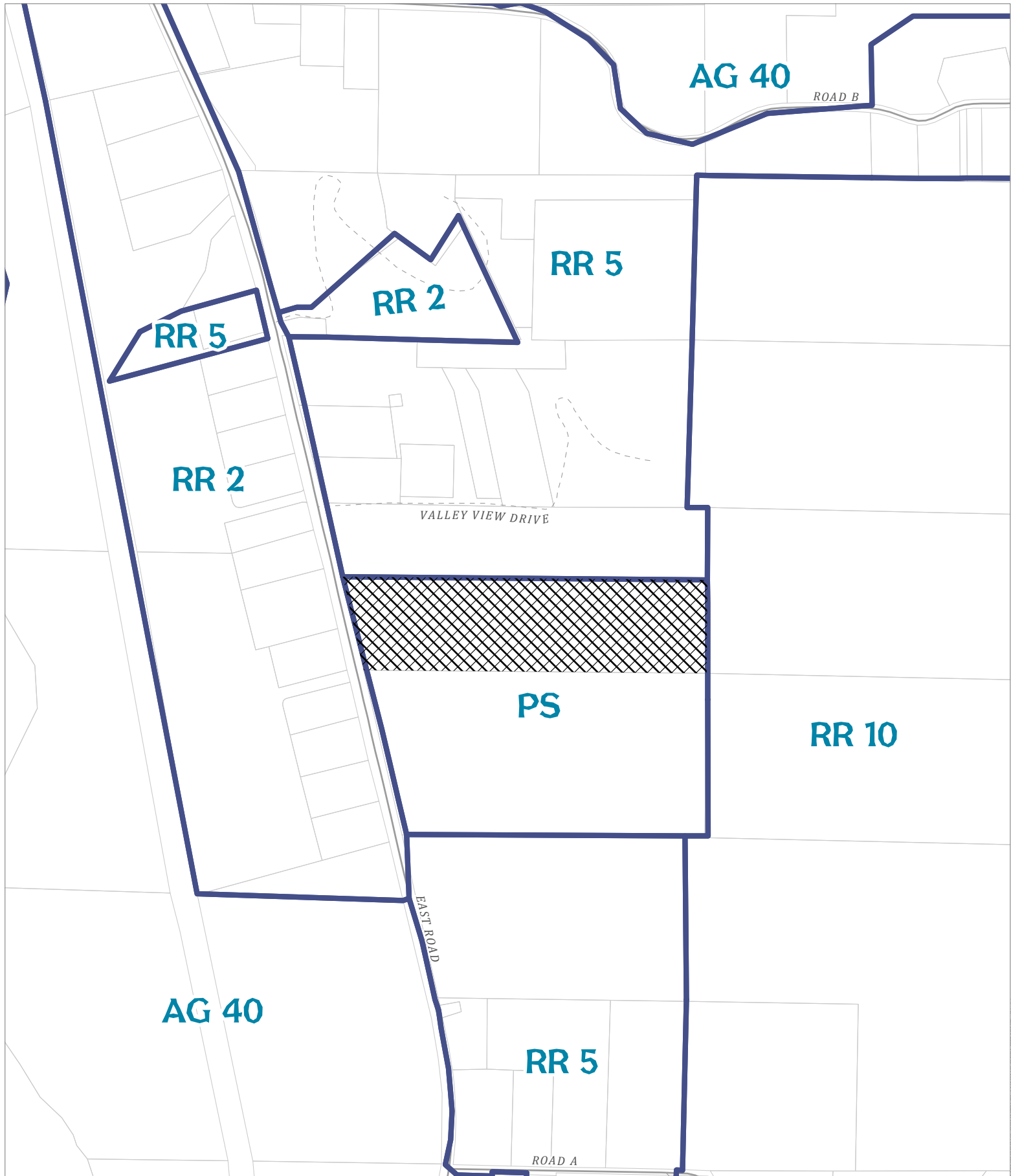


CASE: AP 2020-0030
 OWNER: PG&E
 APN: 166-050-02
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 ADDRESS: 7475 East Road, Redwood Valley




-  Zoning Districts
-  Public Roads
-  Assessor's Parcels

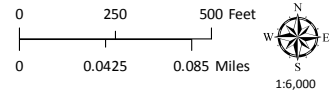


MENDOCINO COUNTY PLANNING DEPARTMENT - 8/20/2020



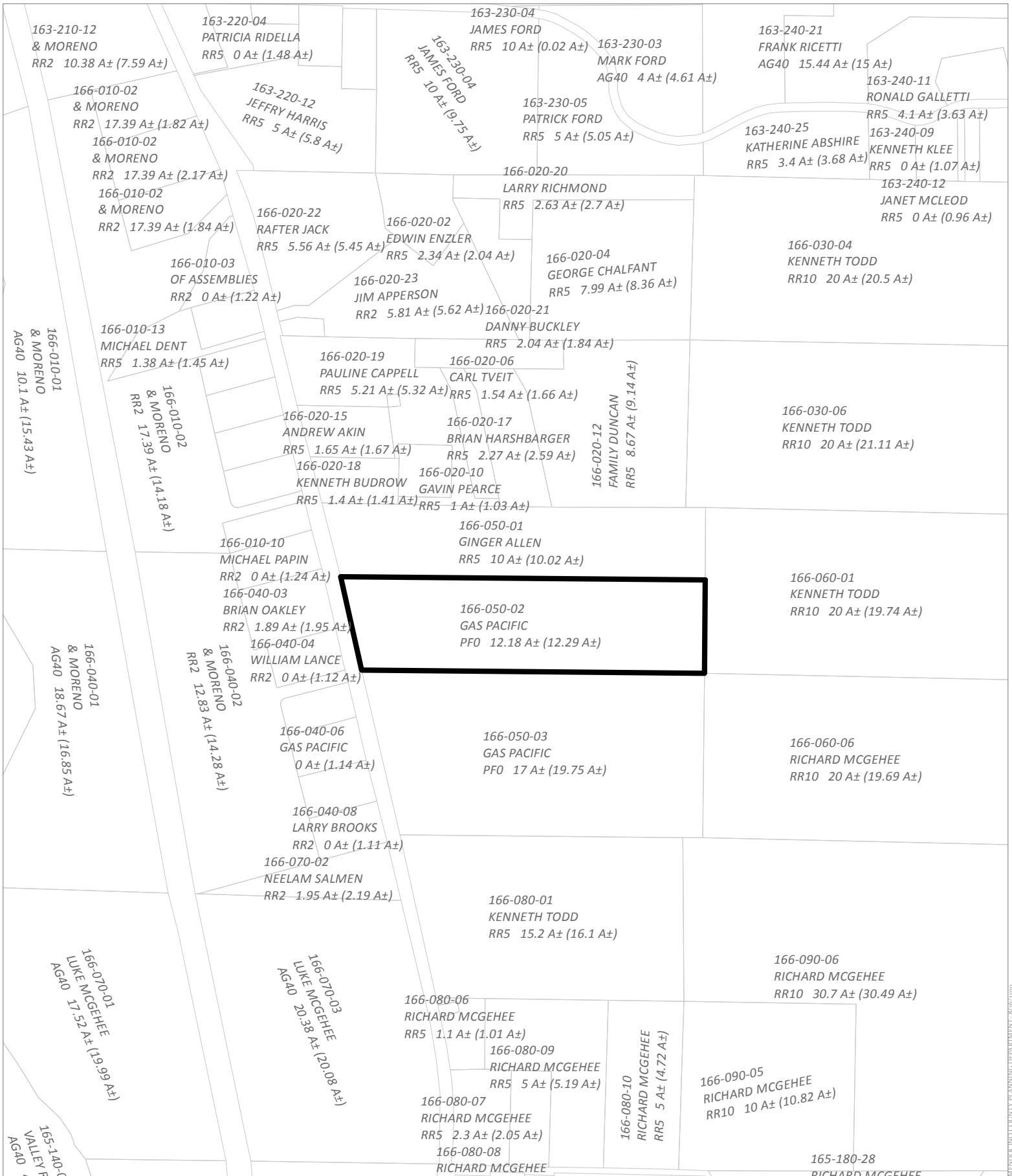
CASE: AP 2020-0030
 OWNER: PG&E
 APN: 166-050-02
 APLCT: PG&E
 AGENT: David Thomas
 ADDRESS: 7475 East Road, Redwood Valley

-  General Plan Classes
-  Public Roads
-  Assessors Parcels



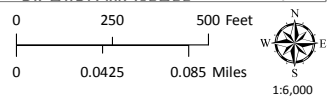
GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 8/26/2020



CASE: AP 2020-0030
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 APN: 166-050-02
 APLCT: PG&E
 AGENT: David Thomas
 ADDRESS: 7475 East Road, Redwood Valley

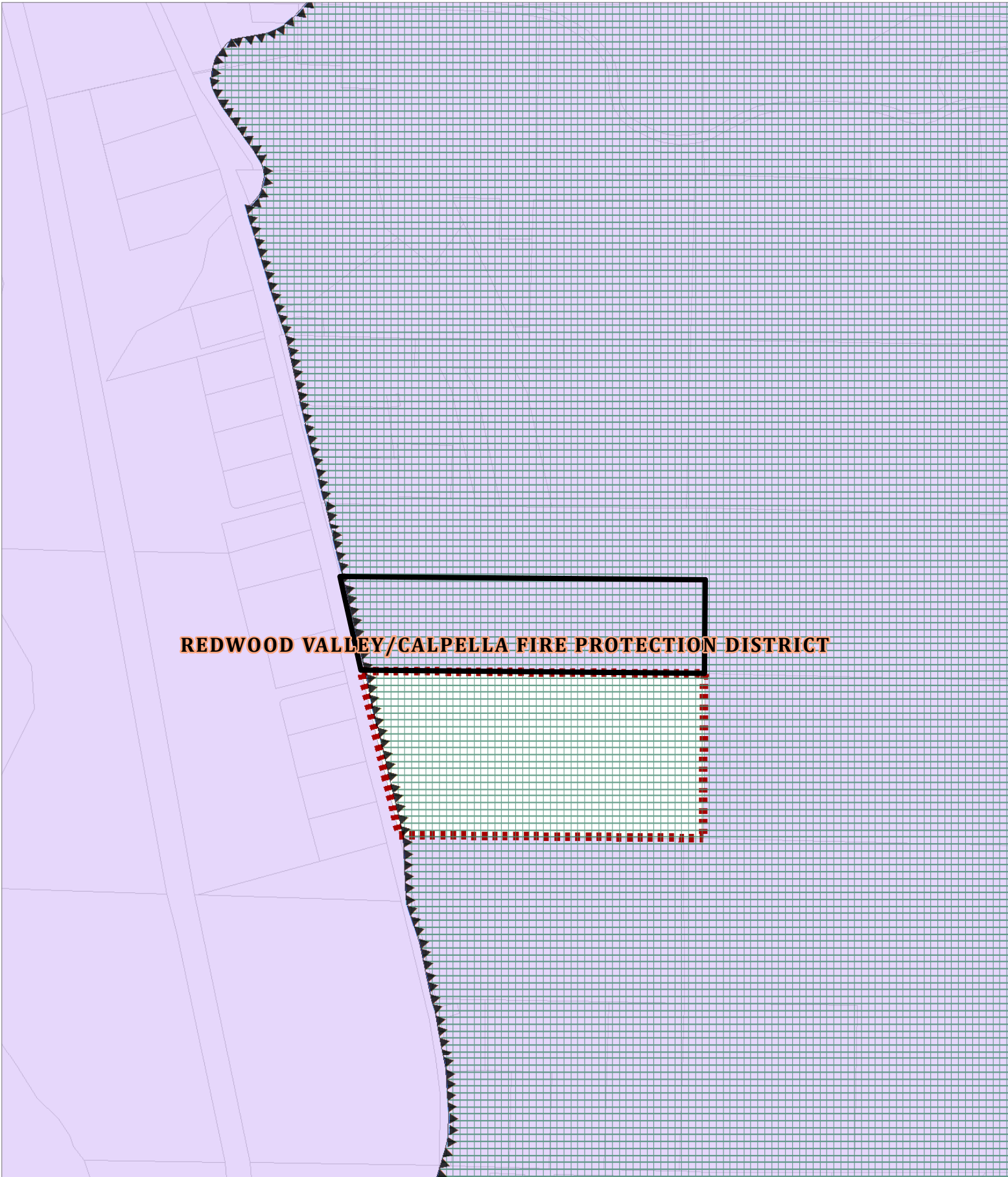
Assessor's Parcels



ADJACENT PARCELS

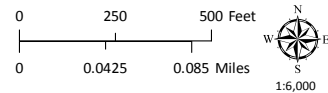
MENDOCINO COUNTY PLANNING DEPARTMENT - 8/26/2020

REDWOOD VALLEY/CALPELLA FIRE PROTECTION DISTRICT

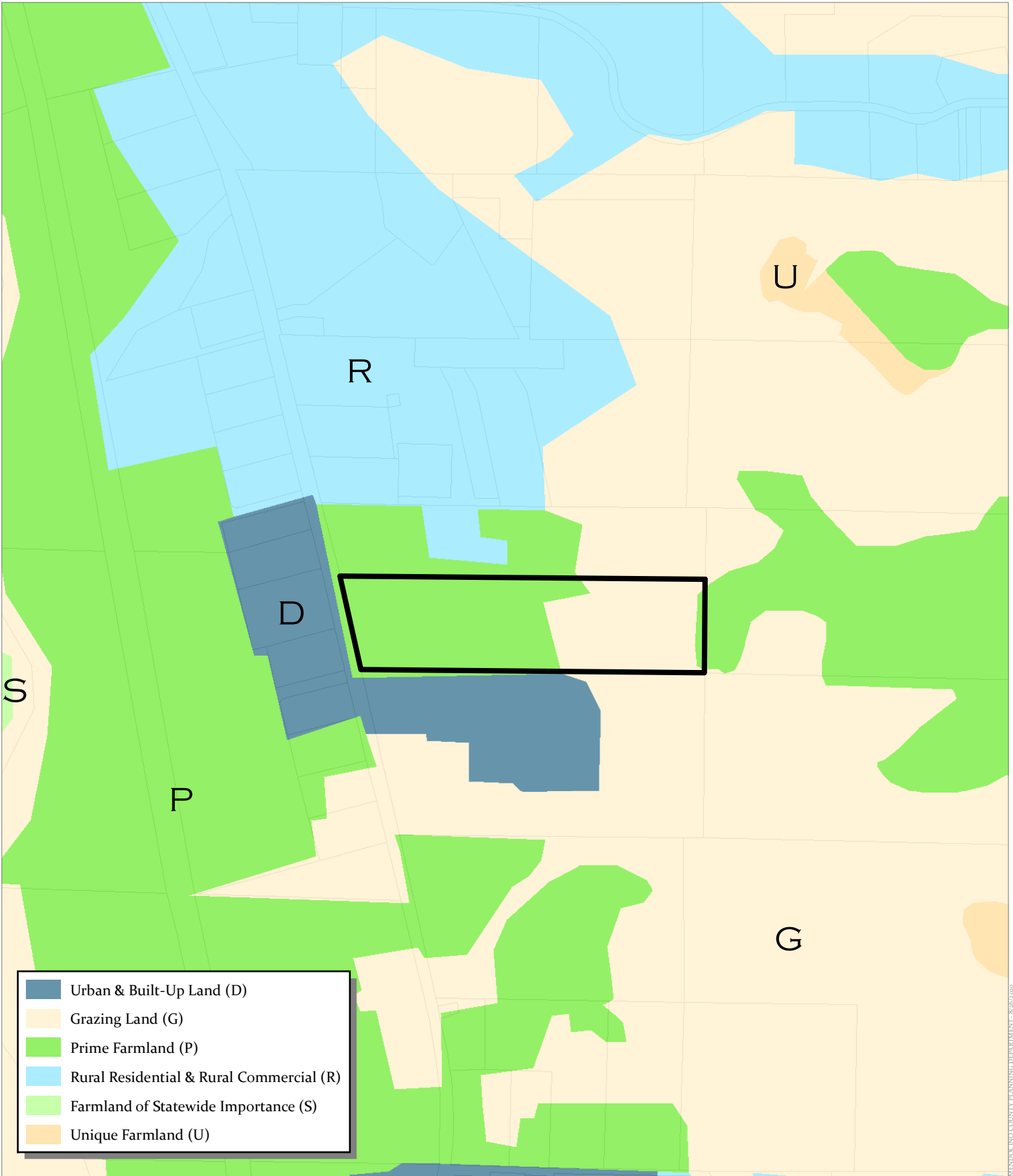


CASE: AP 2020-0030
OWNER: PG&E
APN: 166-050-02
APLCT: PG&E
AGENT: David Thomas
ADDRESS: 7475 East Road, Redwood Valley

-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels



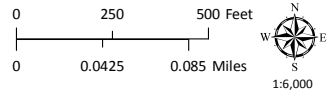
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Farmland of Statewide Importance (S)
- Unique Farmland (U)

CASE: AP 2020-0030
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Assessors Parcels



FARMLAND CLASSIFICATIONS