



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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November 23, 2021

**PUBLIC HEARING NOTICE OF PENDING ACTION**  
**STANDARD COASTAL DEVELOPMENT PERMIT**

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, December 9, 2021, at 11:00 a.m. or as soon thereafter as the item may be heard, will conduct a public hearing on the below described project that is located in the Coastal Zone. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or via Telecomment, and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**CASE#:** CDP\_2021-0009

**DATE FILED:** 2/10/2021

**OWNER/APPLICANT:** PACIFIC GAS & ELECTRIC CO (DAVE THOMAS)

**AGENT:** ANDREA SCHLIENTZ, PACIFIC GAS & ELECTRIC CO

**REQUEST:** Standard Coastal Development Permit to remove twenty-one (21) trees and perform brush vegetation removal from the project area around the substation. Five (5) of the trees are on PG&E property and the remaining sixteen (16) trees are on the adjacent property.

**ENVIRONMENTAL DETERMINATION:** Statutorily Exempt

**LOCATION:** In the Coastal Zone, 1.2± miles east of the city of Gualala, southwest of Old Stage Road (Public 502) and Moonrise drive (Public 514C); located at 39200 Old Stage Road; APNs: 145-091-07 and 145-091-20.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** TIA SAR

The staff report, and notice, will be available 10 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

As you are an adjacent property owner and/or interested party, you are invited to submit comments, at or prior to the hearing; all correspondence should contain reference to the above noted case number. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah or 120 W Fir Street, Fort Bragg, California, or by e-mail to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) no later than December 8, 2021. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail, in lieu of personal attendance, at [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org).

To submit public comments via Telecomment, a request form must be received before the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the above case in court, you may be limited to raising only those issues

described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

IGNACIO GONZALEZ, Interim Director of Planning and Building Services



**SUMMARY**

**OWNER/APPLICANT:** PACIFIC GAS & ELECTRIC CO  
DAVE THOMAS  
245 MARKET STREET, N10A  
SAN FRANCISCO, CA 94105

**AGENT:** PACIFIC GAS & ELECTRIC CO  
ANDREA SCHLIENTZ  
245 MARKEY, N10A  
SAN FRANCISCO, CA 94105

**REQUEST:** Standard Coastal Development Permit to remove 21 trees and perform brush vegetation removal from the project area around the substation. Five (5) of the trees are on PG&E property and the remaining sixteen (16) trees are on the adjacent property.

**LOCATION:** In the Coastal Zone, 1.2± miles east of the city of Gualala, southwest of Old Stage Road (Public 502) and Moonrise drive (Public 514C); located at 39200 Old Stage Road; APN's: 145-091-07 and 145-091-20 (No address assigned).

**TOTAL ACREAGE:** 0.9± Acres

**GENERAL PLAN:** 145-091-07: Public Facilities and Semipublic Facilities (PF)  
145-091-20: Remote Residential, minimum parcel size forty acres, (RMR40); Rural Residential Combining District (RR5(1))

**ZONING:** 145-091-07: Public Facilities and Semipublic Facilities (PF)  
145-091-20: Remote Residential, minimum parcel size forty acres, (RMR40); Rural Residential Combining District (RR5(1))

**SUPERVISORIAL DISTRICT:** 5

**ENVIRONMENTAL DETERMINATION:** Statutory Exemption

**APPEALABLE:** Yes, Major Public Works Facility

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** TIA SAR

**BACKGROUND**

**PROJECT DESCRIPTION:** A Standard Coastal Development Permit to remove 21 trees and perform brush vegetation removal from the project area around the substation. Five (5) of the trees are on Pacific Gas and Electric (PG&E) property and the remaining 16 trees are on the adjacent property.

**APPLICANT'S STATEMENT:** "To bring the Gualala Substation into compliance with the CPUC and SB 901 requirements, PG&E plans to remove 21 trees and perform brush vegetation removal of approximately

17,500 sq. ft. from the project area around the substation. Five of the trees (5) are on PG&E property and the remaining 16 trees are on the adjacent property owned the Bower Limited Partnership, APN 145-091-20-00. PG&E has had conversations with the property owner and he is amenable to the tree removals on his property. The removal of the trees will enable PG&E to achieve a Clean Zone (within 30' of substation equipment) and a Reduced Fuel Zone (30'-100' from substation equipment) as required to provide defensible space for substation operation. The tree removals targets overmature trees with strike potential on substation equipment, reduces high fuel loads, removes trees in decline due to disease, as well as proactively removes saplings that could cause long term hazards. The trees slated for removal are in conflict with overhead electrical equipment such as transmission lines and distribution conductors."

**RELATED APPLICATIONS:** EM\_2019-0001 (Repair and Replace), CDP\_2019-0029 (Repair & Replace), PR2020-0039 MVR & BF\_2019-0566 (Commercial Coach Building).

**SITE CHARACTERISTICS:** The subject parcel is less than an acre in size and is located 1.2 miles from the town of Gualala, on the southwest side of Old Stage Road (CR 502) and Moonrise drive (CR 514C) (See attachment *Location Map*). The site is flat (See attachment *Topographic Map*) and similar in size compared to adjacent parcels.

While mapped as a moderate fire hazard area, the property is located within the South Coast Fire Protection District service area (See attachment *Fire Hazard Zones and Responsibility Areas*). The site is mapped as "Barren land" and "high productivity timberland" (See attachment *LCP Habitats & Resources and LCP Land Capabilities & Natural Hazards Map*). The site is accessed by Old Stage Road (CR 502) which provides access to the front of the PG&E substation. The site is surrounded and secured by an existing 8 foot with 1 foot of barb wire fence.

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1, the surrounding lands are developed as residential use which consistent with the Rural Residential zoning (See attachments *General Plan Classifications and Zoning Districts*). The subject parcel is zoned as Public and Semipublic Facilities (PF) and is currently used as a PG&E Substation for the community of Gualala. The substation predates the coastal act.

**TABLE 1: SURROUNDING LAND USE AND ZONING**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Rural Residential	RR5 (1)	0.9 Acres	Residential
<b>EAST</b>	Rural Residential	RR1	0.3 Acres	Residential
<b>SOUTH</b>	Rural Residential	RR5 (1)	3.54 Acres	Residential
<b>WEST</b>	Rural Residential	RR5 (1)	3.46 Acres	Residential

**PUBLIC SERVICES:**

ACCESS: OLD STAGE ROAD (CR 502)  
 FIRE DISTRICT: SOUTH COAST FIRE PROTECTION  
 WATER DISTRICT: NONE  
 SEWER DISTRICT: NONE

**SUMMARY OF REFERRAL AGENCY COMMENTS:**

On June 24, 2021 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

<b>REFERRAL AGENCIES</b>	<b>RESPONSE</b>
Air Quality Management District	Comment
Assessor's Office	No Response
Building Division (Fort Bragg)	No Comment
Department of Transportation (DOT)	No Comment
Environmental Health (Fort Bragg)	No Comment

GMAC	Comment
CALFIRE (Land Use)	Comment
California Coastal Commission	Comment
California Dept. of Fish & Wildlife	Comment
US Department of Fish and Wildlife	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Comment
Sherwood Valley Band of Pomo Indians	No Comment
Manchester Point Arena Tribe	No Response
Stuart Point Tribe	No Response

**LOCAL COASTAL PROGRAM CONSISTENCY**

The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

**LAND USE:** The parcel (145-091-07) is classified as Public and Semipublic Facilities (PF) in Mendocino Coastal Element Chapter 2.2 (See attachment *General Plan Classifications*). The associate parcel (vacant 145-091-20) is classified as Remote Residential District with a forty (40) acre minimum parcel size.

The Public and Semipublic Facilities classification is intended to,

*“...designate existing major public and community serving uses that should not be converted to other uses unless a plan amendment is approved.”*

The Remote Residential classification is intended to,

*“...be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses by the absence of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource land uses. The classification is also applied to some areas which might not otherwise qualify except for the fact that the land has been divided and substantial development has occurred.”*

The proposed Major Vegetation Removal project at the Gualala PG&E substation is consistent with the PF and RMR40 land use classification, with the existing development pre-dating the Coastal Act. The proposed project to remove trees is within the pre-coastal disturbed area which is allowed to continue the non-conforming use. The existing use at the site is classified as a Major Impact Service and Utility as defined in MCC Section 20.320.075, which states:

*“Services or utilities which may have a substantial impact. Such uses may be conditionally permitted when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community wide interest. Typical places or uses are power generating facilities, sewage disposal facilities, sewage disposal facilities and sites, sanitary landfills (including recycling operations), water treatment plants and natural gas pipelines.”*

A Major Impact Service and Utility is a conditionally permitted use in the PF land use classification. The existing use and development predates the requirement for a use permit as the existing development is pre-Coastal Act and established prior to adoption of the Mendocino County Local Coastal Program. Since the use is not changing as part of this proposed project but improvements are being made to the facility that qualify as development requiring a Coastal Development Permit, only a Coastal Development Permit is required and a Use Permit is not required at this time.

**ZONING:** The project site is located within the Public and Semipublic Facilities (PF) zoning district, as shown on Zoning Display Map, per Mendocino County Code (MCC) Section 20.404.005, states:

*“...The intent of this district is to designate existing major public and*

*community serving uses that should not be converted to other uses unless a plan amendment is approved.”*

The PG&E substation, constructed in the 1940's, is an existing, non-conforming use which pre-dates the Coastal Act. The major vegetation removal project is within the existing disturbed area of the parcel and the existing driveway of the adjacent property. The existing use and proposed use at the site is classified as a Major Impact Service and Utility as defined in MCC Section 20.320.075, which states:

*“Services or utilities which may have a substantial impact. Such uses may be conditionally permitted when the public interest supercedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community wide interest. Typical places or uses are power generating facilities, sewage disposal facilities, sewage disposal facilities and sites, sanitary landfills (including recycling operations), water treatment plants and natural gas pipelines.”*

Per MCC Section 20.404.015 a Major Impact Service and Utility is a conditionally permitted use in the PF zoning district. As stated above, the existing use and development predates the requirement for a use permit as the existing development is pre-Coastal Act and established prior to adoption of the Mendocino County Local Coastal Program. Since the use is not changing as part of this proposed project but improvements are being made to the facility that qualify as development requiring a Coastal Development Permit, only a Coastal Development Permit is required and a Use Permit is not required at this time.

**VISUAL RESOURCES and SPECIAL TREATMENT AREAS:** The site is not mapped as a Highly Scenic Area; therefore, it does not conflict with the Coastal Element visual resource policies. As proposed, the project would be consistent with MCC Chapter 20.504 *Visual Resource and Special Treatment Areas*. The proposed work does not alter the existing visual quality of the area as the site is already developed with an existing substation and the proposed work allows the continuation of the existing land use with only minor changes to visual appearance.

**GUALALA MUNICIPAL ADVISORY COUNCIL:** On June 24, 2021, the project was referred to Gualala Municipal Advisory Council (GMAC). On August 9, 2021, GMAC responded; the project was scheduled for the GMAC meeting on August 5, 2021. The project was heard by GMAC, who unanimously (4-0) recommended approval with conditions (report on-file with PBS).

In the interest of public safety, GMAC recommends approval of CDP\_2021-0009 (PG&E) subject to the following conditions:

1. PG&E will refrain from the use of any herbicides/pesticides listed by the State of California and/or the County of Mendocino as known or suspected agents of cancer, birth defects, or harm to wildlife, including, but not limited to, pesticides containing glyphosate or chlorpyrifos.
2. PG&E will comply with the Gualala MAC's previous unanimous request on CDP-2019-0029 to provide specific information regarding the use of Polychlorinated Biphenyls in transformers, capacitors, switches, and other substation equipment, including: manufacturer, serial numbers, date of manufacture, and plans to replace such equipment in a timely manner.
3. PG&E will investigate steps to mitigate the aesthetic impact of removing trees and shrubs from around the substation.

Per GMAC: *“Safety at the PG&E substation is of utmost concern both to the company and our community. This is not the first application on which GMAC considered it. We also approved an emergency application in 2019, with conditions. Unfortunately, we have yet to receive the specific information requested in those conditions, which has to do with the current levels of Polychlorinated Biphenyls (PCBs) in equipment at the station. That case was explained in more detail in our response to the earlier application, CDP-2019-0029. This is the focus of our second condition on the 2021 application.”*

**GRADING, EROSION AND RUN-OFF:** The proposed project does not involve significant erosion as the trees will be flesh cut. The Coastal Development Permit Application Questionnaire, Question #8, states that no grading is planned; therefore, the proposed project would not conflict with the grading, erosion, and run-off standards specified in.

**HAZARDS MANAGEMENT:** Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, or flood hazards (See attachment *LCP Land Capabilities & Natural Hazards*). The parcel is located in an area classified as a "Moderate Fire Hazard" within the South Coast Fire Protection District (See attachment *Fire Hazard Zones & Responsibility Areas*). The project was referred to the California Department of Forestry and Fire Prevention (CalFire) and the Mendocino County Air Quality Management District on June 24, 2021 for comments.

CalFire responded, providing the department a Utility Right of Way Exemption form (RM-37). On April 8, 2021, applicant submitted a Utility Right of Way Exemption letter of acceptance.

On July 2, 2021, Air Quality Management District responded with conditions:

- Burning of removed vegetation/trees requires an Air Quality burn permit.

**HABITATS AND NATURAL RESOURCES:** *LCP Habitats & Resources* map depicts barren upland habitats areas onsite and adjacent to the areas where removing 21 trees is proposed, as Major Vegetation Removal. Coastal Element Chapter 3.1 and MCC Chapter 20.496 *Environmentally Sensitive Habitat and Other Resource Areas* applies to all development proposed in the Coastal Zone, unless and until it can be demonstrated to the approving authority that the project will not degrade an environmentally sensitive habitat or resource area and shall be compatible with the continuance of such areas. This project does not involve any ground disturbance as the trees will be flesh cut, so impacts are negligible.

On June 24, 2021 and September 16, 2021, PBS requested comments from California Coastal Commission (CCC) and California Department of Fish and Wildlife (CDFW). On October 7, 2021 CCC, responded.

*"The rare plant survey was done in October last year, so that may not be seasonally appropriate/up to CDFW-recommended protocols. That being said the area does appear disturbed and I'm not sure if there are any potential rare plant concerns. I know that there are a number of sensitive plant species known to occur in that area, including on disturbed sites."*

On October 18, 2021, California Department of Fish and Wildlife responded.

*"A review of the biological scoping report noted the absence of any rare plants or sensitive natural communities. It is important to note that the survey was conducted in October, well outside of the bloom period of most plants and their presence may not have been observed because of this. I've attached CDFW and CNPS' protocols for surveying rare plants and natural communities for reference. It seems appropriate that work avoid the roadside ditch as wetland indicator plants were noted during the consultant's site visit."*

*"The biological reality is that rare plants are typically not identifiable/present from late fall until early spring when bloom periods for most occur. Since there will be no/limited ground disturbance as this project focuses on tree removal, the likelihood of take of a rare plant is low (much lower than Sonoma tree vole); however, conducting surveys for absence/presence outside of bloom period often results in false negative survey results. If there was to be ground clearing/soil removal, CDFW's recommendation would be to have surveys conducted during appropriate time of year."*

On September 16, 2021 and October 19, 2021, the applicant provided the following technical reports and responses to agency comments received. Applicant included preconstruction rare plant surveys in the PG&E updated Biological Constraints Review, Attachment B (pages 15-20), under Project Avoidance and Minimization Measures and Best Management Practice.

In response to the ditch, PG&E also have the following language in the updated Biology report (pg. 1 of 7): Roadside Ditch: The vegetated roadside ditch will be flagged for avoidance, and no tree materials will be allowed to enter the bed, bank or channel of the ditch. See conditions (Reports on file with PBS).

- Biological Resources Report (2/10/21)
- Best Management Practice (2/10/21)
- Final Arborist Report Gualala Substation (2/10/21)

- Updated Biological Constraints Review (9/16/21)
- Defensible Space Project Description (9/16/21)

**Project Avoidance and Minimization Measures:**

Gualala Substation Defensible Space Supplemental Species Protection Measures

- SPM #1: PG&E will complete a Sonoma tree vole nest search in all trees proposed for removal within 2 weeks of the start of work.
- SPM#2: PG&E will conduct a preconstruction nesting bird survey within 2 weeks of the start of work if work activities are scheduled during the nesting bird season (Feb. 31 to Aug. 31). If any nests are found, PG&E will establish a species appropriate nesting buffer as per species specific guidance in PG&E's Nesting Bird Management Plan.
- SPM#3: PG&E will conduct a preconstruction amphibian ground survey within 2 weeks of the start of work. If listed or sensitive amphibians are detected, they will be allowed to leave the fuel reduction zone on their own and any work activities near the animal will temporarily halt.
- SPM#4: PG&E will conduct a rare plant survey within 2 weeks of the start of work. If any rare plants are detected, exclusion fencing will be installed around the population prior to the start of work.
- SPM#5: All survey work will be completed by qualified and competent field biologists.

**ARCHAEOLOGICAL/CULTURAL RESOURCES:** Mendocino County Department of Planning and Building Services procedure is to not refer these types of projects to the Mendocino County Archaeological Commission. PBS procedure was reviewed by the Mendocino County Archaeological Commission in 2019 and was determined to be an appropriate guidance document for what types of projects require an archaeological review. This project does not involve any ground disturbance as the trees will be flesh cut, so impacts are negligible. As such, the proposed project (Major Vegetation Removal) was not referred to the Archaeological Commission or Sonoma State University as proposed as the project is consistent with MCC policies.

On June 24, 2021, the project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indian. This project does not involve any ground disturbance as the trees will be flesh cut, so impacts are negligible. Our department received no comments from Redwood Valley Rancheria and Stewarts Point Rancheria Kashia Band of Pomo Indians.

**GROUNDWATER RESOURCES:** The project site is located within a mapped Critical Water Resources Bedrock Area (CWR). On June 24, 2021 the application was referred to Mendocino County Department of Environmental Health (EH) for comment. Staff received no comments. This project does not involve any ground disturbance as the trees will be flesh cut, so impacts are negligible. As proposed the project would satisfy County policies for groundwater resources as implemented by MCC Chapter 20.516 regulations. (See attachment *Ground Water Resources Map*).

**TRANSPORTATION/CIRCULATION:** The project would not contribute new sources of traffic on local and regional roadways. Staff finds the project will not impact transportation or circulation and will be provided with adequate access. On June 24, 2021 the proposed project was referred to Mendocino County Department of Transportation (DOT). On July 1, 2021 our office received no comment. Staff finds the project consistent with Mendocino County policies for transportation, utilities and public services protection and will be consistent with Chapter 20.516 regulations.

**PUBLIC ACCESS:** The project site is located on the southwest side of Old Stage Road (CR 502) and Moonrise Drive (CR 514C). It is not designated as a potential public access trail location (see *Attachment LCP Land Use Map 31: Gualala*). There are no changes or impacts to the existing public access.



### ENVIRONMENTAL DETERMINATION

The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Statutory Exemption from the California Environmental Quality Act (CEQA) under Section 15269(b), which includes emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety, or welfare. Emergency repairs include those that require a reasonable amount of planning to address an anticipated emergency.

### RECOMMENDATION

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves Coastal Development Permit 2021-0009 and a request to remove 21 trees from a site located at 39200 Old Stage Road, Fort Bragg (APN: 145-091-07 and 145-091-20).

### FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project to remove 21 trees to a PG&E site and adjacent site classified as *Public and Semipublic Facilities*, is consistent with the goals and policies of Mendocino Coast Element, including Chapters 2.2 and 3.1, as *Major Vegetation Removal*, meaning removal of trees and other vegetation, can be approved in conjunction with an associated development permit; and
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project to remove 21 trees and tree stumps would not contribute new sources of traffic on local or regional roadways. No demand of additional transportation, utilities or public services; and
3. Pursuant with MCC Section 20.532.095(A)(3), removing unsafe trees, from locations proximate to power distribution lines, would not conflict with the purpose and intent of the Public and Semipublic Facilities, as well as all other provisions of Division II of Title 20 of the Mendocino County Code, and preserves the integrity of the District by continuing the non-conforming utility use type that is a conditionally permitted use in the PF District; and
4. Pursuant with MCC Section 20.532.095(A)(4), removing unsafe trees, if completed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The project is Statutory Exempt pursuant to Section 15269(b); and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed tree removal would not have any adverse impact on any known archaeological or paleontological resources, as there are no ground disturbance within the vicinity of the site and Standard Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and provide adequate access to the property. The site is developed, associated with nonconforming major public and community serving (PG&E Substation) use, and tree removal is not anticipated demand additional public services; and

### CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Code. CDP\_2021-0009 shall become effective after the ten working days appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. CDP\_2021-0009 shall expire and become null and void at the expiration of two years after the effective date, except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.

2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100-feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. In accordance with MCC Section 20.496.020(A)(1)(b), the applicant shall protect environmentally sensitive habitat areas and other resources, including birds, bats, amphibians and fish, soil and vegetation, by the following avoidance measures:
  - a. Standard Best Management Practice (BMP):
    - BMP 1 (FP-01): Vegetation management (VM) employees and contractors must conduct ongoing training of environmental laws and procedures. VM employees and contractors performing VM activities must comply with these laws and procedures to minimize or avoid impacts on natural resources during work activities.
    - BMP 2 (FP-05): On federal, state, local, and tribal agency land the land managers should be notified of pending work as far in advance as possible.
    - BMP3: Roads, erosion control measures, fences, and structures damaged as a result of VM operations must be repaired and reported to the work group supervisor and the VM PG&E representative. Gates must be left as they are found.
    - BMP 4: (FP-02, FP-03, FP-04): Vehicles and equipment must use pavement, existing roads, and previously disturbed areas to the extent practicable.

- BMP 5: Motorized equipment must comply with Air Resources Board permitting requirements.
- BMP 6: Vehicle idling, noise, and odor must be minimized to the extent practicable during work near residences, public buildings, or commercial buildings. Within 100 feet of school facilities work vehicle must not stand idling for more than 5 minutes, unless necessary for work purposes. Diesel-fueled work vehicles must not stand idling for more than 5 minutes at any location, unless necessary for work purposes.
- BMP 7: Contractors must have the ability to communicate quickly with their supervisor and/or PG&E by having a working cell phone or radio on the job site at all times, or by identifying the closest area of cell phone reception or closest public phone and familiarizing all employees with that location.
- BMP 8 (FP-15): Vehicles and heavy equipment must be refueled at least 100 feet away from riparian areas. Handheld tools must be refueled outside of riparian areas. The fueling operator must stay with the fueling operation at all times. Do not top off tanks.
- BMP 9: Petroleum and herbicide spill containment and cleanup materials must be available at the job site. Spills must be immediately cleaned up and contaminated materials disposed of properly. Spills greater than 8 oz. on soil or spills that create sheen on the water must be reported immediately to the supervisor and the VM PG&E Representative for appropriate management.
- BMP 10 (FP-11): If the amount of contiguous, bare soil exposed in one location exceeds 0.1 acre immediately after completion of VM activities, erosion control measures must be implemented. These measures may include lop & scatter, broadcasting chipped material or compliance with other PG&E Erosion control measures.
- BMP 11: Vehicle use within riparian areas is limited to existing roads and dry crossings, and they must be checked and maintained daily to prevent leaks of materials that, if introduced to water, could be harmful to aquatic life.
- BMP 12: Cleared or pruned vegetation and woody debris (including chips) must be disposed of in a manner to ensure that it does not enter surface water or a watercourse. All cleared vegetation and woody debris (including chips) must be removed from surface water or watercourses, and placed or secured where it cannot re-enter the watercourse.
- BMP 13 (FP-07): Vehicles should not exceed 15 mph on un-surfaced roads such as agricultural field roads and transmission ROW access roads.
- BMP 14: Vehicles and heavy equipment must not be operated off roads within 25 feet of the edge of a vernal pool unless a biologist or natural resource professional evaluates and prescribes site specific AMMs.
- BMP 15 VELB: VM activities in Valley Elderberry Longhorn Beetle (VELB) habitat must follow PG&E VELB Utility Standard ENV-7001S and VM VELB Procedures.
- BMP 16: Migratory Birds VM activities must follow the VM Migratory Bird Flowchart1. (FP-18)
- BMP 17: Sudden Oak Death: VM activities in counties subject to the Sudden Oak Death quarantine must follow VM Sudden Oak Death Protocols.
- BMP 18: Environmental screening for mowing locations, fee strip weed abatement, and for electric transmission ROW reclamation work must be conducted by the VM environmental group prior to work.
- BMP 19: VM personnel must verify that the environmental screening process for capital and other non- VM work was conducted by the work owner prior to VM starting VM activities. VM personnel and contractors must implement the environmental protection measures prescribed for the work.

- BMP 20: Cultural Resources: Items identified through patrols and screenings: When previously identified cultural resources are found (e.g., old bottles, cans, buildings), they must be left in place and undisturbed. If it is necessary to move or disturb them to complete the work, or if human remains are found, stop work and contact the VM PG&E Representative.

Unanticipated Discovery:

If any new cultural resources (e.g., structure features, bone, shell, artifacts, or architectural remains) are encountered and site disturbance cannot be avoided during work activities, or if human remains are suspected, implement the following measures:

- Stop all work within 100 feet of the discovery.
  - Notify the VM PG&E representative who will contact the Cultural Resource Specialist.
  - Secure location, but do not touch or remove remains and associated artifacts.
  - Do not remove associated spoils or pick through them.
  - Note the location and document all calls and events.
  - Keep the location confidential.
- BMP 21: If a protected wildlife species is killed or injured as a result of VM activities, the incident must be reported immediately to a supervisor and the VM PG&E Representative for appropriate management.
  - BMP 22: Disturbance or removal of non-target vegetation within a work site should not exceed the minimum necessary to complete operations, subject to other public health and safety directives governing the safe operations and maintenance of electric and gas facilities.
  - BMP 23 (FP-09): During designated fire season motorized equipment must have federally or state-approved spark arrestors; all vehicles must be equipped with firefighting tools as appropriate and in accordance with all applicable laws, rules, regulations, orders, and ordinances. When the fire danger rating is Very High or Extreme no vehicular travel is permitted off cleared roads except in case of emergency.
  - BMP 24: (FP-09) During designated fire season the contractor must check and follow the requirements of the daily Project Activity Level when working on USFS land (or other properties as required), or follow the requirements of the fire danger rating system in hazardous fire areas and SRAs. These are measures of fire weather conditions and may restrict activities otherwise permitted.
  - BMP 25: The following provisions apply for VM activities during designated fire season in grass and wildland areas:
    - Smoking is not allowed while walking, working, or operating light or heavy equipment.
    - Smoking is allowed in a barren area, or within an area cleared to mineral soil at least 3 feet in diameter.
    - During fire adjective index ratings of Very High or Extreme smoking is not allowed at any time in grass and wildland areas.
  - BMP 26 (FP-08): Hunting, firearms, portable stoves, open fires (such as barbecues) not required by the VM activity, and pets (except for safety in remote locations) are prohibited in VM activity work sites. All trash, food items, and human-generated debris must be properly contained and/or removed from the site.
  - BMP 27: Woody debris created by chipping, lop and scatter, or brush mowing operations must be left at an average depth of less than 18 inches from the ground surface unless otherwise specified in an easement or land owner agreement.
  - BMP 28: A Licensed Pest Control Advisor must write prescriptions for all herbicide and tree growth regulator applications. Contractors must use a Qualified Applicator when applying herbicides and tree growth regulators for VM.

- BMP 29: Nozzle tip, pressure, and sprayer configuration should be such to produce a coarser droplet to minimize drift.
- BMP 30: Pesticides must not be transported in the same compartment with persons, food, or feed. Pesticide containers must be secured to the vehicle during transportation in a manner that will prevent spilling into or off the vehicle.
- BMP 31: (Plant-01): Selective application techniques should be used for VM ROW maintenance operations wherever practicable so that desirable vegetation is not adversely impacted.
- BMP 32: The contractor must have a written training program for employees who handle pesticides. The written program must describe the materials and the information that will be provided and used to train the employees.
- BMP 33: Training must be completed before an employee is allowed to handle any pesticide, and must be continually updated to cover any new pesticides that will be handled. Training must be repeated at least annually thereafter.
- BMP 34: These special precautions must be observed during periods of inclement weather:
  - Applications must not be made in, immediately prior to, or immediately following rain when runoff could be expected.
  - Applications must not be made when wind and/or fog conditions have the potential to cause drift.
  - Basal bark applications must not be made when stems are wet with rain, snow, or ice.
- BMP 35: (Plant-01)

Herbicide Buffer Width from Stream, Wetland, or Other Sensitive Habitat	Herbicide designation or usage
No buffer requirement	Approved for aquatic use
25 feet	Not approved for aquatic use
200 feet	Mixing, loading, cleaning

- BMP 36: Mechanical clearing equipment must not be used to clear vegetation within 10 feet of towers, poles or guy wires. Only handheld tools such as chainsaws and weed eaters may be used in these areas.
- BMP 37: Contractor must flag guy wires 200 feet ahead of working an area, using brightly colored flagging, and a minimum of three flags per wire.
- BMP 38: During fire season contractor must have a water source containing a minimum of 300 gallons of water and 250 feet of 1-inch hose on site at all times during operation. The water source must either be self-propelled or always attached to a vehicle capable of moving it to where it is needed. Where access and terrain allows, contractor's water source must always be within 500 feet of the mowing/cutting operation. Excess water must be disposed of in accordance with all laws and regulations.
- BMP 39: Mechanical clearing equipment must have at least one 5 lb. or more Class ABC fire extinguisher with current inspection tag mounted in the cab and accessible by the operator.
- BMP 40: During fire season or during high fire danger rating levels contractor must stay on site for a minimum of ½ hour after mechanical clearing operations end for the day to ensure fire safety. During extreme fire levels an additional support person must be dedicated to follow the equipment with a water type back pump and fire line tool. During extreme fire levels mechanical clearing will be limited to the hours of 5:00 a.m. to 12:30 p.m.

- BMP 41: Watercourse protection zones must be marked with brightly colored flagging prior to the start of any mechanical clearing or timber operation. Water classes are defined by the California Forest Practice Rules: 14 CCR 916.5. The following watercourse protection zone widths must be maintained at all times, except on existing roadways:
  - Class I & II watercourses with a slope < 30%: No heavy equipment within 50 feet.
  - Class I & II watercourses with a slope > 30%: No heavy equipment within 75 feet.
  - Class III & IV watercourses: No heavy equipment within 25 feet.Protection zones may be increased in areas with steep slopes or highly erodible soils.
  
- b. Birds. PG&E shall conduct a preconstruction nesting bird survey within 2 weeks of the start of work. The bird breeding season typically extends from February to August. (1) Seasonal Avoidance: No surveys are required if activity occurs in the non-breeding season (September to January). **If development is to occur during the breeding season (February to August), a pre-construction survey is required within 14 days of the onset of construction to ensure that no nesting birds will be disturbed during development.** (2) Nest Avoidance: If active special status bird nests are observed, no ground disturbance activities shall occur within a minimum 100 foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist shall monitor the nest site weekly during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbance. (3) Construction shall only occur during daylight hours to limit disturbing construction noise and minimize artificial lights.
  
- c. Bats. PG&E shall conduct a preconstruction bat survey within 2 weeks of the start of work. Bat roost sites can change from year to year, so pre-construction surveys are usually necessary to determine the presence or absence of bat roost sites in a given area. (1) Pre-construction surveys for bats: Construction will ideally occur between September 1st and October 31 after the young have matured and prior to the bat hibernation period. If it is necessary to disturb potential bat roost sites between February 11 and August 31, pre-construction surveys shall be performed by a qualified biologist 14 days prior to the onset of development activities. If active bat roosts are observed, no ground disturbance activities shall occur within a minimum 100 foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active roost until all young are no longer dependent upon the roost. Pre-construction bat surveys involve surveying trees, rock outcrops, and buildings subject to construction for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found, then biologists shall conduct acoustic surveys under appropriate conditions using an acoustic detector, to determine whether a site is occupied. If bats are found, a minimum 50 foot buffer shall be implemented around the roost tree. (2) Construction shall only occur during daylight hours to limit disturbing construction noise and minimize artificial lights. **(3) After tree felling, trees should be retained in place overnight, allowing any bats present to disperse.**
  
- d. Amphibians and fish. PG&E will conduct a preconstruction amphibian ground survey within 2 weeks of the start of work. If listed or sensitive amphibians are detected, they will be allowed to leave the fuel reduction zone on their own and any work activities near the animal will temporarily halt. (1) Erosion control: Straw wattles shall be placed between the areas of construction and adjacent ESHAs where there is a slope greater than 5% to prevent erosion of sediments into the riparian and streams. (2) Reduce footprint of impact: Protective fencing shall be placed around all construction sites and around the staging area to reduce the impact site to within the fenced area and to prevent debris from moving towards the riparian and stream ESHAs. (3) Construction shall only occur during daylight hours to limit disturbing construction noise and minimize artificial lights. (4) Limit ground disturbing construction to dry season: Ground disturbing construction within 100 feet of the stream shall only occur during the dry season, which is generally April 1 to October 31 of any year. (5) A biological monitor should be present when Project activities are in and near the riparian area.
  
- e. Soil and vegetation. Clearly mark the staging area site with cones and surround with temporary fencing.

- f. Special status amphibians. (1) Contractor Education: Within two weeks prior to construction activities, project contractors shall be trained by a qualified biologist in the identification of the California red-legged frog, foothill yellow-legged frog, Tailed frog, and the southern torrent salamander. (2) Pre-construction search: During ground disturbing activities, construction crews shall begin each day with a visual search around the staging and impact area to detect the presence of amphibians. (3) Careful debris removal: During construction and debris removal, any wood stockpiles shall be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians. (4) No construction during rain event: If a rain event occurs during the construction period, all ground disturbing activities shall cease for a period of 48 hours, starting after the rain stops. Prior to resuming construction activities, trained construction crew member(s) shall examine the site for the presence of special status amphibians. (4.a) If no special status amphibians are found during inspections, ground-disturbing activities may resume. (4.b) If a special status amphibian is detected, construction crews shall stop all ground disturbing work and shall contact the California Department of Fish and Wildlife (CDFW) or a qualified biologist. Clearance from the CDFW will be required prior to reinitiating work. The CDFW will need to be consulted and will need to be in agreement with protective measures needed for any potential special status amphibians.
  - g. PG&E shall complete a Sonoma tree vole nest search in all trees proposed for removal within 2 weeks of the start of work. If Sonoma tree vole is detected, construction crews shall stop all ground disturbing work and shall contact the California Department of Fish and Wildlife (CDFW) or a qualified biologist. Clearance from CDFW shall then be required prior to reinitiating work. CDFW shall be consulted and in agreement with protective measures needed for any potential Sonoma tree vole impact.
  - h. PG&E shall conduct a rare plant survey within 2 weeks of the start of work. If any rare plants are detected, exclusion fencing will be installed around the population prior to the start of work.
10. The Applicant shall secure an Air Quality Burn Permit as required by the Department of Air Quality Management for the proposed project if projects involve burning of removed vegetation/trees.
  11. Department of California Fish and Wildlife requires the following conditions of approval:
    - If rare plant is detected, construction crews shall stop all ground disturbing work and shall contact the California Department of Fish and Wildlife (CDFW) or a qualified biologist. Clearance from CDFW shall then be required prior to reinitiating work. CDFW shall be consulted and in agreement with protective measures needed for any potential Sonoma tree vole impact.
    - All work shall avoid the roadside ditch as wetland indicator plants were noted during the consultant's site visit. The vegetated roadside ditch shall be flagged for avoidance, and no tree materials shall be allowed to enter the bed, bank or channel of the ditch.
  13. The Applicant shall comply with Gualala Municipal Advisory Council; see conditions attached.
    - PG&E shall refrain from the use of any herbicides/pesticides listed by the State of California and/or the County of Mendocino as known or suspected agents of cancer, birth defects, or harm to wildlife, including, but not limited to, pesticides containing glyphosate or chlorpyrifos.
    - PG&E shall investigate steps to mitigate the aesthetic impact of removing trees and shrubs from around the substation.

Staff Report prepared by:

11/16/2021  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
TIA SAR  
PLANNER II

Appeal Period: 10 days  
Appeal Fee: \$1616.00

**ATTACHMENTS:**

- A. Location
- B. Aerial (Vicinity)
- C. Aerial Imagery
- D. Topographic Map
- E. Aerial Plot Plan
- F. Zoning Display Maps
- G. General Plan Classifications
- H. LCP Land Use
- I. LCP Land Capabilities & Natural Hazards
- J. LCP Habitat & Resources
- K. Appealable Areas
- L. Adjacent Parcels
- M. Fire Hazard Zones & Responsibility Areas Maps
- N. Wildland Urban Interface
- O. Coastal Ground Water Resources Area Maps
- P. Slope
- Q. Local Soils
- R. Farmland
- S. Airport Zones
- T. GMAC
- U. GMAC Conditions of Approval
- V. CalFire Letter of Acceptance
- W. Biological Resources Report 11-15-2020
- X. Gualala Sub Cultural Report
- Y. Updated Biological Constraints Review
- Z. Best Management Practice
- ZZ. Final Arborist Report Gualala Substation

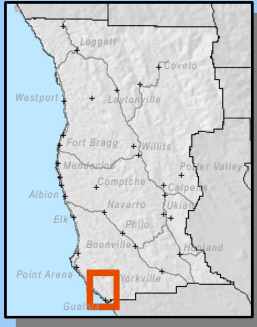




SUBJECT PARCEL/S

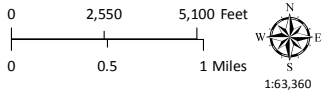
Gualala

Sonoma County



CASE: CDP 2021-0009  
 OWNER: PG&E  
 APN: 145-091-07  
 APLCT: Craig Geldard  
 AGENT: Ode Bernstein  
 ADDRESS: 39200 Old Stage Road, Gualala

- Major Towns & Places
- California Counties
- Coastal Zone Boundary
- Highways
- Major Roads



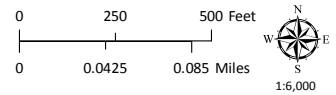
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



CASE: CDP 2021-0009  
OWNER: PG&E  
APN: 145-091-07  
APLCT: Craig Geldard  
AGENT: Ode Bernstein  
ADDRESS: 39200 Old Stage Road, Gualala

- Named Rivers
- Public Roads



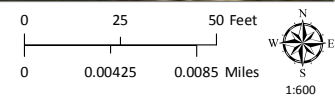


MOONRISE DRIVE

OLD STAGE ROAD



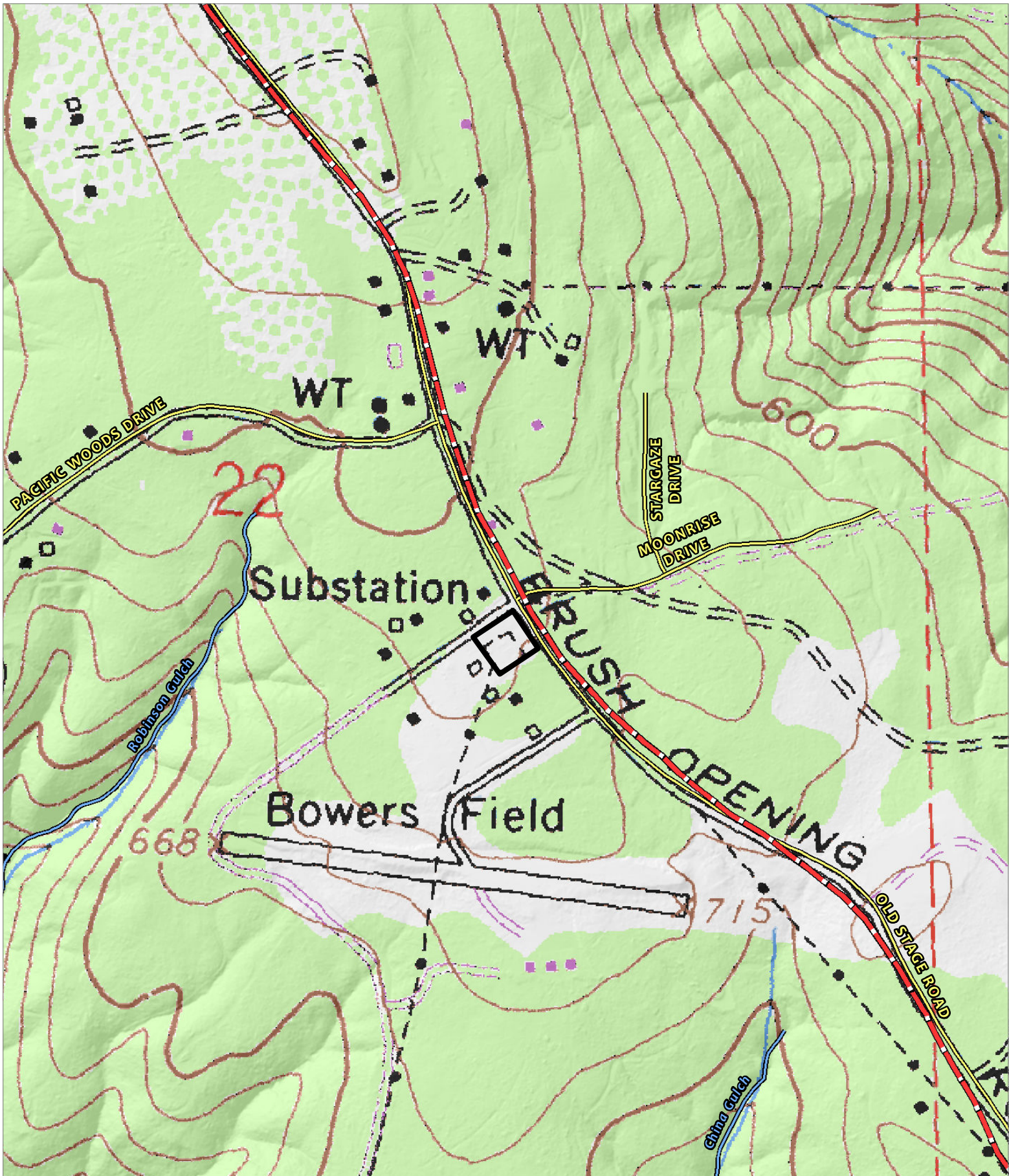
Public Roads






CASE: CDP 2021-0009  
OWNER: PG&E  
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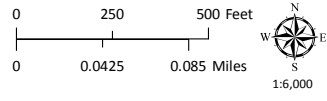
AERIAL IMAGERY

RENDERING COUNTY PLANNING DEPARTMENT - 2/22/2021



CASE: CDP 2021-0009  
 OWNER: PG&E  
 APN: 145-091-07  
 APLCT: Craig Geldard  
 AGENT: Ode Bernstein  
 ADDRESS: 39200 Old Stage Road, Gualala

-  Coastal Zone Boundary
-  Named Rivers
-  Public Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

MARINA C ROELINK  
39150 OLD STAGE RD  
GUALALA  
1450911000  
145-091-19-00  
SFR

FRANCES LANGFORD ANGIN  
39221 OLD STAGE RD  
GUALALA  
1450920100  
145-092-01-00  
SFR


BOWER LIMITED PARTNERSHIP TR


1450912000  
145-091-20-00  
RECREATIONAL (NEC)


PACIFIC GAS & ELECTRIC CO  
39200 OLD STAGE RD  
GUALALA  
1450910700  
145-091-07-00  
RESIDENTIAL LOT

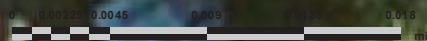
MAXINE JUNKER  
39250 OLD STAGE RD  
GUALALA  
1450910800  
145-091-08-00  
SFR

### LEGEND

 TREE REMOVAL

 TREE CANOPY

 PARCEL BOUNDARY



ETGIS Web Map



## Gualala Substation Plot Plan

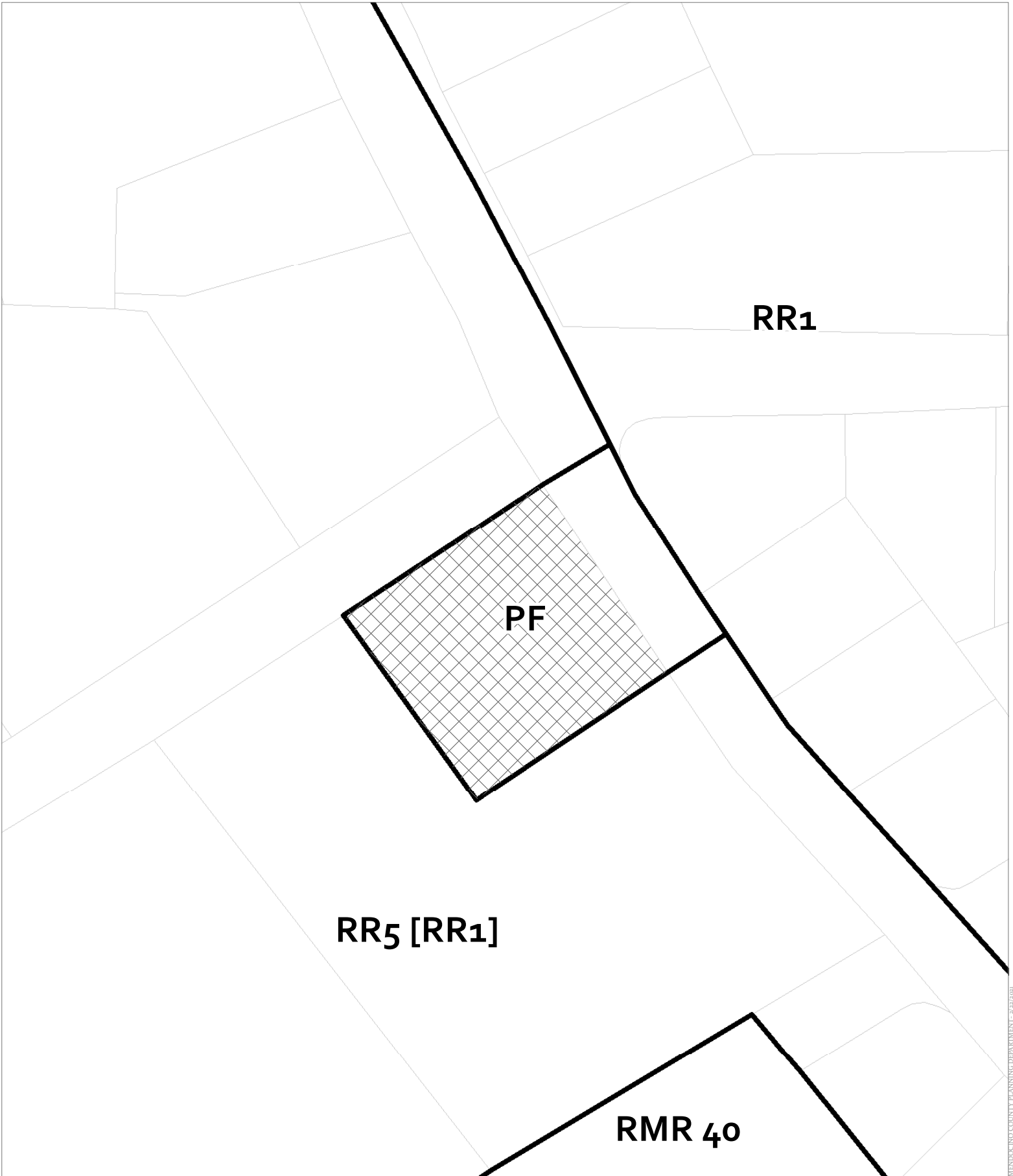
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Author: omb3

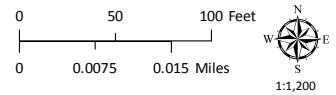
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Reference PG&E's GIS for the most current information.



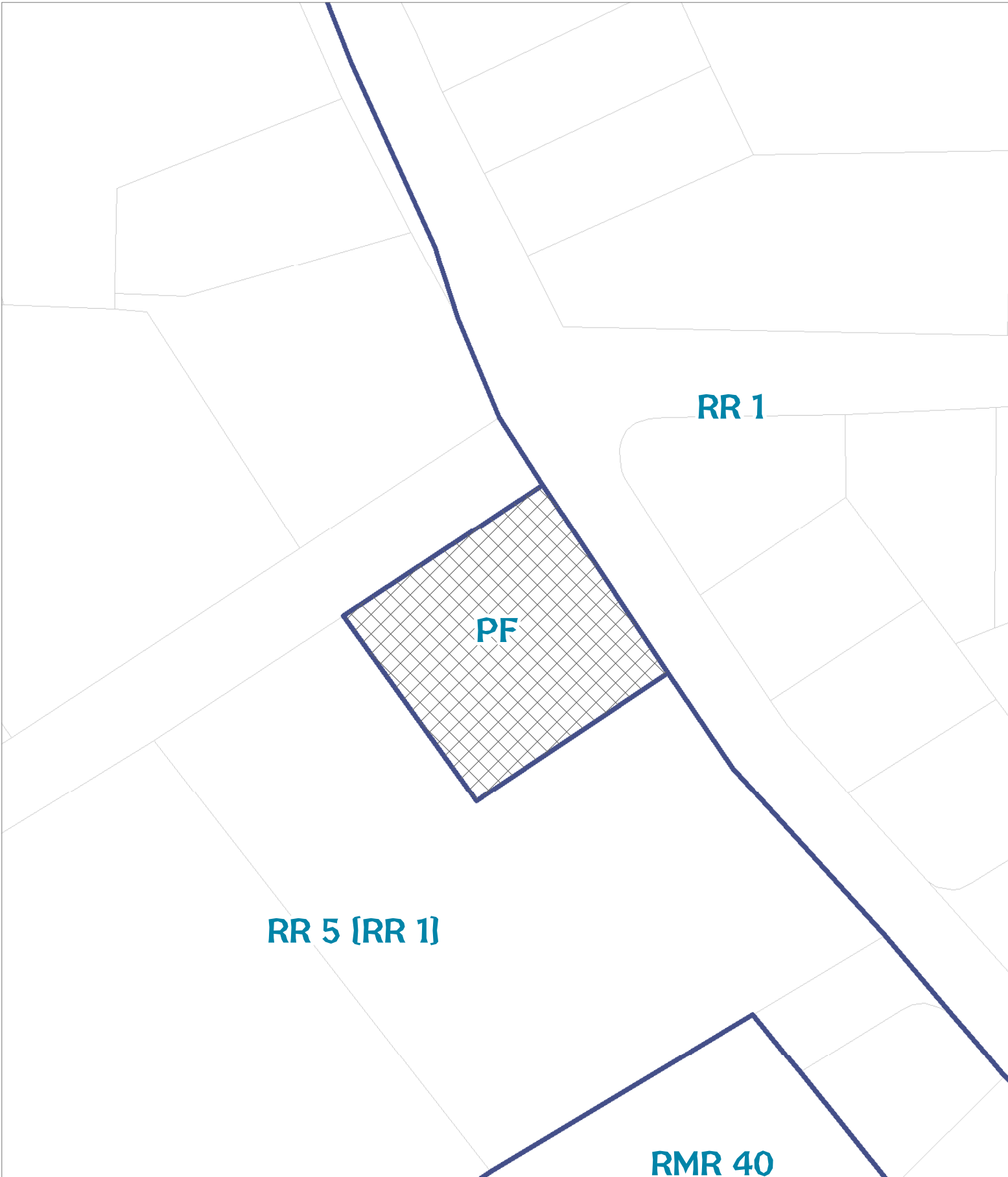
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021

CASE: AP 2020-0044  
OWNER: NORFOLK, Daniel  
APN: 050-280-08  
APLCT: Crown Castle  
AGENT: Ilvea Morris  
ADDRESS: 20285 S. Highway 101, Hopland


 Zoning Districts

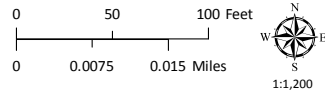


ZONING DISPLAY MAP

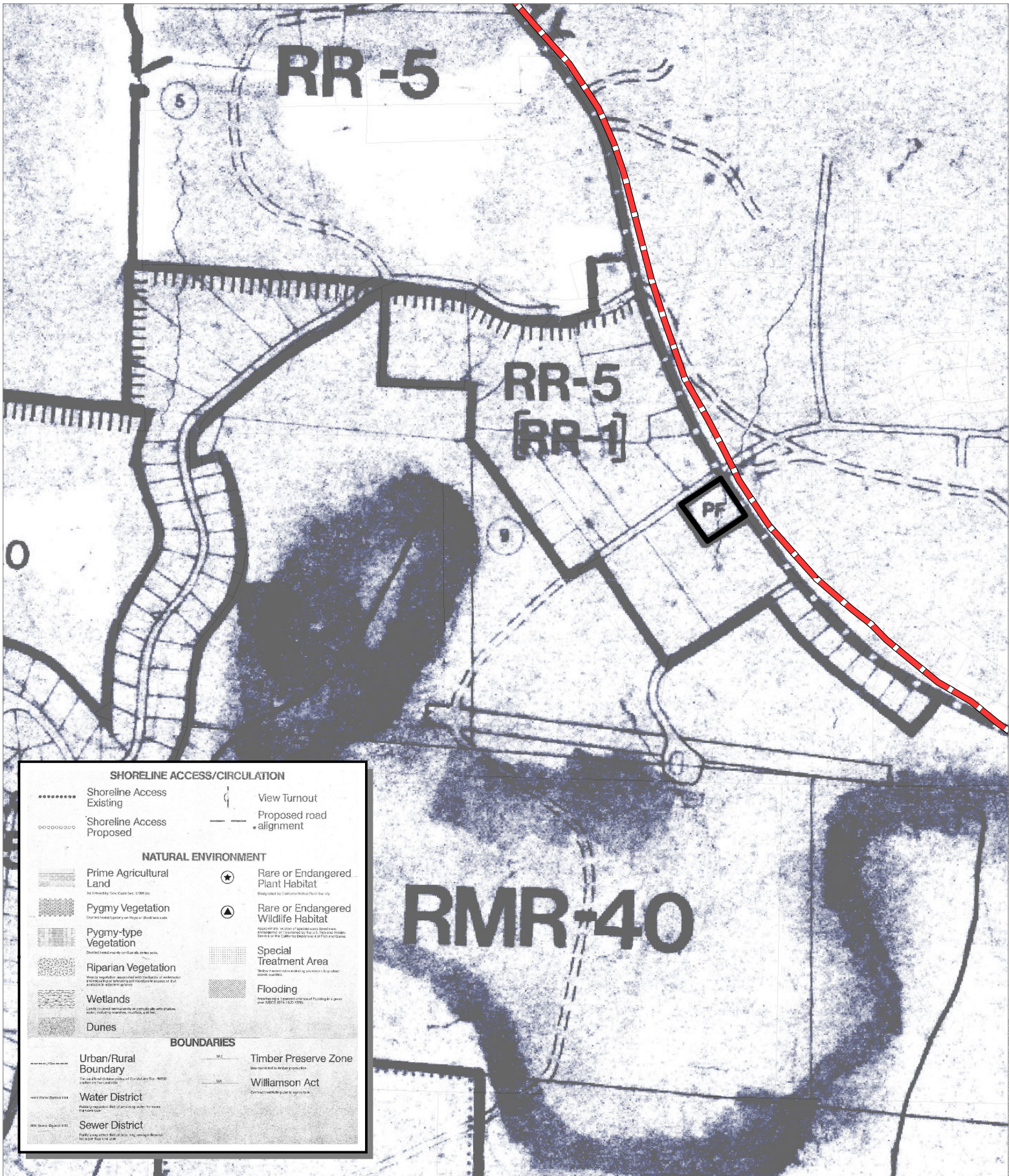


CASE: AP 2020-0044  
 OWNER: NORFOLK, Daniel  
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 General Plan Classes

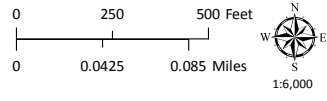


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



SHORELINE ACCESS/CIRCULATION	
.....	Shoreline Access Existing
o-o-o-o-o-o-o-o	Shoreline Access Proposed
⤵	View Turnout
---	Proposed road alignment
NATURAL ENVIRONMENT	
[Pattern]	Prime Agricultural Land <small>All created by Gov. Code Sec. 57080.06</small>
[Pattern]	Pygmy Vegetation <small>Coarse leaved species on hills or steep slopes</small>
[Pattern]	Pygmy-type Vegetation <small>Open areas with scrubby bushes</small>
[Pattern]	Riparian Vegetation <small>Wetlands regularly associated with the banks of waterways and streams or other riparian corridors and riparian wetlands</small>
[Pattern]	Wetlands <small>Wetlands covered permanently or periodically with shallow water, including swamps, marshes, and bays</small>
[Pattern]	Dunes
[Symbol]	Rare or Endangered Plant Habitat <small>Designated by California Native Plant Society</small>
[Symbol]	Rare or Endangered Wildlife Habitat <small>Appointed by the State of California Department of Fish and Game</small>
[Pattern]	Special Treatment Area <small>Wetlands of special significance to protection of public water supplies</small>
[Pattern]	Flooding <small>Areas subject to frequent or periodic flooding in years with above normal precipitation</small>
BOUNDARIES	
[Line]	Urban/Rural Boundary <small>The boundary between the jurisdiction of the County and the City</small>
[Line]	Water District <small>Publicly regulated area of providing water for users throughout the year</small>
[Line]	Sewer District <small>Publicly regulated area of providing sewer service throughout the year</small>
[Line]	Timber Preserve Zone <small>Used primarily for timber production</small>
[Line]	Williamson Act <small>Contract with the State for agricultural use</small>

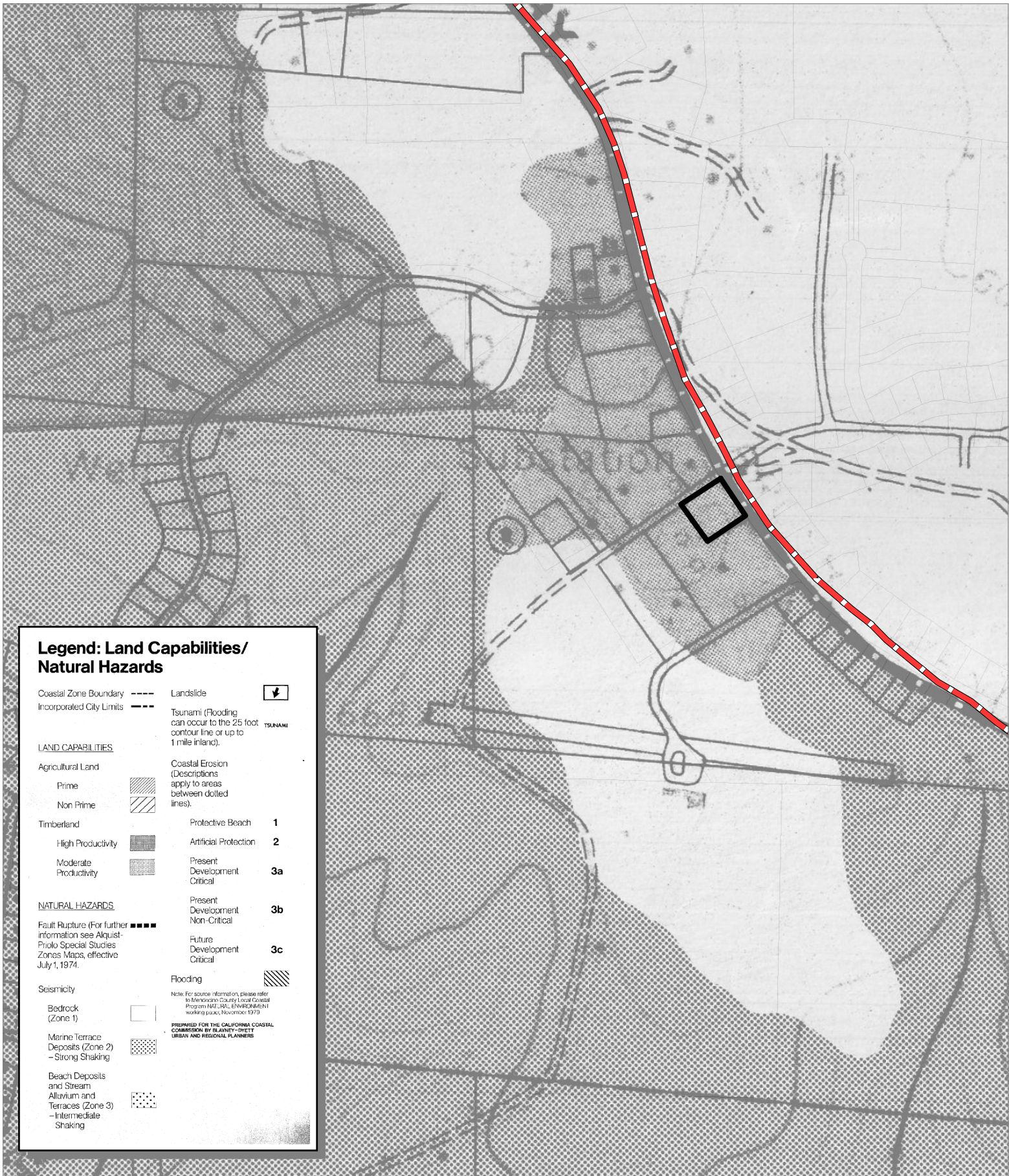
Coastal Zone Boundary



CASE: AP 2020-0044  
 OWNER: NORFOLK, Daniel  
 APN: 050-280-08  
 APLCT: Crown Castle  
 AGENT: Ilvea Morris  
 ADDRESS: 20285 S. Highway 101, Hopland

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



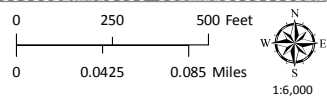


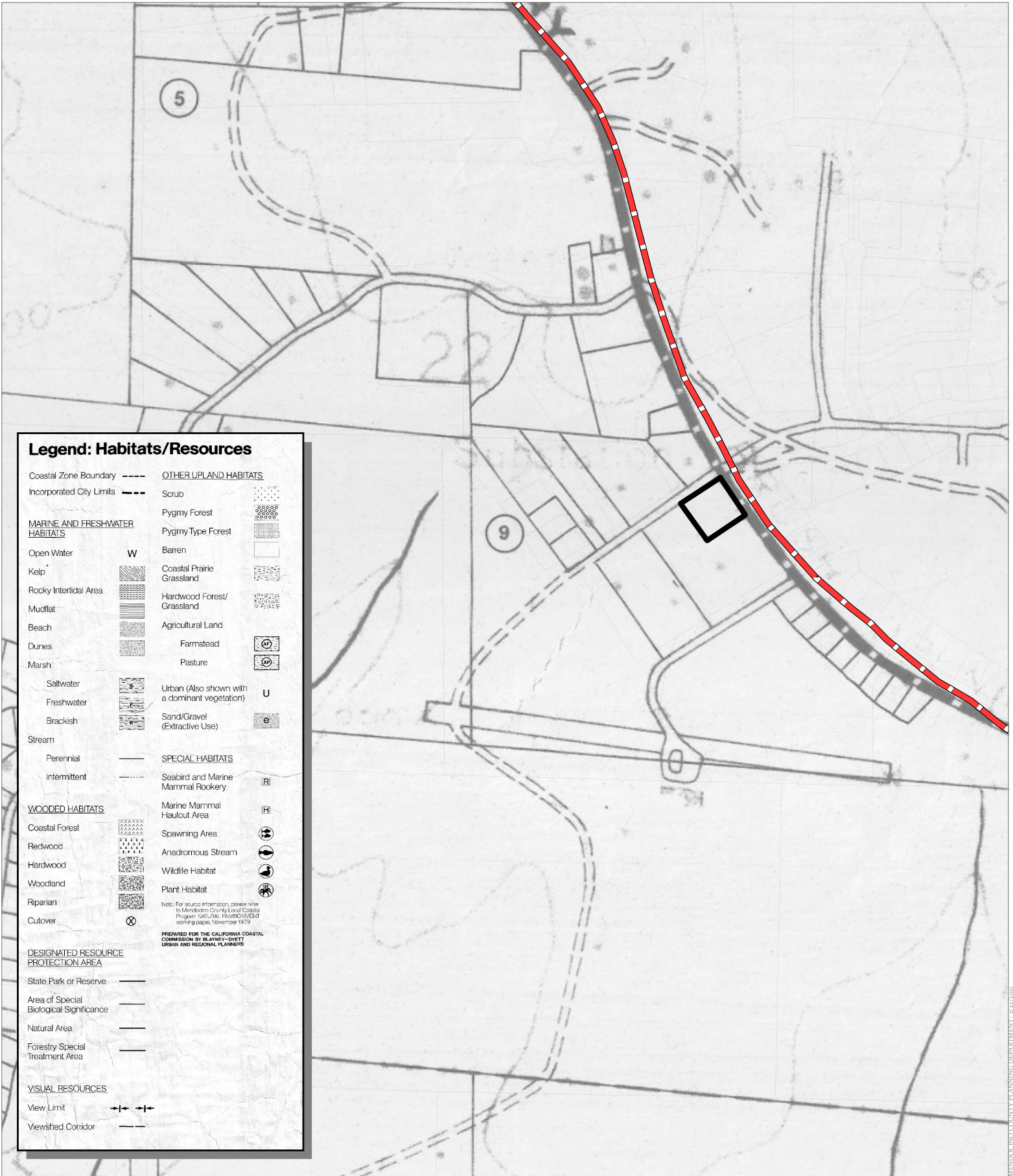
### Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
<b>LAND CAPABILITIES</b>			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	<b>1</b>
Non Prime		Artificial Protection	<b>2</b>
Timberland		Present Development Critical	<b>3a</b>
High Productivity		Present Development Non-Critical	<b>3b</b>
Moderate Productivity		Future Development Critical	<b>3c</b>
<b>NATURAL HAZARDS</b>			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974).		Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1975.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY-TWETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

CASE: AP 2020-0044  
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Coastal Zone Boundary





**Legend: Habitats/Resources**

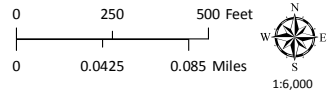
Coastal Zone Boundary	---	<b>OTHER UPLAND HABITATS</b>
Incorporated City Limits	- - -	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		Pygmy Forest
Open Water	W	Pygmy Type Forest
Kelp	[Pattern]	Barren
Rocky Intertidal Area	[Pattern]	Coastal Prairie Grassland
Mudflat	[Pattern]	Hardwood Forest/Grassland
Beach	[Pattern]	Agricultural Land
Dunes	[Pattern]	Farmstead
Marsh	[Pattern]	Pasture
Saltwater	[Pattern]	Urban (Also shown with a dominant vegetation)
Freshwater	[Pattern]	Sand/Gravel (Extractive Use)
Brackish	[Pattern]	
Stream		<b>SPECIAL HABITATS</b>
Perennial	—	Seabird and Marine Mammal Rookery
Intermittent	- - -	Marine Mammal Haulout Area
<b>WOODED HABITATS</b>		Spawning Area
Coastal Forest	[Pattern]	Anadromous Stream
Redwood	[Pattern]	Wildlife Habitat
Hardwood	[Pattern]	Plant Habitat
Woodland	[Pattern]	
Riparian	[Pattern]	
Cutover	[Pattern]	
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve	—	
Area of Special Biological Significance	—	
Natural Area	—	
Forestry Special Treatment Area	—	
<b>VISUAL RESOURCES</b>		
View Limit	—+—+—	
Viewshed Corridor	—	

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979

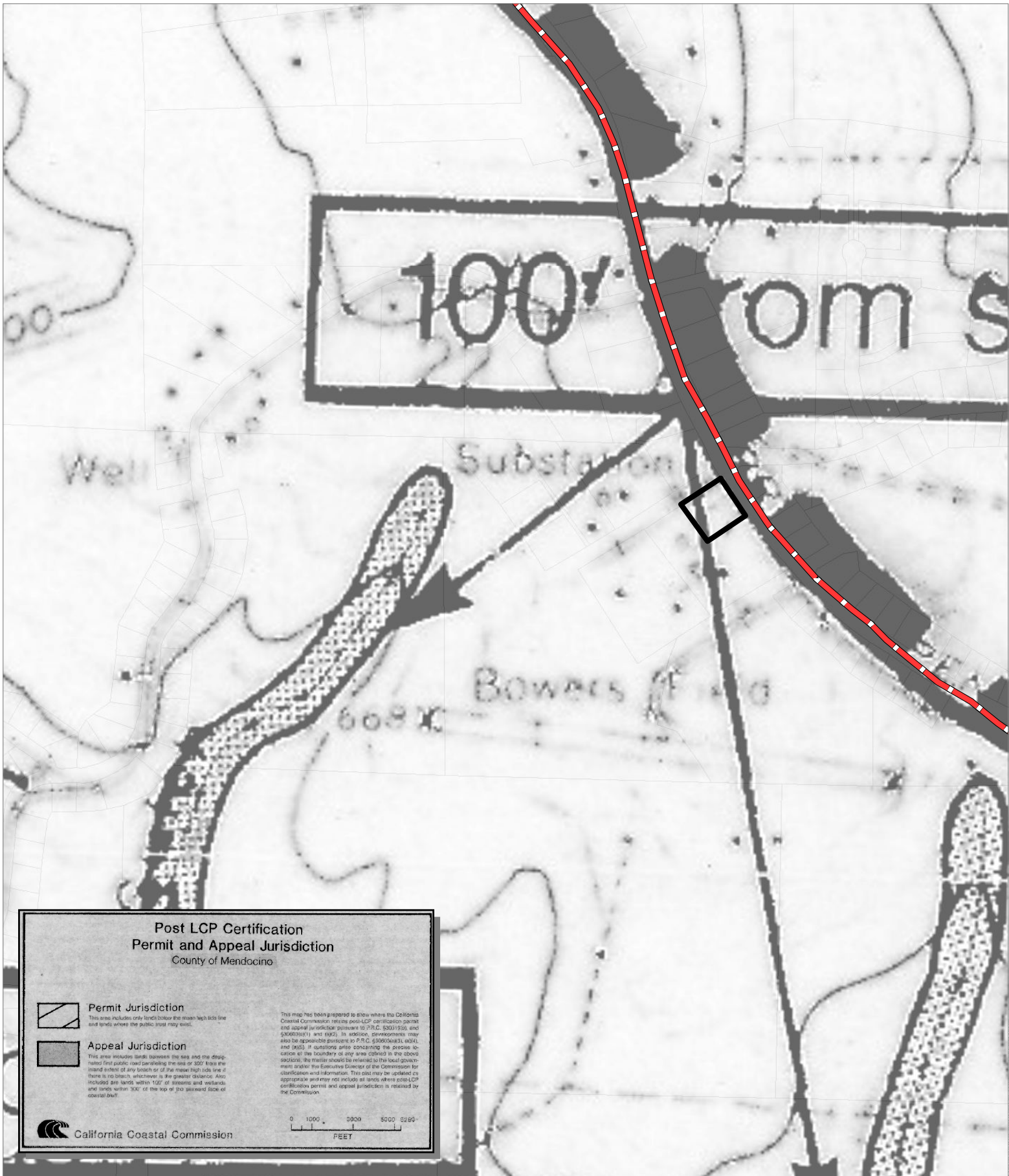
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-YEITZ URBAN AND REGIONAL PLANNERS

CASE: AP 2020-0044  
 OWNER: NORFOLK, Daniel  
 APN: 050-280-08  
 APLCT: Crown Castle  
 AGENT: Ilvea Morris  
 ADDRESS: 20285 S. Highway 101, Hopland


Coastal Zone Boundary




MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

 **Permit Jurisdiction**  
This area includes only lands below the mean high tide line and lands where the public trust may exist.

 **Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands, and lands within 300' of the top of the seaward slope of coastal dunes.

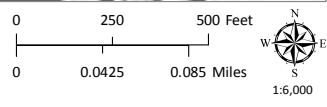
This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. (300193), and (300201) and (302), in addition, developments may also be appealable pursuant to P.R.C. (300308)(3), (6)(4), and (6)(5). In questions arising concerning the precise location of the boundary of any area depicted in the above sections, the matter should be referred to the local government under the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

0 1000 3000 5000 5280  
FEET

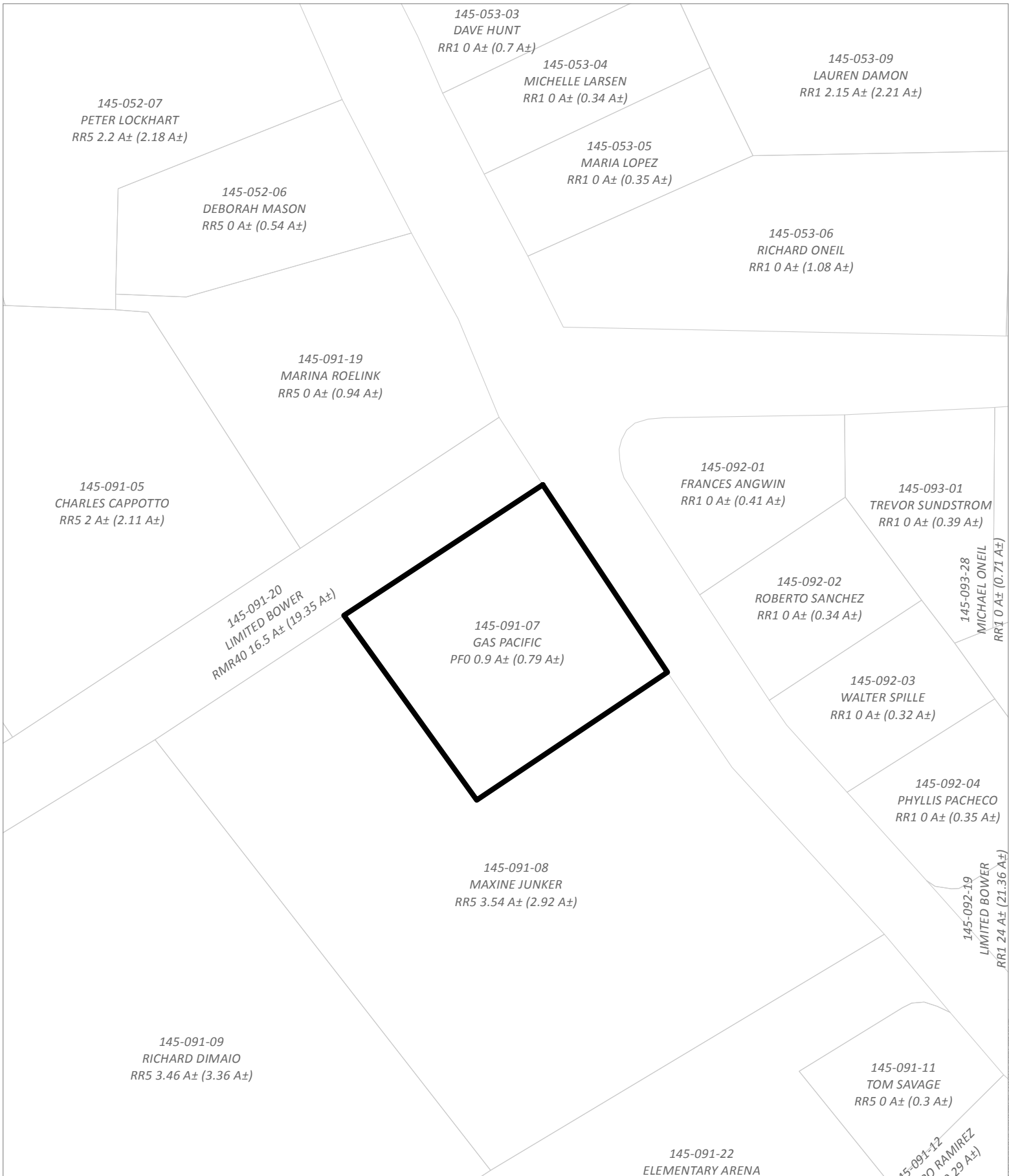
 California Coastal Commission

CASE: AP 2020-0044  
 OWNER: NORFOLK, Daniel  
 APN: 050-280-08  
 APLCT: Crown Castle  
 AGENT: Ilvea Morris  
 ADDRESS: 20285 S. Highway 101, Hopland

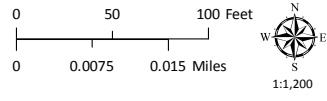
 Coastal Zone Boundary



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2021

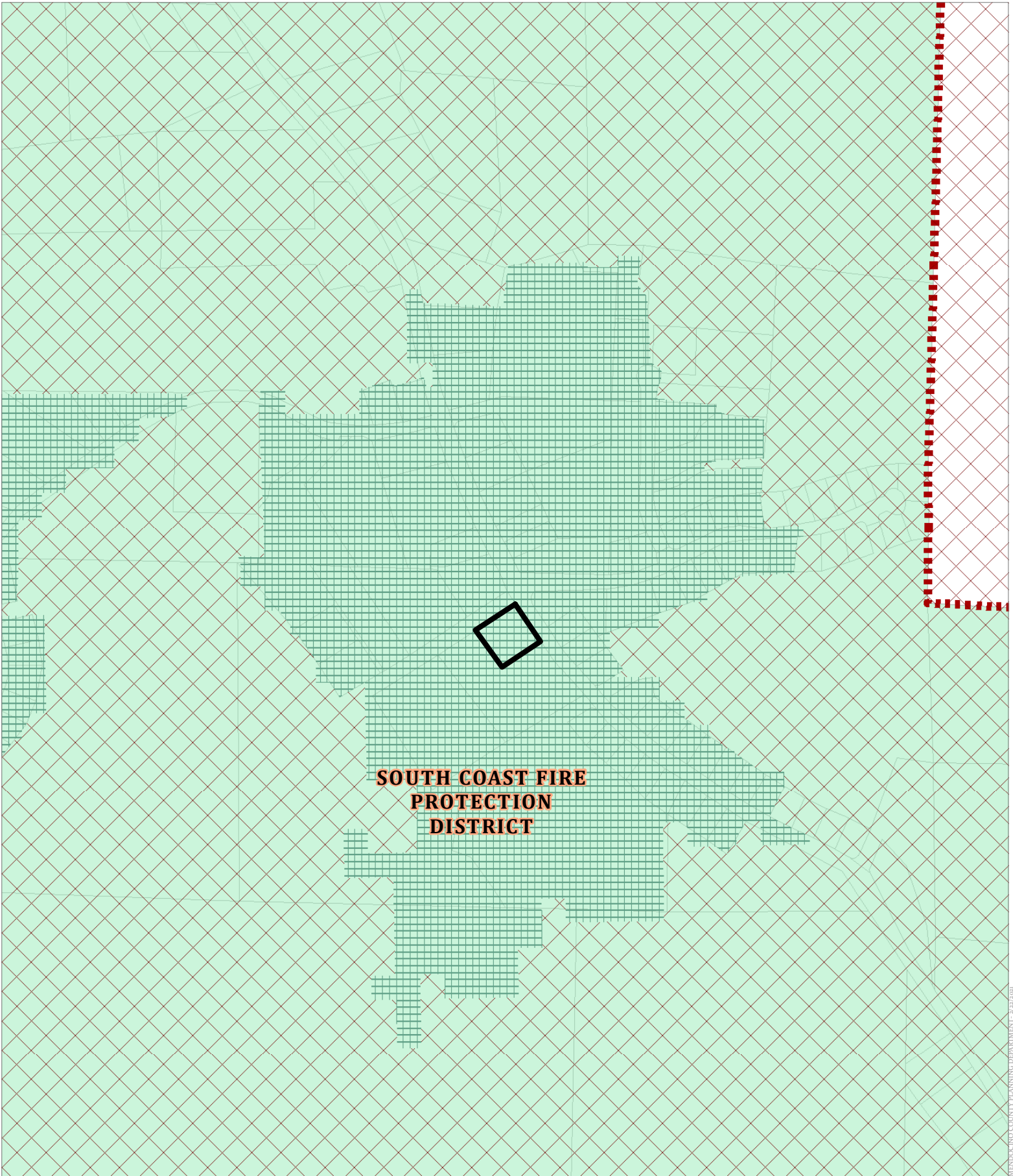


CASE: CDP 2021-0009  
 OWNER: PG&E  
 APN: 145-091-07  
 APLCT: Craig Geldard  
 AGENT: Ode Bernstein  
 ADDRESS: 39200 Old Stage Road, Gualala






ADJACENT PARCELS

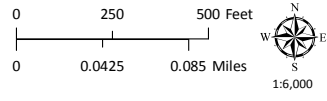
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



**SOUTH COAST FIRE PROTECTION DISTRICT**

CASE: CDP 2021-0009  
 OWNER: PG&E  
 APN: 145-091-07  
 APLCT: Craig Geldard  
 AGENT: Ode Bernstein  
 ADDRESS: 39200 Old Stage Road, Gualala

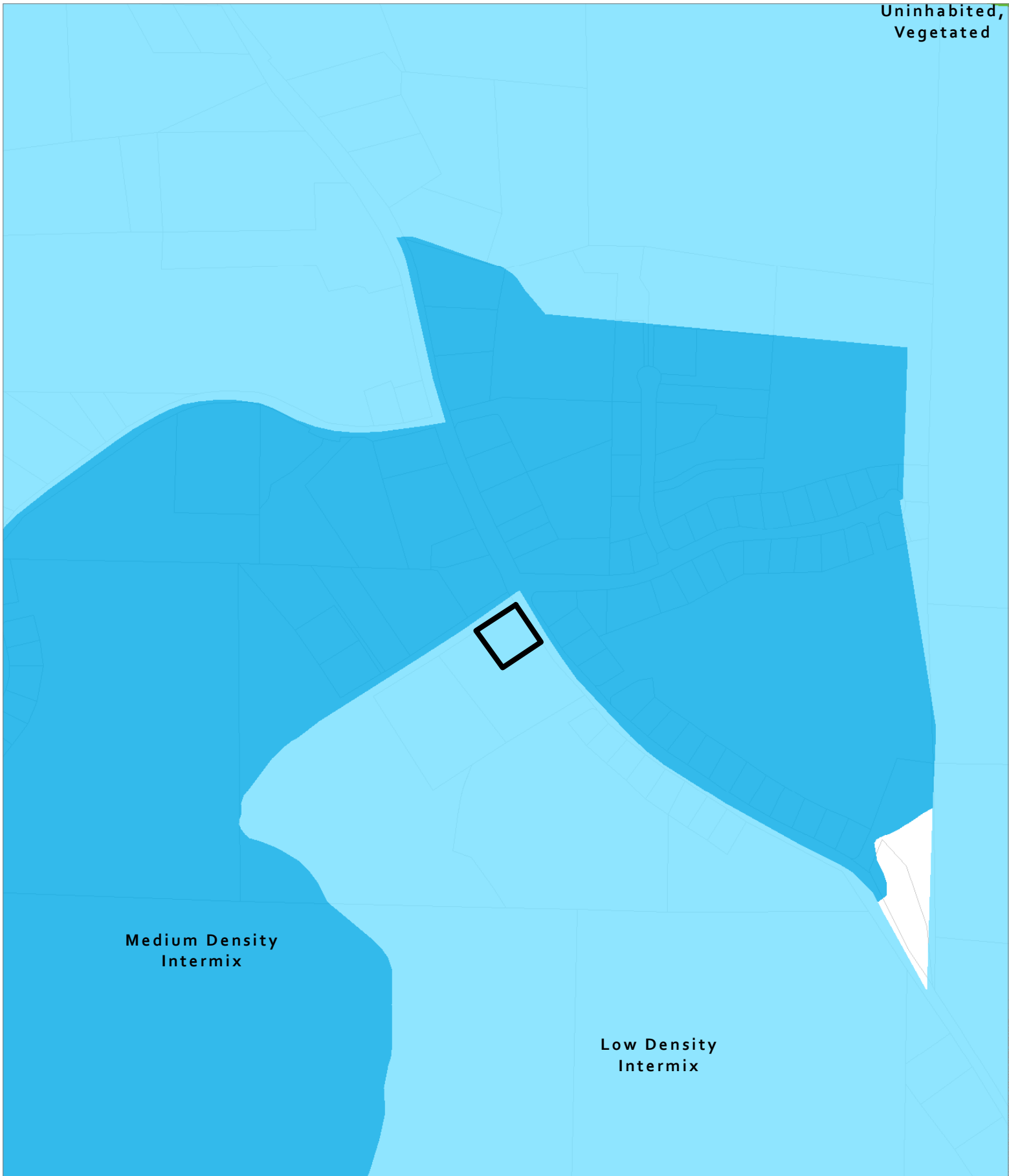
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

MERCED COUNTY PLANNING DEPARTMENT - 2/23/2021

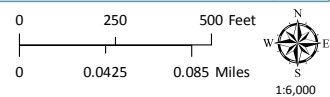
Uninhabited,  
Vegetated



Medium Density  
Intermix

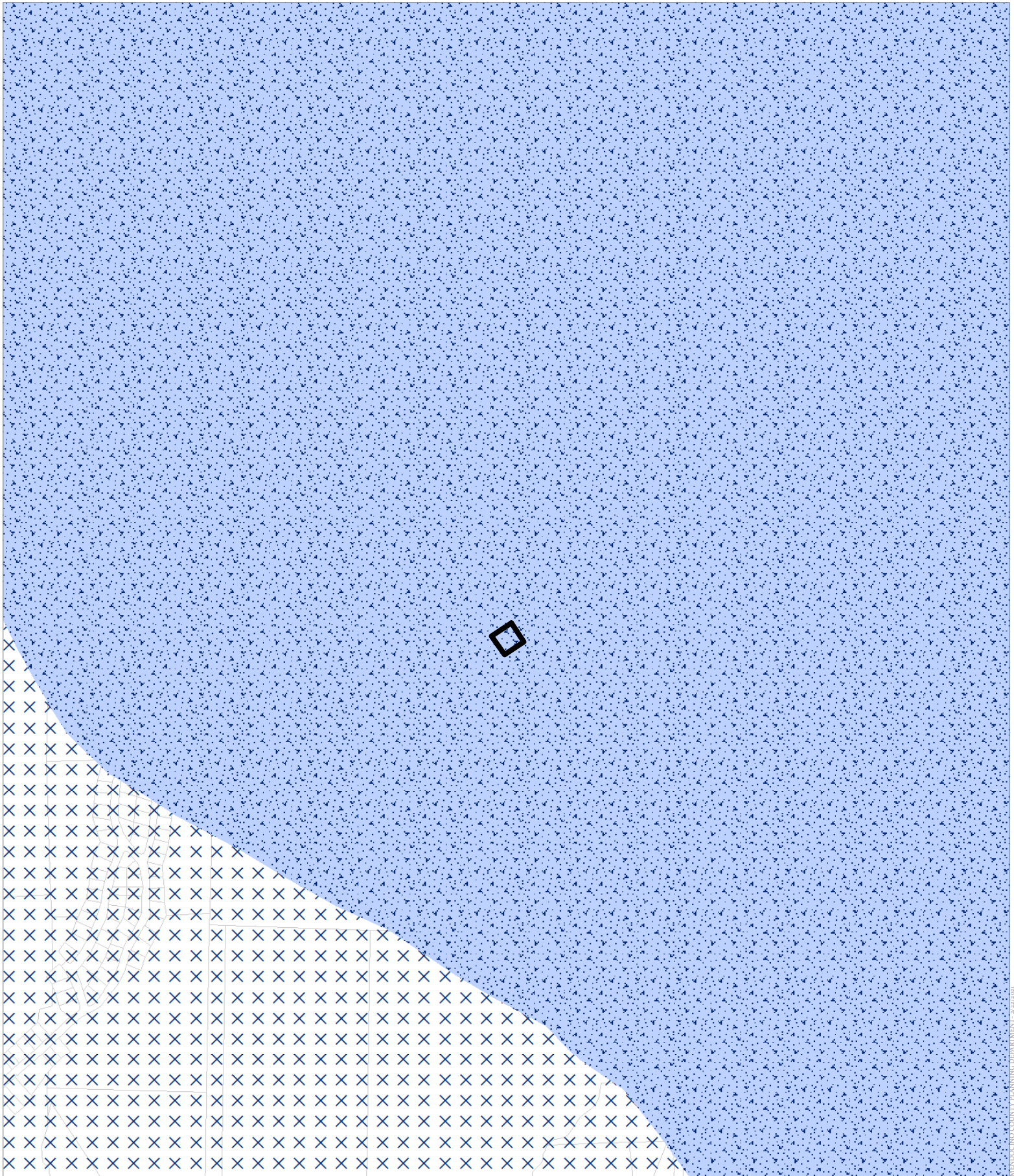
Low Density  
Intermix

CASE: CDP 2021-0009  
OWNER: PG&E  
APN: 145-091-07  
APLCT: Craig Geldard  
AGENT: Ode Bernstein  
ADDRESS: 39200 Old Stage Road, Gualala





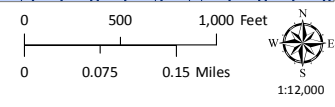
WILDLAND-URBAN INTERFACE ZONES

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



CASE: CDP 2021-0009  
 OWNER: PG&E  
 APN: 145-091-07  
 APLCT: Craig Geldard  
 AGENT: Ode Bernstein  
 ADDRESS: 39200 Old Stage Road, Gualala

-  Critical Water Areas
-  Critical Water Resources Bedrock

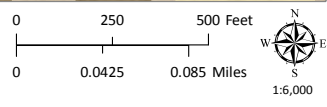
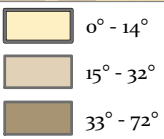


**GROUND WATER RESOURCES**

REDACTED IN COUNTY PLANNING DEPARTMENT 2/22/2021



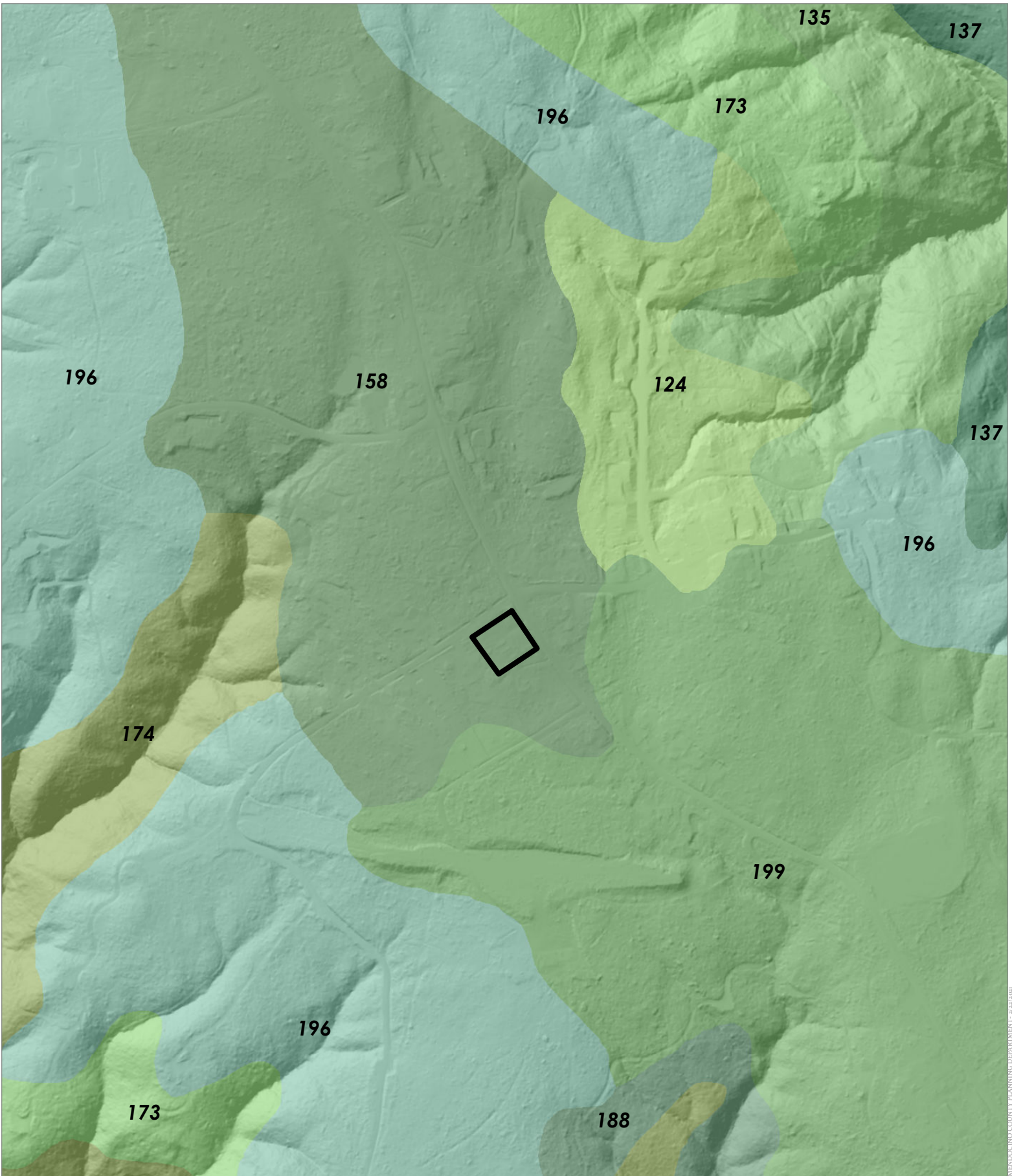
CASE: CDP 2021-0009  
 OWNER: PG&E  
 APN: 145-091-07  
 APLCT: Craig Geldard  
 AGENT: Ode Bernstein  
 ADDRESS: 39200 Old Stage Road, Gualala





ESTIMATED SLOPE

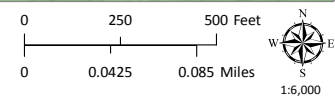
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



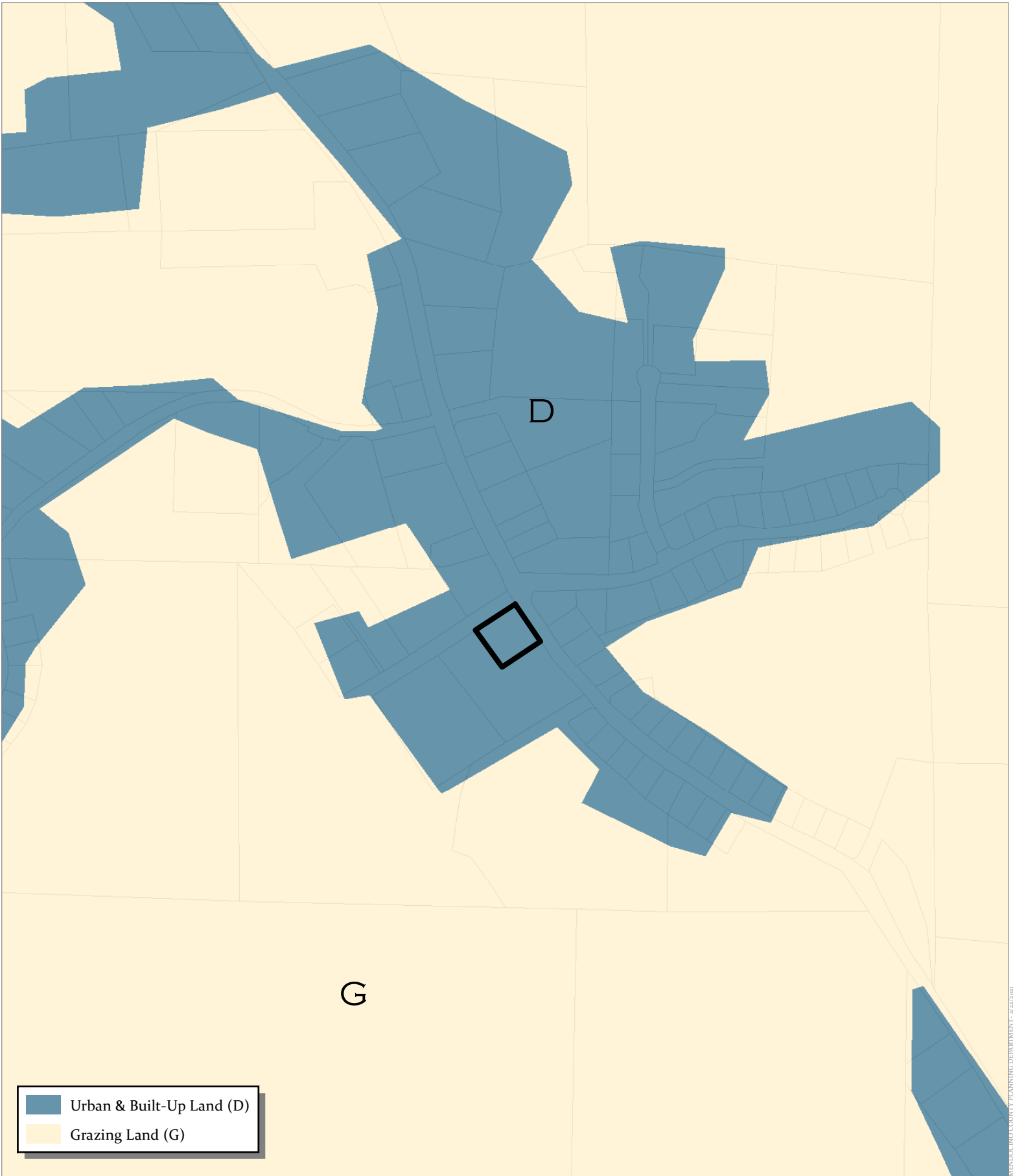


CASE: CDP 2021-0009  
 OWNER: PG&E  
 APN: 145-091-07  
 APLCT: Craig Geldard  
 AGENT: Ode Bernstein  
 ADDRESS: 39200 Old Stage Road, Gualala

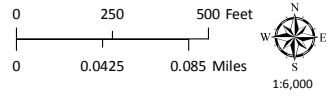
 Shinglemill-Gibney Complex  
 Bishop Pine



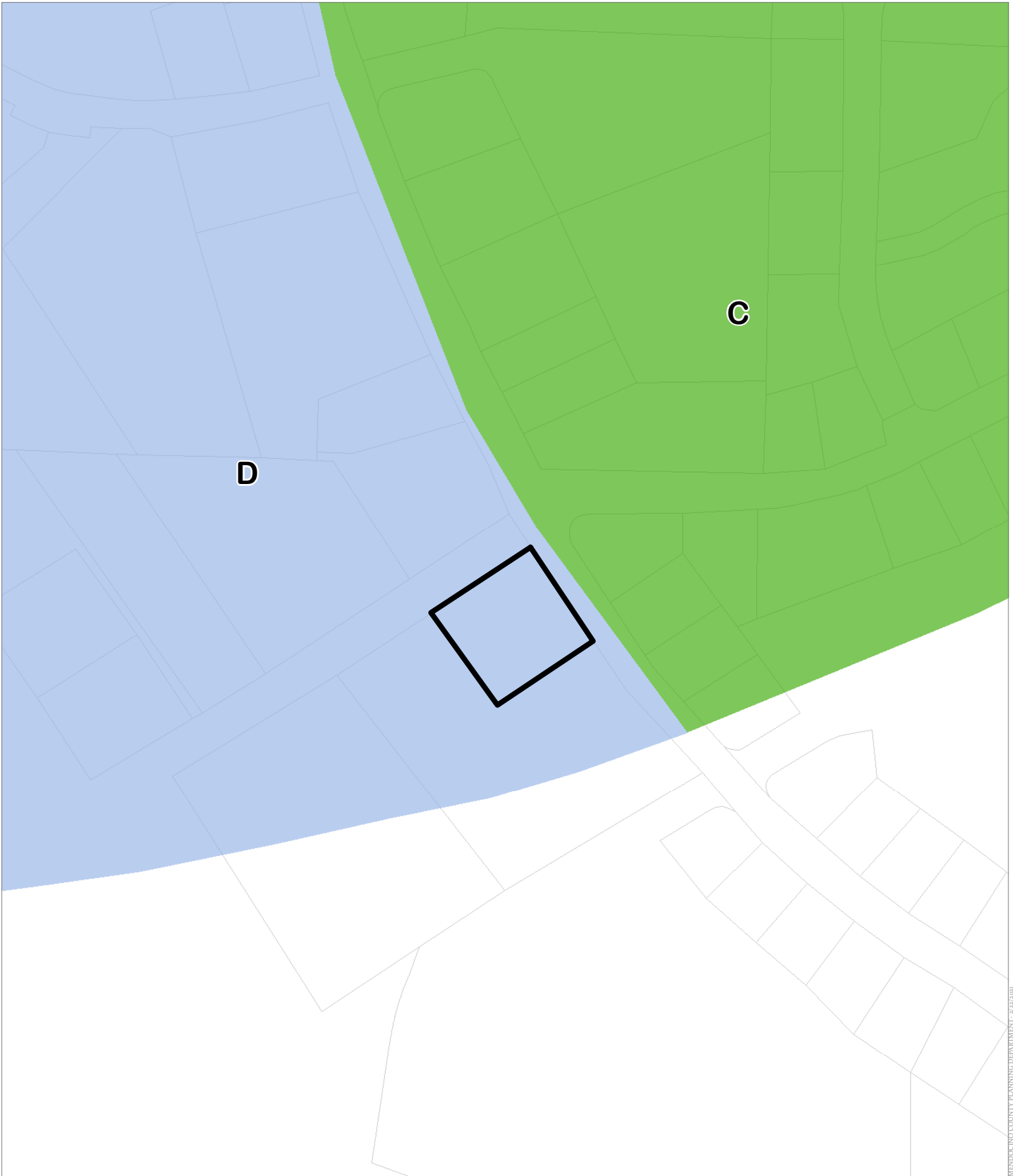
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



CASE: CDP 2021-0009  
 OWNER: PG&E  
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 ADDRESS: 39200 Old Stage Road, Gualala

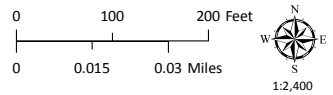


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021

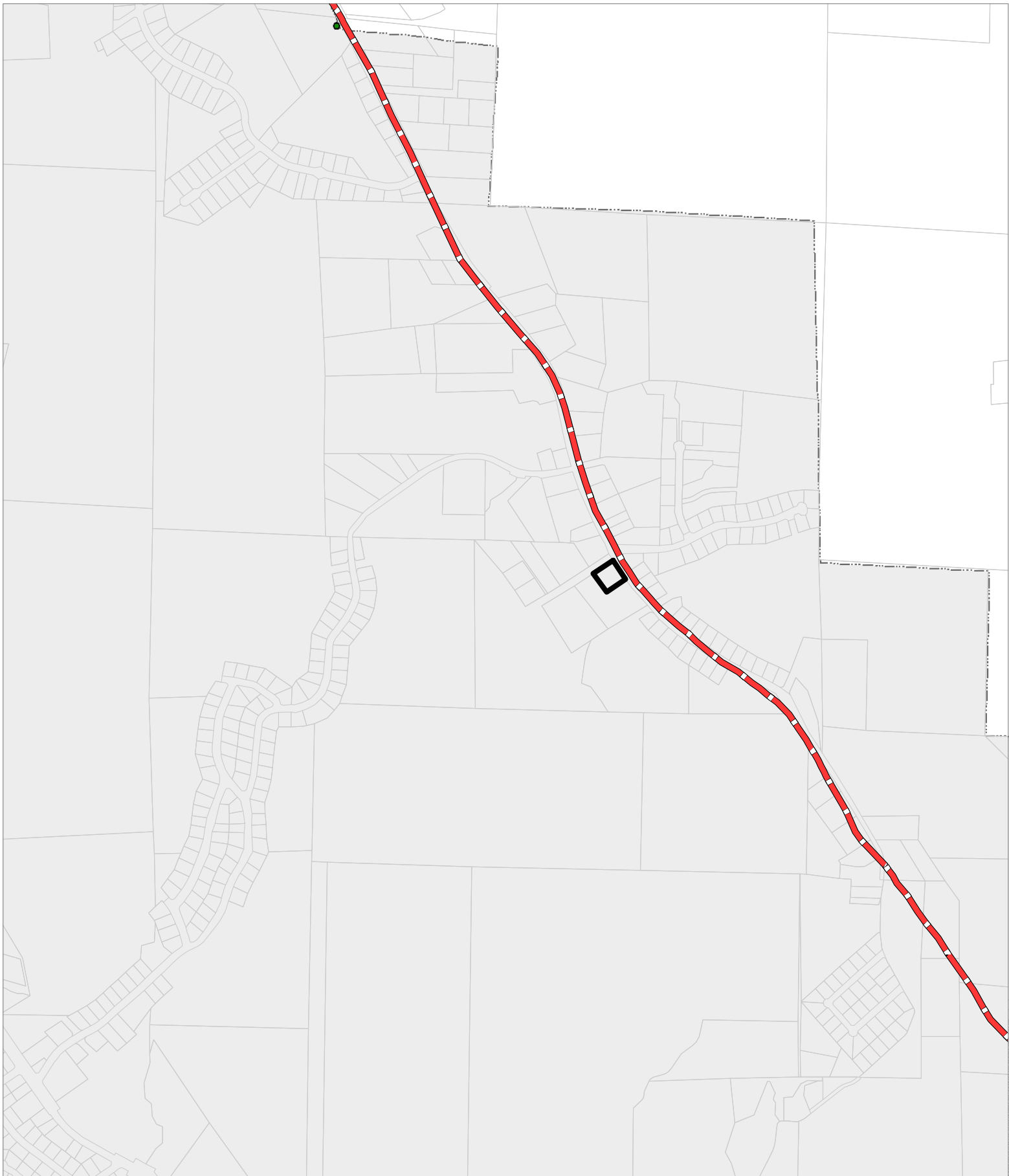


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



CASE: CDP 2021-0009  
OWNER: PG&E  
APN: 145-091-07  
APLCT: Craig Geldard  
AGENT: Ode Bernstein  
ADDRESS: 39200 Old Stage Road, Gualala

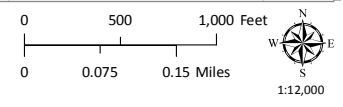


AIRPORT ZONES



CASE: AP 2020-0044  
 OWNER: NORFOLK, Daniel  
 APN: 050-280-08  
 APLCT: Crown Castle  
 AGENT: Ilvea Morris  
 ADDRESS: 20285 S. Highway 101, Hopland

 Coastal Zone Boundary  
 Gualala MAC



MENDOCINO COUNTY PLANNING DEPARTMENT - 2/22/2021



**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**  
NORTHERN REGION HEADQUARTERS - SANTA ROSA  
135 Ridgway Avenue  
Santa Rosa, CA, 95401  
(707) 576-2959  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



March 30, 2021

Pacific Gas & Electric Co C/O Billy Graham  
12840 BILL CLARK WAY  
AUBURN, CA 95602

Public / Private Utility Right-of-Way  
No: 1-21EX-00396-MEN

### Letter of Acceptance

This letter acknowledges acceptance of your "Notice of Exemption" per **Title 14, California Code of Regulations, Section 1038(a), (b), (c), (c)(6), (d), (e), (f), 1038.3, 1038.5, and 1038.6**, from plan preparation and submission requirements (PRC 4581) and from the completion and stocking report requirements (PRC 4585 and 4587).

**This Exemption EXPIRES March 18, 2022. Timber operations shall comply with all operational provisions of the Forest Practice Act and District Forest Practice Rules. Note: in-lieu practices, exceptions to rules, and alternative practices are not allowed.**

Regulatory rules may differ if the exemption is in a county with special rules or within a Special Treatment Area. The Timberland Owner and the Licensed Timber Operator are advised to be aware of the rules for the specific location of the exemption.

#### **Other Agency Considerations:**

- **Regional Water Quality Control Boards** (Regional Boards) regulate waste discharges from timber harvest activities. The Regional Boards may have special requirements for timber harvesting conducted under this exemption. Please contact your local Regional Water Control Board with any questions regarding compliance with the California Water Code.
- **Department of Fish and Wildlife** (DFW) may require notification if the timber operations will substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake. Information on the Lake and Streambed Alteration Program and other DFW programs can be found at the following internet address: <https://www.wildlife.ca.gov/Conservation/Environmental-Review>

On-site inspection will be conducted by local CAL FIRE Unit Forest Practice Inspectors to evaluate compliance with all the provisions of the Forest Practice Act and Rules. For questions regarding the above referenced exemption, please contact the appropriate regional office listed above or contact the local CAL FIRE Unit for your County.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dominik Schwab".

Dominik Schwab, RPF #2823  
Resource Manager – Coast

cc: Unit, BOE, TLO, TO, LTO, File

To view Exemption Notices, please visit: <https://caltreesplans.resources.ca.gov/caltrees/>

**PUBLIC AGENCY, PUBLIC AND PRIVATE UTILITY  
RIGHT OF WAY EXEMPTION**

STATE OF CALIFORNIA  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION  
NOTICE OF TIMBER OPERATIONS THAT ARE EXEMPT FROM  
CONVERSION AND TIMBER HARVESTING PLAN  
REQUIREMENTS RM-73 (1104.1(b)(c) 11/2020

VALID FOR ONE YEAR FROM DATE OF ACCEPTANCE BY CAL FIRE.

JF ✓  
FOR ADMIN. USE ONLY  
EX. # 1-21EX-00396-MEN  
Date of Receipt MAR 18 2021  
Date Validated by CAL FIRE MAR 30 2021  
Date Expires MAR 18 2022

The Director of the Department of Forestry and Fire Protection (CAL FIRE) is hereby notified of timber operations under the requirements of 14 CCR § 1104.1(b) or (c): Harvesting of trees in order to construct or maintain a right of way by a public agency, public or private utility that is exempt from the requirements to obtain a Timberland Conversion Permit or file a Timber Harvesting Plan. The timber owner shall complete Items 1 through 7 of this notice and sign below.

1. LICENSED TIMBER OPERATOR(S): Name Nathen Charlton Lic. No. A011899 ✓  
Address P.O. Box 303 ✓  
City Magalia State Ca Zip 95954 Phone (480) 822-8050  
EMAIL: (optional) \_\_\_\_\_

2. TIMBERLAND OWNER(S) OF RECORD: Name Pacific Gas and Electric Company, Attention Billy Graham  
Address 12840 Bill Clark Way  
City Auburn State CA Zip 95602 Phone 530-488-0154  
EMAIL: (optional) \_\_\_\_\_

3. TIMBER OWNER(S) OF RECORD: Name See Addendum A  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
EMAIL: (optional) \_\_\_\_\_

4. PUBLIC AGENCY, PUBLIC OR PRIVATE UTILITY REMOVING TREES:  
Name Pacific Gas and Electric Company, Attention Billy Graham  
Address 12840 Bill Clark Way  
City Auburn State CA Zip 95602 Phone 530-488-0154

5. CONTACT PERSON:  
Name Pacific Gas and Electric Company, Attention Billy Graham  
Address 12840 Bill Clark Way  
City Auburn State CA Zip 95602 Phone 530-488-0154  
EMAIL: (optional) \_\_\_\_\_

**RECEIVED**  
**MAR 18 2021**  
**COAST AREA OFFICE**  
**RESOURCE MANAGEMENT**

TIMBER TAX NOTICE: The TIMBER OWNER is responsible for payment of a yield tax.

For timber yield tax information or for assistance with these questions call 1-800-400-7115, or write: Timber Tax Section, MIC: 60, California Department of Tax and Fee Administration, P.O. Box 942879, Sacramento, CA 94279-0060; or see the CDTFA Web Page on the Internet <http://www.cdtfa.ca.gov>.

**TIMBER TAX INFORMATION:** Some small or low value harvests may be exempt from the timber yield tax (Revenue and Taxation Code sec. 38116)

Timber Owners may be considered exempt if the value of the harvesting operations does not exceed \$3,000 dollars within a quarter, according to CDTFA Harvest Value Schedules, Rule 1024.

IF THE TIMBER OWNER BELIEVES HARVESTING MAY BE EXEMPT (see timber tax exemption language above for low value harvests) PLEASE CHECK BELOW:

**FINAL DETERMINATION of tax exempt status will be made by the Timber Tax Section of the California Department of Tax and Fees Administration. If you think you are exempt based on the directions above please complete the below information so the Timber Tax Section can make the final determination.**

**IF YOU WOULD LIKE CDTFA TIMBER TAX SECTION TO CONSIDER A TAX EXEMPTION BASED ON PROJECTED HARVEST PLEASE COMPLETE THE INFORMATION BELOW.**

A. Circle the option that most closely estimates the total volume for this harvest, in thousands of board feet (mbf - Net Scribner short log):

Under 8 mbf  8-15 mbf  16-25 mbf  Over 25 mbf

B. Estimate what percentage of timber will be removed during this harvest: (percentages provided should equal 100%)

Redwood	%	Ponderosa/Sugar Pine	%	Douglas-Fir	%	Fir	%
	100						
Cedar	_____	Port-Orford Cedar	_____	Other Conifer	_____	Other Hardwoods	_____

C. Fuelwood over 150 cords? Yes  No  D. Christmas trees over 3,000 lineal feet? Yes  No

6. 14 CCR § 1104.1 (i) - Is it anticipated that a tree existing before 1800 A.D. greater than 60 inches' diameter at stump height for Sierra or Coastal Redwoods or 48 inches in diameter at stump height for all other tree species will be harvested?  YES  NO (required)

**NOTE: If yes please refer to 14 CCR § 1104.1(i) and have an RPF prepare an explanation and justification described in 14 CCR § 1104.1(i) to be included at Submission**

7. Designate the legal land description of the location of the timber operation. Attach a USGS 7.5-minute quadrangle or equivalent map showing the location of timber operations; it would be helpful to describe the access route to the timber operation so that it can be easily located, and/or include an assessor's parcel map for small areas. (required)

Base Meridian	Township	Range	Section	County	Acreage (estimated)	Assessors Parcel # (optional)
MDBM	11N	15W	22	Mendocino	1	see attachment A

**The following are limitations or requirements for timber operations conducted under a Utility Right-of-Way Exemption: (Notice, Notice of Conversion Exemption, Conversion Exemption):**

1. Public Resources Code (PRC) Section 4628 and California Code of Regulations (CCR) Title 14 Section 1104.1(b) exempt public agencies from the requirement to file a Timberland Conversion Permit (TCP) and/or a Timber Harvesting Plan (THP) when they construct or maintain rights of way on their own property or that of another public agency. This exemption extends to easements over lands owned in fee by private parties. This exemption is not available for rights of way granted from one private landowner to another.
2. The timber owner is responsible to pay all yield taxes for timber harvested. Timber yield tax information can be obtained from the State Board of Equalization, P.O. Box 94979, Sacramento, California 94279-0001.
3. 14 CCR § 1104.1(c) exempts public and private utilities from the TCP and the THP requirements for construction and maintenance of gas, water, sewer, oil, electric and communications rights of way. 14 CCR § 1104.1(d), (e), (f), and (g) contain specifications of allowable right of way widths and supplemental clearances.
4. 14 CCR § 1104.1 requires that all timber operations conducted according to exemptions granted under this section abide by all operating regulations pertaining to a THP. There are special requirements for timber operations conducted in Coastal Commission Special Treatment Areas, the Tahoe Regional Planning Agency area, and in counties with special rules adopted by the Board of Forestry and Fire Protection. These rules should be reviewed prior to submitting this notice to CAL FIRE.
5. Timber operations shall comply with all other applicable provisions of the Forest Practice Act and regulations, county general plans, zoning ordinances, and any implementing ordinances; copies of the state rules and regulations may be found on CAL FIRE's Web Page on the Internet.
6. All timber operations shall be complete within one year from the date of acceptance by CAL FIRE.
7. **Pursuant to 14 CCR 1104.1(h), in-lieu practices for watercourse and lake protection zones, exceptions to the rules, and alternative practices are not allowed as specified under Article 6 of Subchapters 4, 5, and 6 of Chapter 4, Title 14 CCR .**
8. No timber operations shall be conducted until CAL FIRE's notice of acceptance is received and a valid copy of this notice and CAL FIRE's acceptance shall be kept on site during timber operations.
9. Operations conducted under a notice of exemption are NOT permitted in known sites of rare, candidate, threatened or endangered plants and animals if the sites will be disturbed or damaged. NO timber operations may occur within a buffer zone of a listed, or sensitive species defined by 14 CCR § 895.1.
10. If any activities related to timber operations, as defined by PRC 4527, are to include any of the following activities in any river, stream or lake, including episodic and perennial waterways, a notification to the California Department Fish and Wildlife is required pursuant to Fish and Game Code §1602: 1) A substantial alteration of the bed, bank, or channel; 2) A substantial diversion (i.e. water drafting) or obstruction of the natural flow; or 3) Use of material from or deposit of material into the watercourse. Information on the Lake and Streambed Alteration Program, as well as notification forms, may be found at the following link: <https://wildlife.ca.gov/Conservation/LSA>.
11. No Timber Operations are allowed on significant historical or archeological sites.



**The following suggestions may help ensure your compliance with the Forest Practice Rules:**

1. Timber Owners, Timberland owners and Timber Operators should obtain and review copies of the Forest Practice Rules pertaining to the Notice of Emergency. Copies may be obtained from THOMSON REUTERS, P.O. Box 64833, St. Paul, MN 55164-9752, CAL FIRE, Forest Practice, P.O. Box 944246, Sacramento, CA 94244-2460; or CAL FIRE's Web Page at <http://www.fire.ca.gov>.
2. Contact the CAL FIRE office listed below for questions regarding the use of this notice.

FILE THIS NOTICE WITH THE CAL FIRE OFFICE BELOW FOR THE COUNTY IN WHICH THE OPERATION WILL OCCUR:

Alameda, Colusa, Contra Costa, Del Norte Humboldt, Lake, Marin, Mendocino, Napa, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, western Trinity and Yolo Counties.

Forest Practice Program Manager  
CAL FIRE  
135 Ridgway Avenue  
Santa Rosa, CA 95401


Butte, Glenn, Lassen, Modoc, Nevada, Placer, Plumas, Shasta, Sierra, Siskiyou, Sutter, Tehama, eastern Trinity and Yuba Counties.

Forest Practice Program Manager  
CAL FIRE  
6105 Airport Road  
Redding, CA 96002

Alpine, Amador, Calaveras, El Dorado, Fresno, Imperial, Inyo, Kern, Los Angeles, Madera, Mariposa, Merced, Mono, Monterey, Orange, Riverside, San Benito, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, Stanislaus, Tuolumne, Tulare, and Ventura Counties.

Forest Practice Program Manager  
CAL FIRE  
1234 East Shaw Avenue  
Fresno, CA 93710

# PG&E Gualala 1104.1(b) Utility Exemption



 Gualala exemption area



1:24,000

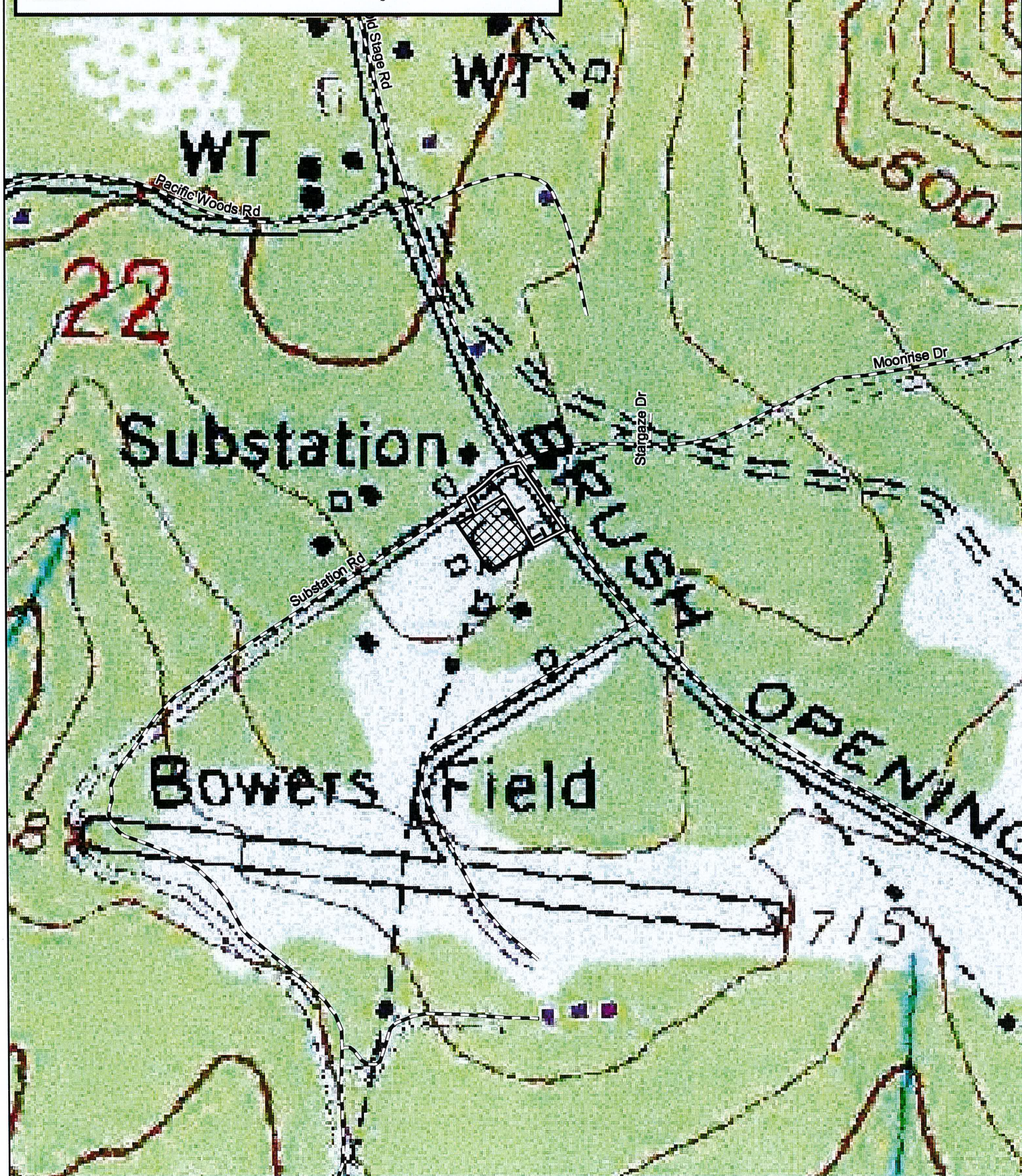


# PG&E Gualala 1104.1(b) Utility Exemption Detail Map

-  Gualala exemption area
-  substation



1:4,000



<b>Addendum A</b>			
APN	Landowner Name	Landowner address	Phone
145-091-20-00	BOWER LIMITED PARTNERSHIP THE	PO BOX 1000 GUALALA CA 95445	
119-090-23-00	PACIFIC GAS & ELECTRIC CO	12840 BILL CLARK WAY, AUBURN, CA 95602	530-488-0154

**From:** [Jeanette Dinwiddie-Moore](#)  
**To:** [Santa Rosa Review Team@CALFIRE](#); [Vitorelo, Brian@CALFIRE](#)  
**Cc:** [Bernstein, Ode](#)  
**Subject:** RE: 39200 Old State Road tree removal  
**Date:** Monday, March 29, 2021 10:11:36 AM  
**Attachments:** [image003.png](#)  
[Gualala1104.1\(b\) ex Fire exemption application.pdf](#)

---

**Warning:** this message is from an external user and should be treated with caution.

To Whom It May Concern,

Just wanted to follow up on the status of the application to see if it has been approved.

Thanks much,  
Jeanette

Jeanette Dinwiddie-Moore, FAICP  
Dinwiddie & Associates  
17 Hillcrest Court  
Oakland, CA 94619  
(510) 531-4150

---

**From:** Jeanette Dinwiddie-Moore <[dinwidd@gmail.com](mailto:dinwidd@gmail.com)>  
**Sent:** Thursday, March 18, 2021 4:48 PM  
**To:** 'santarosareviewteam@fire.ca.gov' <[santarosareviewteam@fire.ca.gov](mailto:santarosareviewteam@fire.ca.gov)>; Vitorelo, Brian@CALFIRE <[Brian.Vitorelo@fire.ca.gov](mailto:Brian.Vitorelo@fire.ca.gov)>  
**Cc:** Bernstein, Ode <[OMB3@pge.com](mailto:OMB3@pge.com)>  
**Subject:** FW: 39200 Old State Road tree removal

Hi Brian,

Just been advised that I should have also sent this to the Santa Rosa office for processing. Thanks,  
Jeanette

---

**From:** Jeanette Dinwiddie-Moore <[dinwidd@gmail.com](mailto:dinwidd@gmail.com)>  
**Sent:** Thursday, March 18, 2021 4:31 PM  
**To:** 'Vitorelo, Brian@CALFIRE' <[Brian.Vitorelo@fire.ca.gov](mailto:Brian.Vitorelo@fire.ca.gov)>  
**Cc:** 'Bernstein, Ode' <[OMB3@pge.com](mailto:OMB3@pge.com)>; Tia Sar <[sart@mendocinocounty.org](mailto:sart@mendocinocounty.org)>  
**Subject:** RE: 39200 Old State Road tree removal

Good afternoon Brian,

Sorry about the delay in getting you the Utility Right of Way application requested for the PG&E Gualala Substation tree removal work. PG&E has engaged a consultant familiar with the requirements to assess the work and prepare the application. Attached please find the completed application. If you need anything additional or have additional questions, please do not hesitate to

let me know.

Thanks much,  
Jeanette

---

**From:** Vitorelo, Brian@CALFIRE <[Brian.Vitorelo@fire.ca.gov](mailto:Brian.Vitorelo@fire.ca.gov)>  
**Sent:** Friday, February 5, 2021 4:18 PM  
**To:** Bernstein, Ode <[OMB3@pge.com](mailto:OMB3@pge.com)>; Jeanette Dinwiddie-Moore <[dinwidd@gmail.com](mailto:dinwidd@gmail.com)>  
**Subject:** 39200 Old State Road tree removal

Good afternoon all,

The 4290 State Fire Safe Regulations Application that you submitted to CAL FIRE's Mendocino Unit was forwarded to me. The Mendocino Unit Pre-Fire Engineer stated this proposal does not meet the intent of PRC 4290.

Based on my observations during my February 4<sup>th</sup>, 2021 inspection, this proposal appears to be a powerline clearance proposal, which would fall under 14 CCR 1104.1(b).

Please submit to the Department a Utility Right of Way Exemption form (RM-73) prior to cutting or removing any trees as outlined in this proposal.

I have attached the form to this email.

Feel free to contact me with any questions you may have.

**Brian Vitorelo, M.Sc.**

**RPF #2998**

**CAL FIRE**

**Forest Practice Inspector**

Mendocino Unit

Howard Forest – Resource Management

(707) 459-7440 (office)

(707) 391-6753 (cell)

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