



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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June 27, 2022

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, July 14, 2022, 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 in an effort to slow the spread of COVID-19 and pursuant to the recommendations of the Mendocino County Health Officer and California Department of Industrial Relations. 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 or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas> and the meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

CASE#: CDP_2021-0036

DATE FILED: 7/14/2021

OWNER/ APPLICANT: PACIFIC GAS & ELECTRIC CO

AGENT: ODE BERSTEIN (PACIFIC GAS & ELECTRIC CO)

REQUEST: Standard Coastal Development Permit to remove vegetation (e.g. 69 trees and other vegetation) and satisfy Fire Safe Standards within 50 feet of the perimeter fence at the PG&E Substation in Mendocino.

ENVIRONMENTAL DETERMINATION: Statutory Exemption

LOCATION: In the Coastal Zone, 0.71± miles northeast of the Mendocino Town center, lying on the south side of Little Lake Road (CR 408), 199± feet east from its intersection with Wheeler Street (CR 407V), located at 44325 Little Lake Road, Mendocino, APN: 119-090-23; 10511 Wheeler Street, Mendocino, APN: 119-120-33; 44361 Little Lake Road, Mendocino, APN: 119-110-07 and APN 119-100-15

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: MATT GOINES

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 no later than July 13, 2022. 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.

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.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Coastal Permit Administrator's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

JULIA KROG, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- STANDARD CDP**

**JULY 14, 2022
CDP_2021-0036**

SUMMARY

OWNERS: PACIFIC GAS & ELECTRIC CO
77 BEAL STREET
SAN FRANCISCO, CA. 94105

NAN MOTOLINSKY
PO BOX 364
LITTLE RIVER, CA. 95456

DONALD KUCHTA
30 MISSION AVE.
SAN RAFAEL, CA. 94901

MENDOCINO UNIFIED SCHOOL DISTRICT
PO BOX 1154
MENDOCINO, CA. 95460

APPLICANT: PACIFIC GAS & ELECTRIC CO
77 BEAL STREET
SAN FRANCISCO, CA 94105

AGENT: ODE BERSTEIN, PACIFIC GAS & ELECTRIC CO
245 MARKET STREET N!0A
SAN FRANCISCO, CA 94105

REQUEST: Standard Coastal Development Permit to remove vegetation (e.g. 69 trees and other vegetation) and satisfy Fire Safe Standards within 50 feet of the perimeter fence at the PG&E Substation in Mendocino.

LOCATION: Located in the Coastal Zone, 0.71± miles northeast of Mendocino Town center, lying on the south side of Little Lake Road (CR 408), 199± feet east from its intersection with Wheeler Street (CR 407V); located at 44325 Little Lake Road, Mendocino, APN: 119-090-23; 10511 Wheeler Street, Mendocino, APN: 119-120-33; 44361 Little Lake Road, Mendocino, APN: 119-110-07 and APN 119-100-15

TOTAL ACREAGE: 1.0± Acre

GENERAL PLAN: Public Facilities (PF); Rural Residential (RR:2)
Coastal Element Ch. 4.7

ZONING: Public and Semi-Public Facilities (PF); Mendocino Public Facilities (MPF); Mendocino Rural Residential (MRR:2)
Mendocino Coastal Zoning Code

SUPERVISORIAL DISTRICT: 5 (Williams)

APPEALABLE: No

ENVIRONMENTAL DETERMINATION: Statutory Exemption

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: MATT GOINES

BACKGROUND

In September 2018, the CA Legislature approved Senate Bill (SB) 901, which required all California electric utilities to prepare plans for constructing, maintaining, and operating electrical lines and equipment, intended to minimize the risk of catastrophic wildfires. Pursuant to SB 901, in 2019 Pacific Gas & Electric (PG&E) submitted its Wildfire Safety Plan to the California Public Utilities Commission (CPUC) for approval.

PROJECT DESCRIPTION: PG&E requests to remove 69 trees located within 30-50 feet of the Big River Substation, located along Little Lake Road. The parcels where vegetation removal would occur are owned by multiple property owners, including one parcel owned by PG&E and one owned by the Mendocino Unified School District. The applicant’s intent in removing trees is to better maintain the area surrounding the substation and to reduce the potential for fire hazards associated with vegetation. *Removal or Harvesting of Major Vegetation* is a defined development type, and a coastal development permit is required prior; see MCC Section 20.308.080(C) and 20.608.032(D) *Removal or Harvesting of Major Vegetation*. This project is considered Major Vegetation due to the usage of heavy equipment (chipper, chip truck, and bucket truck), and the removal of more than 10% of the trees on some of the parcels.

APPLICANT’S STATEMENT: “To provide the required clearance around the Big River Substation in compliance with the CPUC and SB 901 requirements, PG&E plans to remove 69 trees and perform brush vegetation removal of an approximately 40,000 square foot area from the substation parcel and three parcels abutting the Big River Substation. The majority of the trees to be removed (52 trees) are located on a Mendocino School District owned parcel to the east of the Big River Substation. There are seven trees to be removed on the Big River Substation parcel and the remaining 10 on the remaining two other parcels abutting/or to the north of the substation. See attached project description”

SITE CHARACTERISTICS: The substation is located east of the Town of Mendocino and has access from Little Lake Road. From the *Aerial Imagery Map* (in attachments), it is apparent that the entire site is developed and there is development on adjacent lots. The *Topographic Map* (in attachments) indicates that the land is relatively flat. The *LCP Land Capabilities/Natural Hazard Map* (in attachments) shows the surrounding lands are beach deposits and stream alluvium associated with seismicity. Sensitive resources and habitats are not shown on *LCP Habitats & Resources Map* (in attachments). The project site is not within the appeal or permit jurisdiction of the California Coastal Commission. Many of the surrounding parcels are smaller lots with residential development. According to mapping, the parcel is mostly rated a moderate fire risk with a small portion rated as high fire hazard, and the Mendocino Fire Protection District, along with CalFire (or California Department of Forestry and Fire Prevention), are responsible agencies. The site is designated as having critical water resources according to the *Critical Water Resource Area Map* (in attachments). According to GIS mapping, the location is not in a mapped Highly Scenic or Conditionally Highly Scenic area.

SURROUNDING LAND USE AND ZONING: As listed on Table 1 below, the surrounding lands are developed and zoned Mendocino Rural Residential (MRR:2) and Public Facilities (PF). The intent of the vegetation removal will not be out of compliance with the surrounding land uses and development and will conform with the land use goals and policies of Mendocino County’s certified local coastal program.

TABLE 1: SURROUNDING LAND USE AND ZONING CLASSIFICATION				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR:2)	Mendocino Rural Residential (MRR-2)	2.98± Acres	Residential
EAST	Public Facility (PF)	Public and Semi-Public Facility (PF)	11.41± Acres	School
SOUTH	Rural Residential (RR:2)	Mendocino Rural Residential (MRR-2)	0.99±, 0.38± Acres	Residential
WEST	Rural Residential (RR:2)	Mendocino Rural Residential (MRR-2)	1.38± Acres	Residential

TABLE 1: SURROUNDING LAND USE AND ZONING CLASSIFICATION				
	GENERAL PLAN	ZONING	LOT SIZES	USES
		2)		

PUBLIC SERVICES:

Access: Little Lake Road (CR 408)
 Fire District: Mendocino Fire Protection District and Calfire
 Water District: Mendocino Community Services District
 Sewer District: Mendocino Community Services District

AGENCY COMMENTS: On March 7, 2022, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the project. A comment response summary is listed below.

TABLE 2: AGENCY REFERRALS AND COMMENTS	
REFERRAL AGENCIES	COMMENT
LOCAL	
Archaeological Commission	Comments
Assessor's Office	No response
Building Division Fort Bragg	No comment
Department of Transportation (DOT)	No comment
Environmental Health (EH)	No comment
Forestry Advisor	No response
Mendocino Fire District	No response
Mendocino School District	No response
Planning Division Fort Bragg	No comment
Resource Lands Protection Com.	No comment
Sonoma State University	Comments
STATE	
CALFIRE (Land Use)	Comments
CALFIRE (Resource Management)	No response
California Coastal Commission	No response
California Dept. of Fish & Wildlife	No response
California Native Plant Society	No response
California State Clearinghouse	No response
TRIBAL	
Cloverdale Rancheria	No response
Redwood Valley Rancheria	No response
Sherwood Valley Band of Pomo Indians	No response

LOCAL COASTAL PROGRAM CONSISTENCY

As proposed, the project would be consistent with the goals and policies of the Local Coastal Program, as detailed below.

General Plan and Zoning Consistency: The parcels associated with the proposed project are classified as shown on table 1 (see attached exhibits: Adjacent Parcels, Zoning Display Map, and General Plan Classification exhibits). These zoning districts implement their associated land use classifications.

Coastal Element Chapter 2.2 describes the goals, policies, and intent of the general plan classifications. The intent of each zoning district is described in the following chapters of Mendocino County Coastal Zoning Code (MCC):

- Public and Semi-Public Facilities (PF)

- Mendocino Public Facilities (MPF)
- Mendocino Rural Residential (MRR:2)

The proposed project would be consistent with Coastal Element goals and policies, including the land use classifications, Policy 3.11-9 (which states electrical transmission and distribution lines shall be permitted as a conditional use in all land use categories subject to standards and criteria) and *Coastal Element Chapter 4.10 Land Use Planning Area objectives*.

TABLE 3. TREES TO BE REMOVED				
APN	Owner	Number of tree(s) and tree #s	Types of Trees	Comments
119-090-23	Pacific Gas and Electric (PG&E)	7 (11-17)	3 Monterey cypress 2 Douglas fir 1 Monterey pine.	The PG&E Big River Substation is located on the site and the seven (7) trees are located along the frontage of Little Lake Road.
119-100-15	Mendocino Unified School District	52 (19-70)	1 Monterey pine 1 Blue Gum Eucalyptus 8 Redwood Sequoia 4 Douglas fir 3 Tanoak 13 Willow 22 Pacific Wax Myrtle	The dense tree stand that runs the length of the substation eastern perimeter fence/wall that presumably provides a visual landscape screening between the school/public and the PG&E substation.
119-120-33	Nan Motolinsky and John Wetzler	9 (2-10)	2 Douglas fir 6 Monterey pines 1 Tanoak	The parcel includes a residence, barn, and workshop and is located along the west edge of the parcel that abut the substation perimeter.
119-110-07	Donald G Kuchta	1 (1)	1 Tanoak	The parcel provides the unpaved access between the substation and the properties to the south that is undeveloped

To help visualize the project, an ariel site plan was prepared by the applicant (PG&E) with notes identifying the location of the trees intended to be removed or trimmed.



HABITATS AND NATURAL RESOURCES: Coastal Element Chapter 3.1 and MCC Chapter 20.496 and 20.719 *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.

On March 7, 2022, a referral packet was distributed, and comments were requested from the California Coastal Commission (Commission) and California Department of Fish and Wildlife (CDFW), where no response was received. Regardless, as the area of disturbance is relatively small, PG&E and/or its contractor(s) will implement standard erosion and sediment control measures to ensure that there is no sediment run-off into the waterways or drains. The construction site will be inspected by trained personnel before each rain or storm event to make sure that all the erosion control measures are in place and adequate. The site will be re-inspected after the rain or storm event to ensure that the erosion control measures performed appropriately. Even though the state mandate requires vegetation removal around the Big River Substation, PG&E has proposed conditions to help offset any impacts to sensitive receptors. This includes off-site replanting of Pygmy vegetation and other plants such as willows trees, located on the 84-acre parcel south of the Big River known as Mickey Trust that is owned by Save the Redwoods League. With adherence to the conditions of approval, the project would be consistent with Coastal Element Chapter 3.1 policies and MCC Chapter 20.496 and

20.719 regulations.

HAZARDS MANAGEMENT: Coastal Element Chapter 3.4 and MCC Chapter 20.500 *Hazard Areas* applies to all development proposed in the Coastal Zone unless and until it is determined by the Coastal Permit Administrator that the project is not subject to threat from geologic, fire, flood, or other hazards. Mapping does not associate geologic or flood hazards with the site.

Fire Hazard: The site is rated a moderate fire hazard area and is located within the Mendocino Community Services District (See *Fire Hazard Zones & Responsibility Areas*). On March 7, 2022, comments were requested from California Department of Forestry and Fire Prevention (CalFire). While no response was received, the applicant submitted a Letter of Acceptance from CalFire for the work being performed. While the project location is rated a moderate fire hazard area, the project is designed to reduce risk to humans if a fire were to occur.

As proposed, the project would be consistent with Coastal Element Chapter 3.4 policies and MCC Chapter 20.500 regulations.

VISUAL RESOURCE AND SPECIAL TREATMENT AREAS: The project site is not mapped as a Highly Scenic Area, nor is this project visible from any scenic vistas or anywhere along State Route 1. The project also does not propose any development with lighting, therefore, Coastal Element Chapter 3.5 visual resource and special treatment area policies and MCC Chapter 20.504 and 20.692 *Visual Resources and Special Treatment Areas* are not applicable.

ARCHAEOLOGICAL/CULTURAL RESOURCES: On March 7, 2022, the proposed 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 Rancheria. No response has been received.

On March 15, 2022, in response to a request for comments, California Historical Resources Information System (CHRIS) recommended a qualified archaeologist conduct further archival and field studies on the parcels to identify any unrecorded cultural resources. On April 13, 2022, Mendocino County Archaeological Commission considered the proposed project and the 2020 Browning study, which they accepted. The Commission's recommendation was the inclusion of the discovery clause as a condition of this project's approval, which has been added. Staff notes that Condition #8 advises the property owner of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. As conditioned, the proposed project would be consistent with Coastal Element Chapter 3.5 archaeological resource policies and MCC Chapter 22.12.

PUBLIC ACCESS: Coastal Element Chapter 3.6 policies and MCC Chapter 20.528 *Coastal Access Regulations and Open Space Easements* applies to all projects in the Coastal Zone which fall within the definition of development. Public access to the shore is not available or possible due to the project sites distance to any shorelines. Therefore, Coastal Element Chapter 3.6 policies and MCC Chapter 20.528 regulations are not applicable to this project.

GROUNDWATER RESOURCES, TRANSPORTATION/CIRCULATION, AND OTHER PUBLIC SERVICES: Coastal Element Chapter 3.8 policies and MCC Chapter 20.516 *Transportation, Utilities and Public Services* applies to all new development and, in particular, development which requires the expansion or extension of public works or private facilities. The project location is mapped as a *Critical Water Resource Area* and is located adjacent to a county road. On March 7, 2022, comments were requested from County Department of Transportation, however no response was received. Comments were also requested from the Division of Environmental Health, and no comments were received. The proposed project will not connect to local sewer or water service, nor are there on-site wells, septic, nor leach fields. Due to this projects not lack of involvement with groundwater resources and transportation, Staff notes that Coastal Element Chapter 3.8 policies and MCC Chapter 20.516, 20.717, and 20.744 are not applicable in this instance.

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. The amount of impact the project has is less than significant, therefore, even though work is being performed in an Environmentally Sensitive Habitat Area, any mitigation measures will not reduce the impacts from a "less than significant with mitigation incorporated" to a "less than significant" impact. Therefore, the Project meets the criteria for a statutory exemption per California code of regulations, title 14, section 15269 - emergency projects: (c) Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply (i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or (ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility.

RECOMMENDATION

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532, 20.536, and 20.720 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP_2021-0036 and the request to trim and remove a combination of sixty-nine (69) trees and shrubs within an approximate 40,000 square foot area to satisfy CA Legislature approved Senate Bill (SB) 901, which required all California electric utilities to prepare plans for constructing, maintaining, and operating electrical lines and equipment, intended to minimize the risk of catastrophic wildfires.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1) and 20.720.035(A)(1), *Major vegetation removal*, a defined type of development, is authorized by issuance of a coastal development permit and application CDP_2021-0036 conforms with the land use goals and policies of Mendocino County's certified local coastal program, including those goals specific to the community of Mendocino and described in Coastal Element Chapter 4.7; and
2. Pursuant with MCC Section 20.532.095(A)(2) and 20.720.035(A)(2), the application has demonstrated that *Major vegetation removal*, as proposed, will not require use of utilities, access roads, and other necessary facilities; and conditions are recommended to reduce changes in site drainage while vegetation-removing equipment is on-site; and
3. Pursuant with MCC Section 20.532.095(A)(3) and 20.720.035(A)(3), the proposed project would not conflict with the purposes and intents of the Coastal Public and Semipublic Facilities District (PF) or Coastal Rural Residential District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code; and preserves the integrity of these Districts by continuing an existing use, that is conditionally permitted use in the PF District; and
4. Pursuant with MCC Section 20.532.095(A)(4) and 20.720.035(A)(4), existing utility facilities used to provide electric power or public utility services, 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 proposed improvements are Categorically Exempt pursuant to Section 15301(b) and 15302(c); and
5. Pursuant with MCC Section 20.532.095(A)(5) and 20.720.035(A)(5), the proposed would not have any adverse impact on any known archaeological or paleontological resources; on April 13, 2022, Mendocino County Archaeological Commission accepted a cultural survey report for the site; and Condition #8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.532.095(A)(6) and 20.720.035(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered; the PG&E site is currently developed as a power substation and does not include service connections to water or wastewater treatment (nor does it have an on-site well or on-site septic); and the project is not anticipated to affect demands on 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 and 20.720.045(G) of the Mendocino County Coastal Zoning Code. The permit shall become effective after the ten working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit 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 have 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 property owners 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. Any Building Permit application shall include this coastal development permit (printed on the plans submitted).
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 one hundred (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. 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 Practices. BMPs, such as straw bales, coir rolls, and/or silt fencing structures shall be employed to ensure minimization of erosion resulting from tree removal and to avoid runoff into sensitive habitat areas. Construction fencing shall be utilized to protect sensitive habitat areas. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the tree removal activities project shall be revegetated with native vegetation and/or native seed mixes for soil stabilization.

- b. Birds. 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 vegetation removal is to occur during the breeding season (February to August), a pre-vegetation removal survey is required within 14 days of the onset of vegetation removal to ensure that no nesting birds will be disturbed during vegetation removal.** (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) Vegetation removal shall only occur during daylight hours to limit disturbing noise and minimize artificial lights.
- c. Bats. Bat roost sites can change from year to year, so pre-vegetation removal surveys are usually necessary to determine the presence or absence of bat roost sites in a given area. (1) *Pre-vegetation removal surveys for bats*: Vegetation removal 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-vegetation removal surveys shall be performed by a qualified biologist 14 days prior to the onset of vegetation removal 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-vegetation removal 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) Vegetation removal shall only occur during daylight hours to limit disturbing noise and minimize artificial lights. (3) **After tree felling, trees should be retained in place overnight, allowing any bats present to disperse.**
- 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 vegetation removal 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 vegetation 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 vegetation removal during rain event*: If a rain event occurs during the vegetation removal period, all ground disturbing activities shall cease for a period of 48 hours, starting after the rain stops. Prior to resuming vegetation removal 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, work 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.
10. The applicant shall partner with Save the Redwoods League by providing a one-to-one replanting ratio for the riparian obligate trees removed in the ESHA and to use a two-to-one mitigation ratio based on the size of the big river parcel.
11. PG&E is to create a 5-acre shaded firebreak around the perimeter of the 2.2 acre ESHA a to prevent a catastrophic loss of sensitive ESHA in the event of a wildfire. This will provide long term, permanent protection for one of Mendocino county's rarest habitats.

12. The applicant is authorized to fell and remove sixty-nine (69) trees and low growing shrubs and bushes. The applicant may chip the vegetation, and distribute the chip onsite or distribute it the coastal Mendocino County community.
13. During the effective period of this permit, the landowners may plant low-stature, regionally native plants within the effected 40,000-square-foot area (approximate) and provide for irrigation, or hand watering, during the five years after planting (or until the plants are established).
14. The conditions of approval shall be kept on site and available to all personnel who are involved in any capacity with the project.

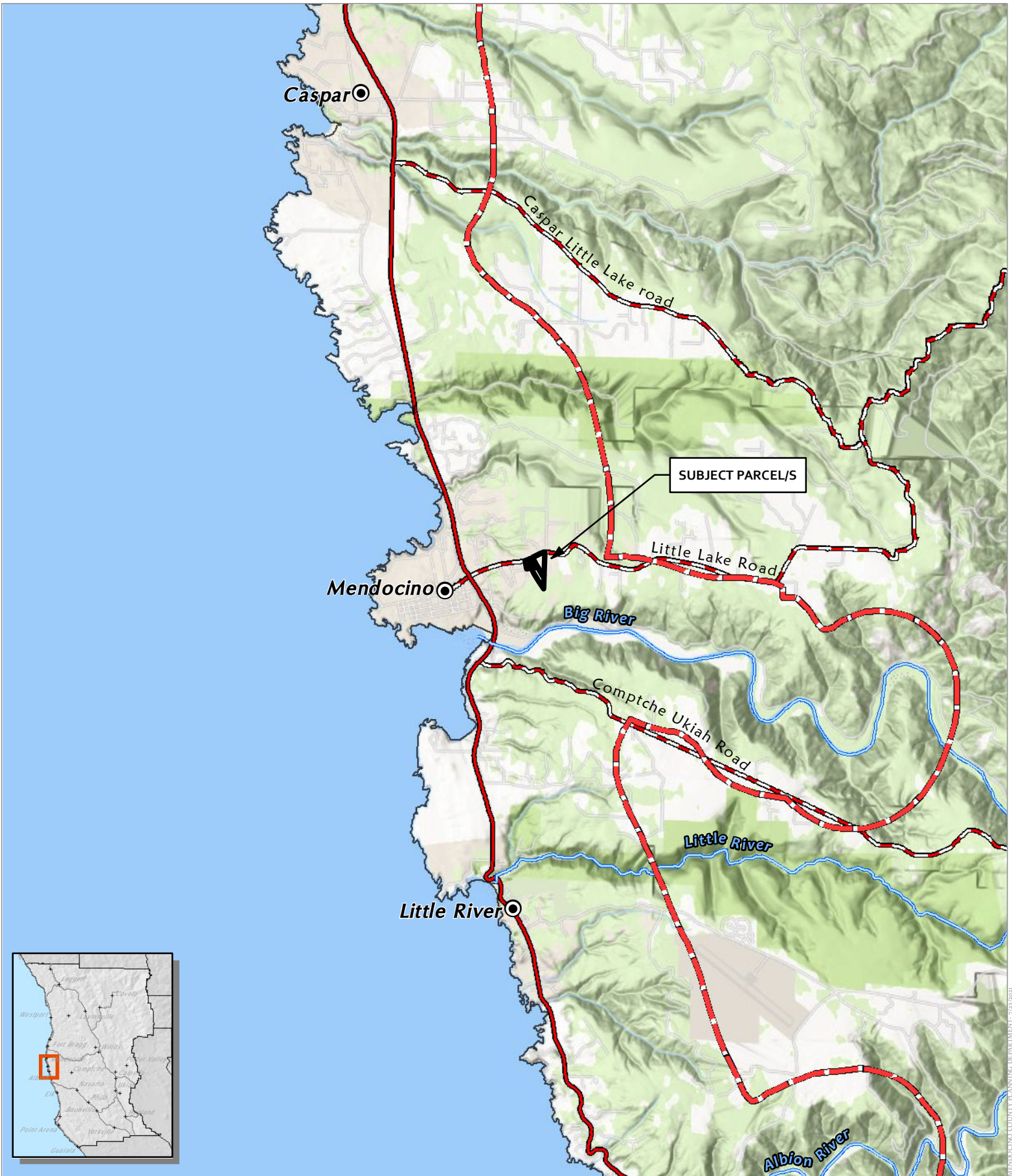
6/28/2022
DATE

Matt Goines
MATT GOINES
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$2,620.00

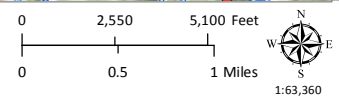
ATTACHMENTS:

- A. Location Map
- B. Arial Imagery (vicinity)
- C. Aerial Imagery
- D. Site Plan
- E. Topographic Map
- F. Zoning Display Map
- G. General Plan Classifications
- H. LCP Land Use Map 17: Mendocino
- I. LCP Land Capabilities & Natural Hazards
- J. LCP Habitats & Resources
- K. Appeal Jurisdiction
- L. Adjacent Parcels
- M. Wildland-Urban Interface Zones
- N. Ground Water Resources
- O. Estimated Slope
- P. Western Soils
- Q. Farmland Classifications
- R. Mitigation Proposal
- S. Big River Substation simulations



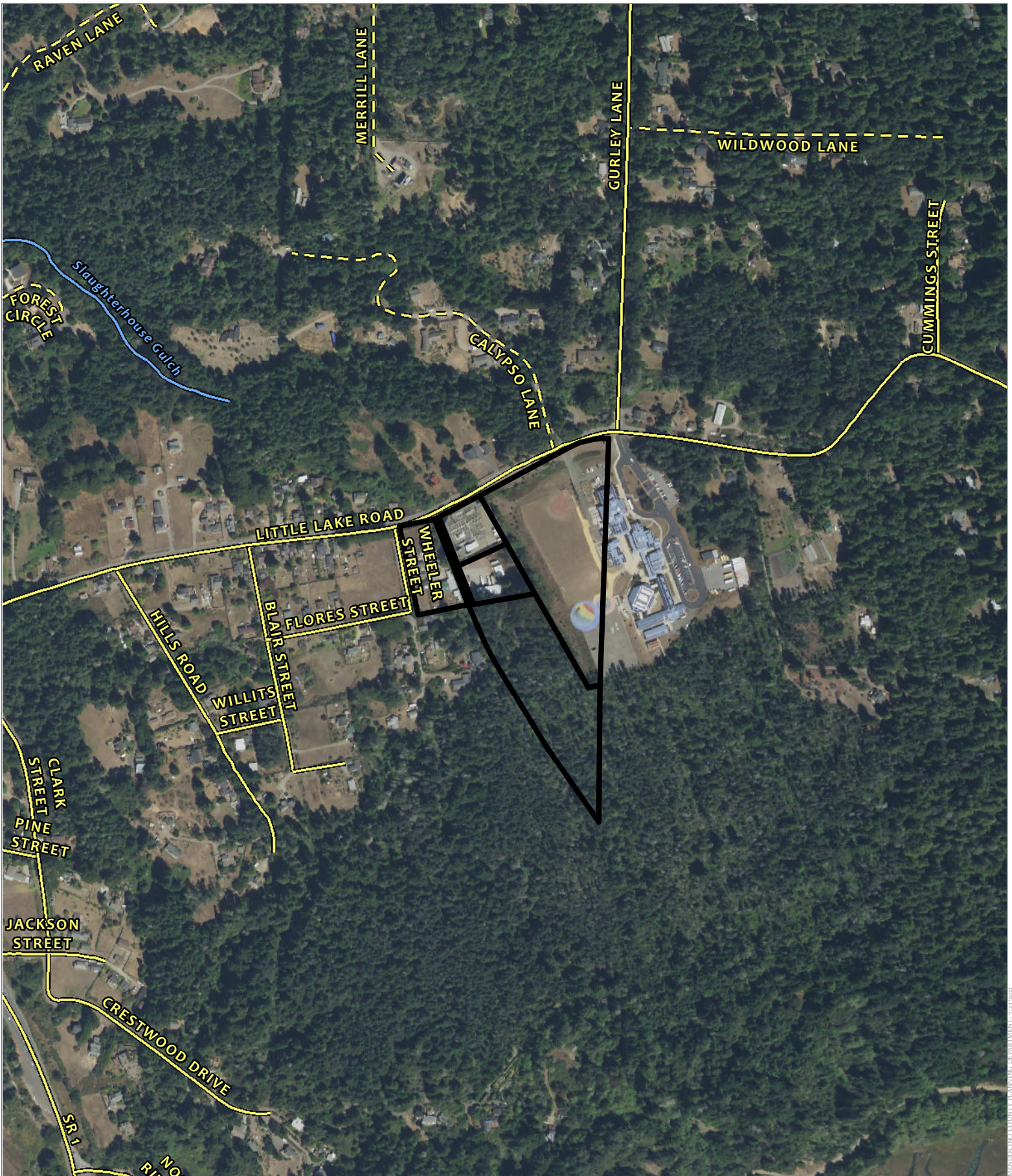
CASE: CDP 2021-0036
 OWNER: PG&E
 APN: 119-090-23, ET AL
 APLCT: Craig Geldard
 AGENT: Ode Berstein
 ADDRESS: 44325 Little Lake Road, Mendocino

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



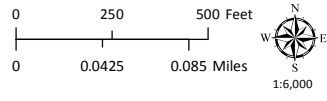
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021



CASE: CDP 2021-0036
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- Named Rivers
- Public Roads
- - - Private Roads





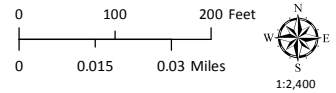
AERIAL IMAGERY

MENDOCINO COUNTY TELEMETRY DEPARTMENT - 7/23/2021



CASE: CDP 2021-0036
OWNER: PG&E
APN: 119-090-23, ET AL
APLCT: Craig Geldard
AGENT: Ode Berstein
ADDRESS: 44325 Little Lake Road, Mendocino

-  Public Roads
-  Private Roads



AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021

LEGEND

- Tree Removal Point
- ▭ Parcel Boundary
- ▭ *A. Rubra* forest
- ▭ Freshwater marsh
- ▭ Coastal riparian scrub
- ▭ *S. Laevigata* woodland

119-090-20-00
44140 Little Lake Road
Mendocino, CA
Robert Dalva
Marcia Dalva

119-090-41-00
44300 Little Lake Road
Mendocino, CA
David Fraga
Marjorie Fraga

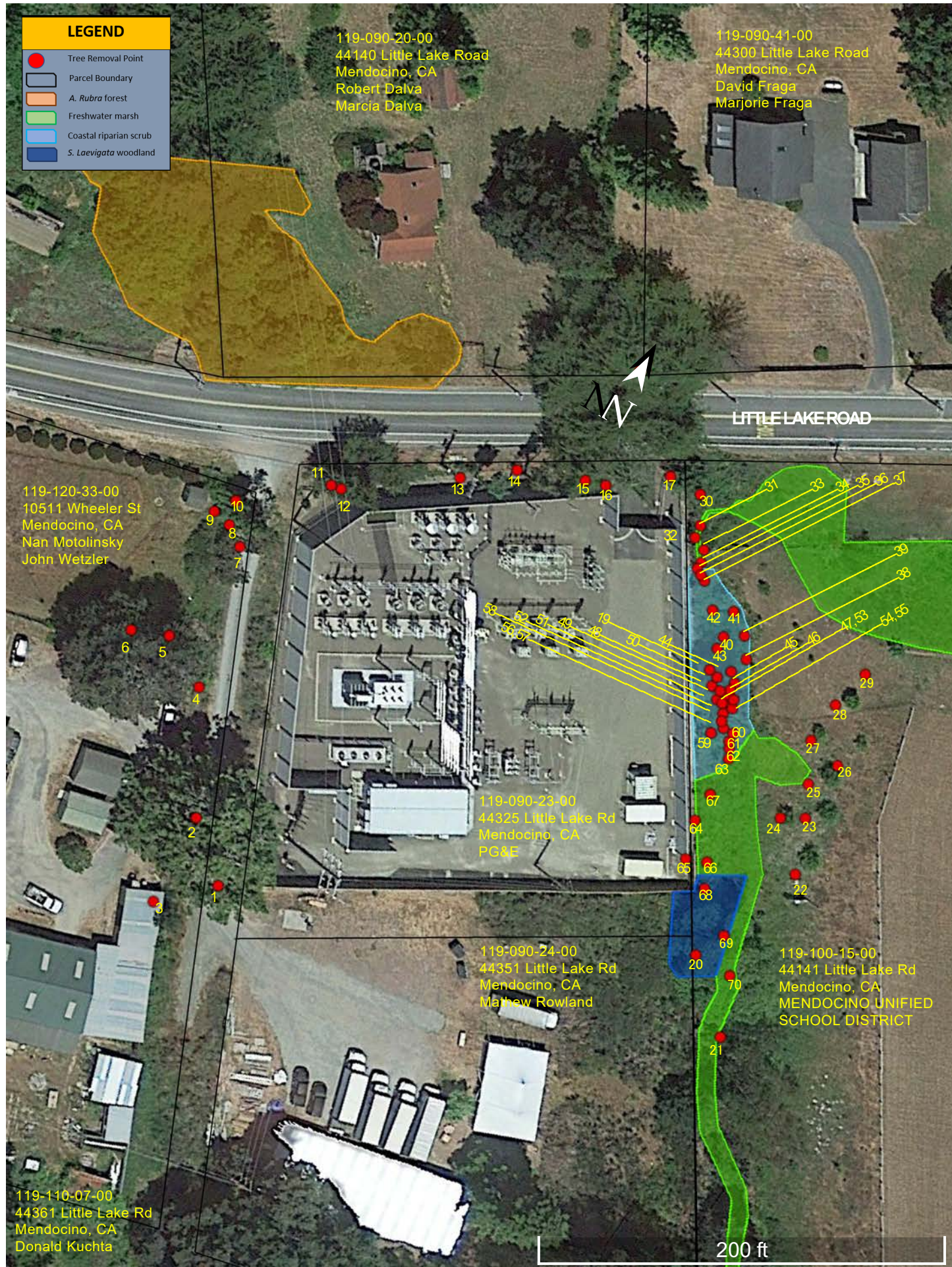
119-120-33-00
10511 Wheeler St
Mendocino, CA
Nan Motolinsky
John Wetzler

119-090-23-00
44325 Little Lake Rd
Mendocino, CA
PG&E

119-090-24-00
44351 Little Lake Rd
Mendocino, CA
Mathew Rowland

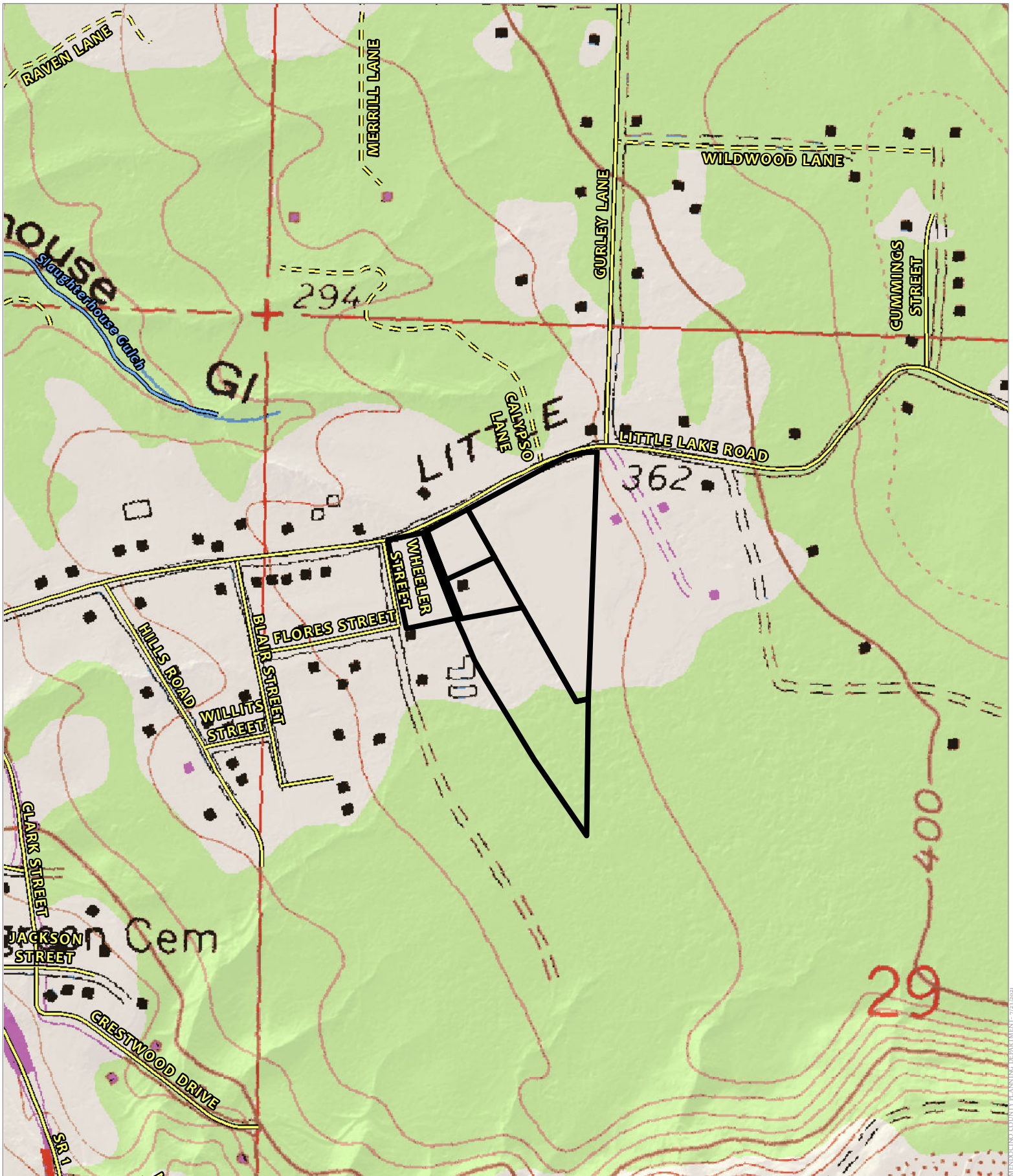
119-100-15-00
44141 Little Lake Rd
Mendocino, CA
MENDOCINO UNIFIED
SCHOOL DISTRICT

119-110-07-00
44361 Little Lake Rd
Mendocino, CA
Donald Kuchta



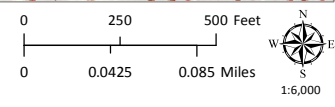
LITTLE LAKE ROAD

200 ft



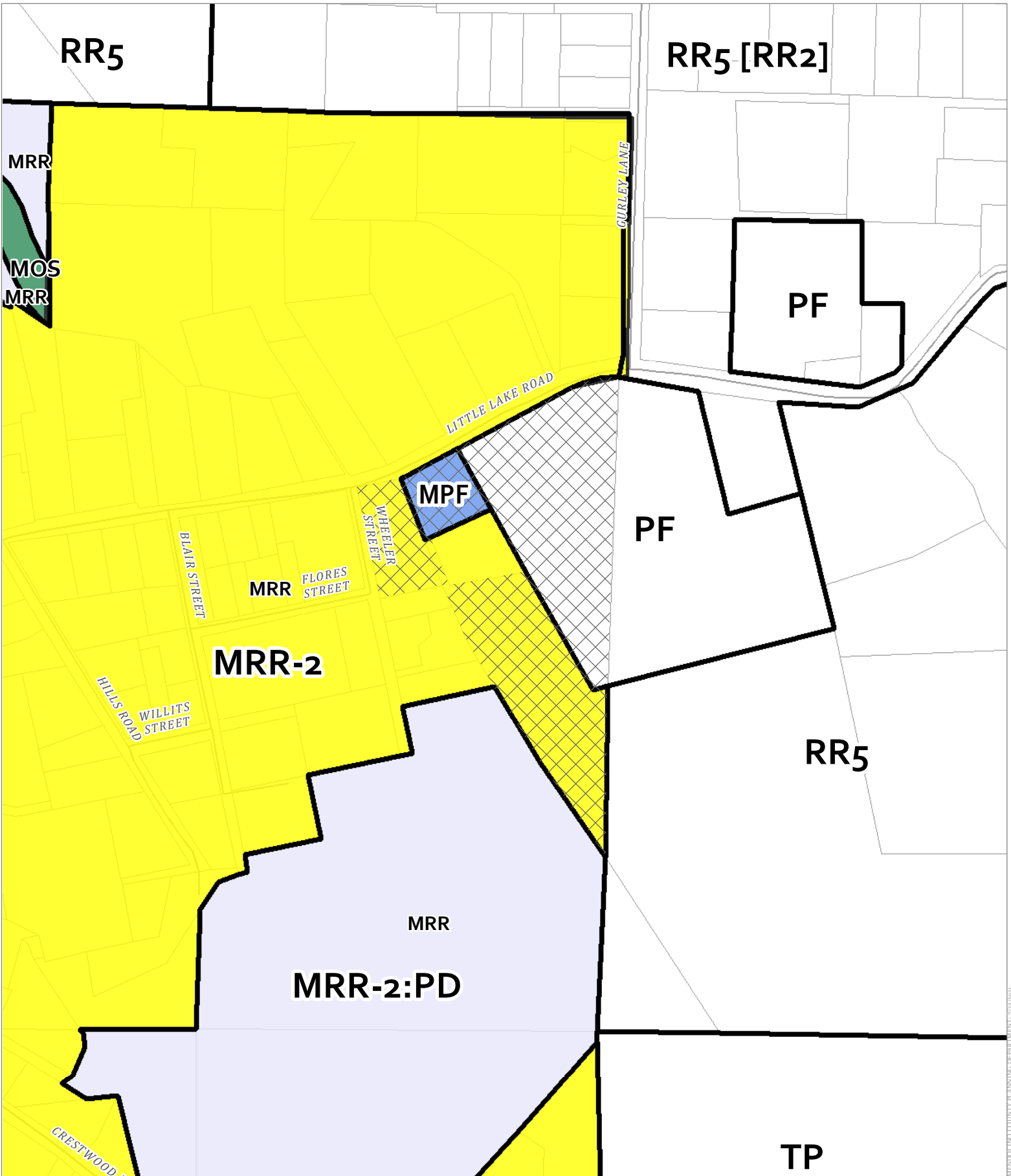
CASE: CDP 2021-0036
 OWNER: PG&E
 APN: 119-090-23, ET AL
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 ADDRESS: 44325 Little Lake Road, Mendocino

- Named Rivers
- Public Roads
- - - Private Roads





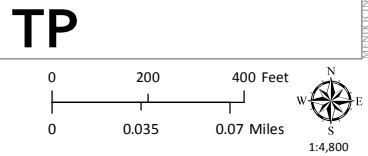
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021

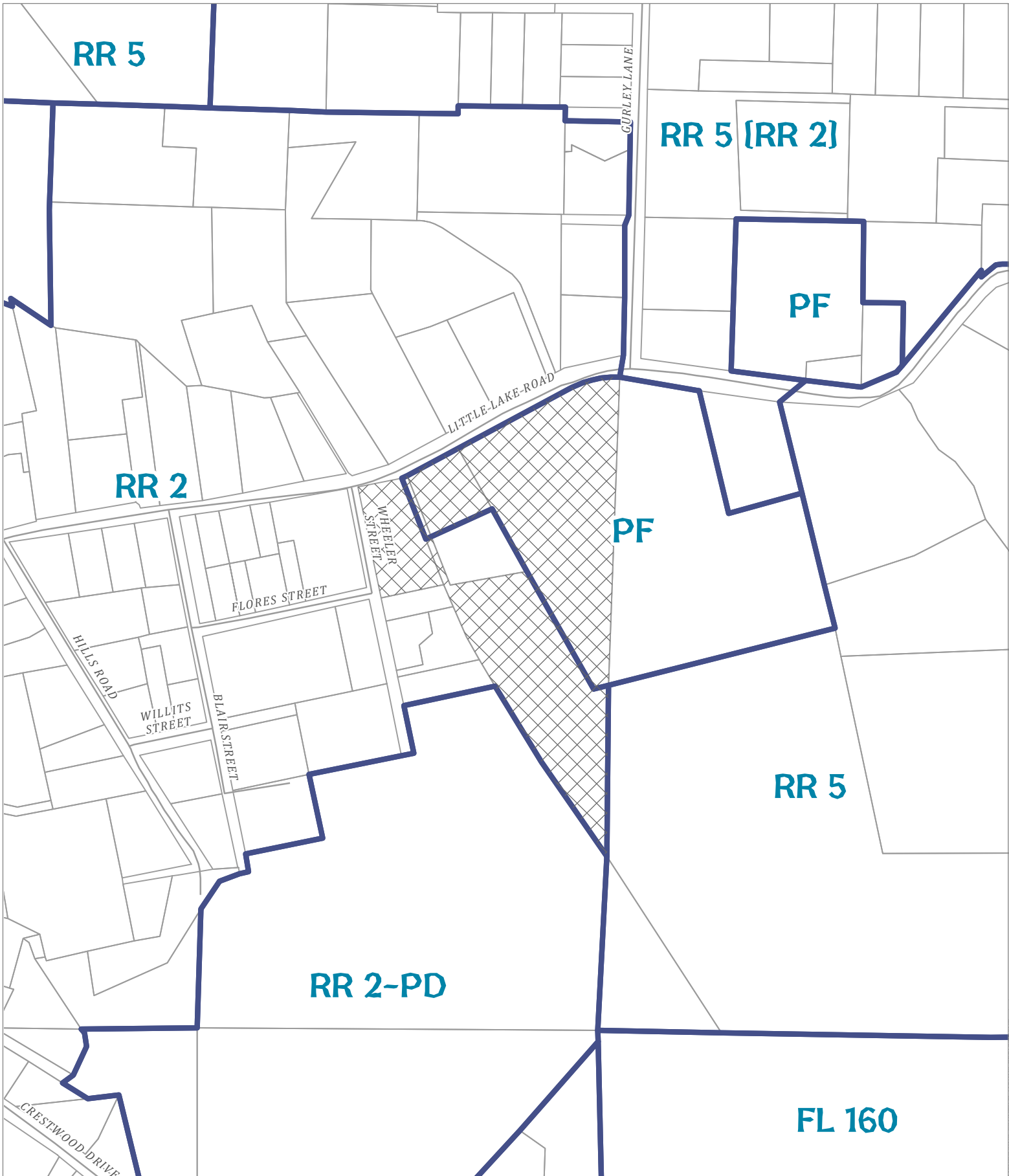


CASE: CDP 2021-0036
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 Zoning Districts
 Public Roads

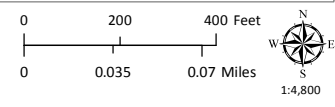


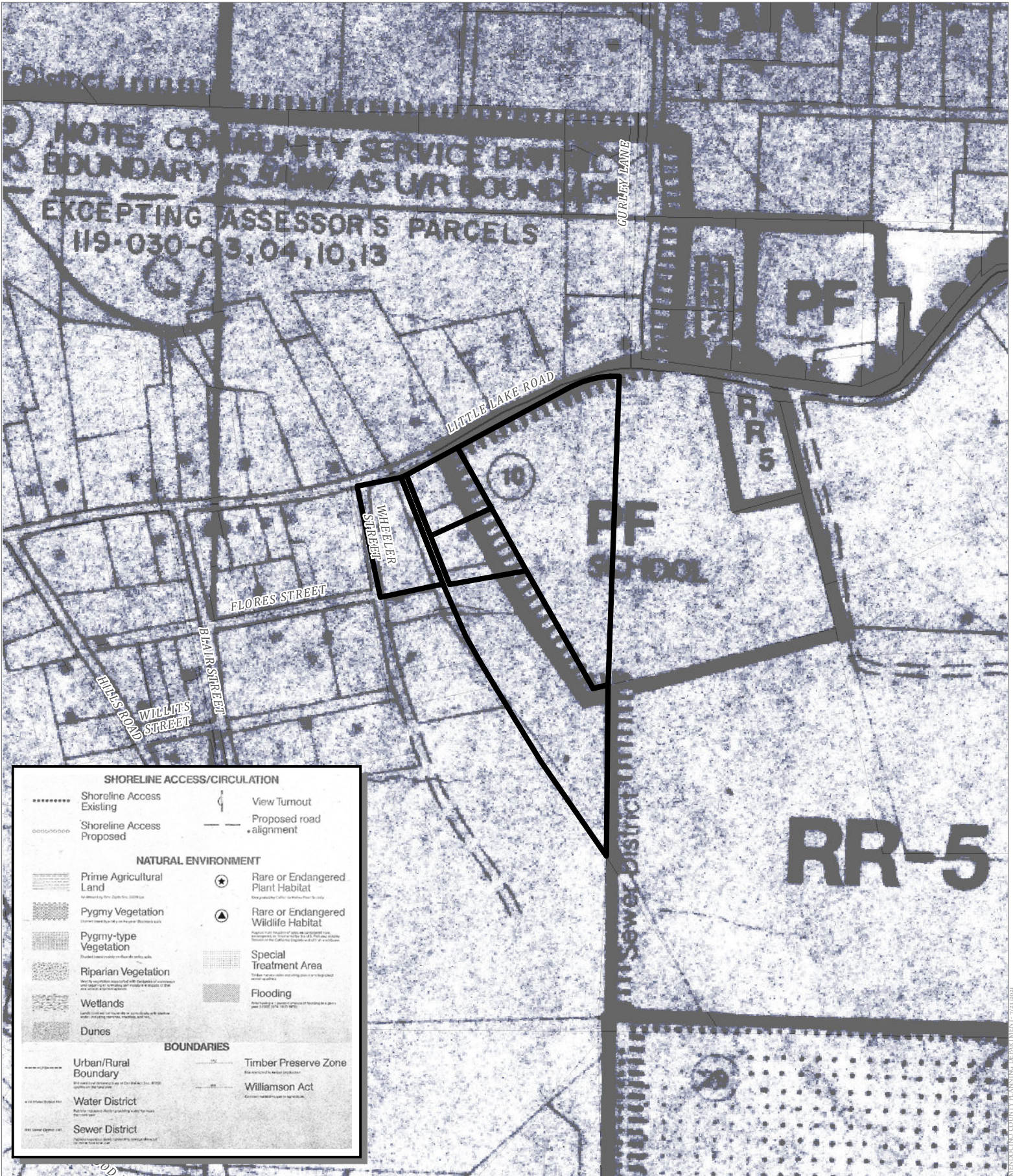
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021



CASE: CDP 2021-0036
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 APN: 119-090-23, ET AL
 APLCT: Craig Geldard
 AGENT: Ode Berstein
 ADDRESS: 44325 Little Lake Road, Mendocino

 General Plan Classes
 Public Roads





NOTE: COMMUNITY SERVICE DISTRICT BOUNDARY IS SHOWN AS U/R BOUNDARY EXCEPTING ASSESSOR'S PARCELS 119-030-03, 04, 10, 13

SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

NATURAL ENVIRONMENT

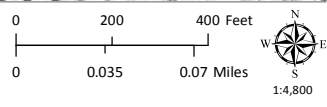
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

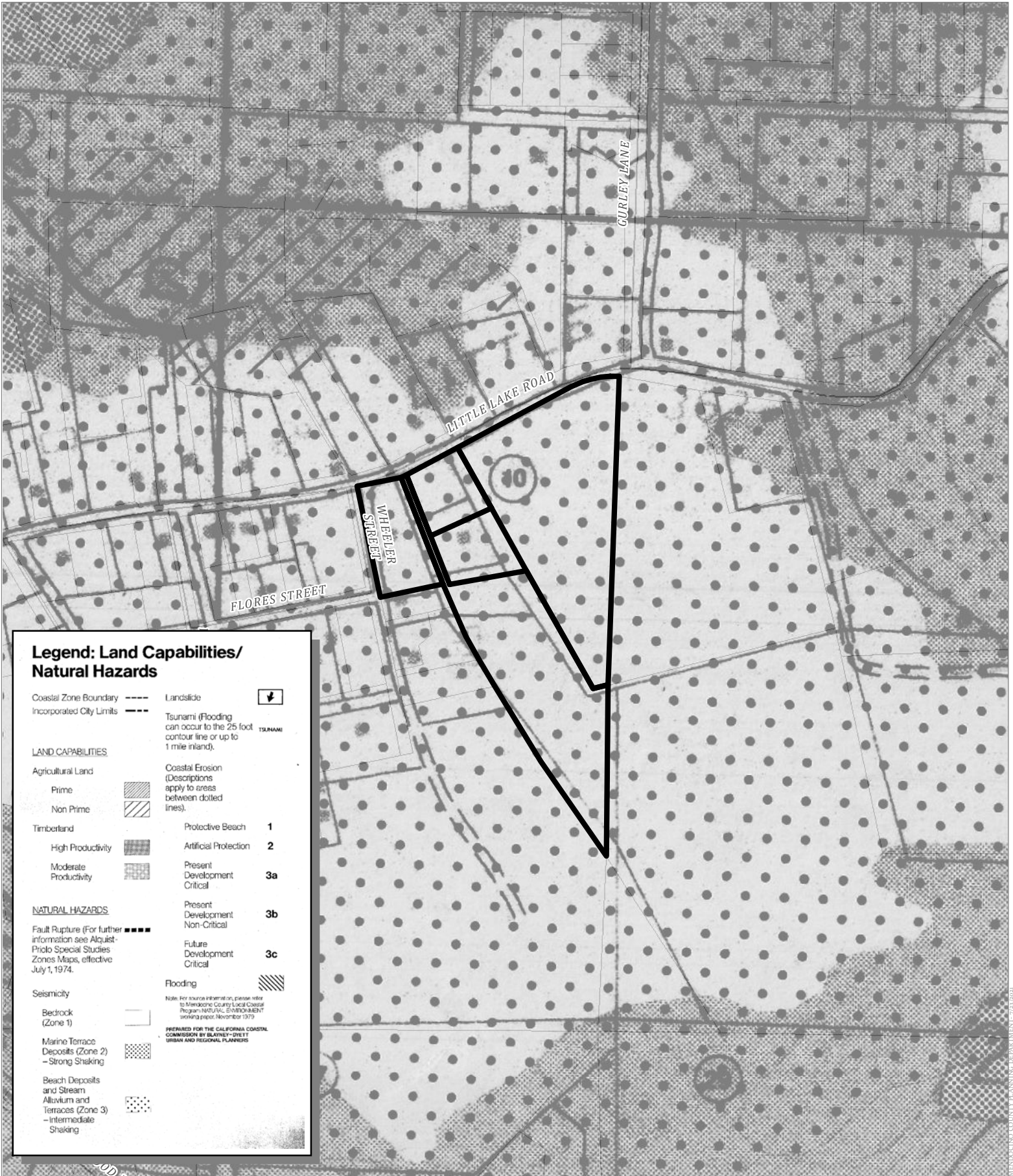
BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

CASE: CDP 2021-0036
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Public Roads

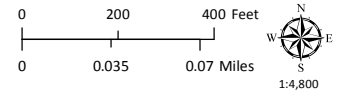




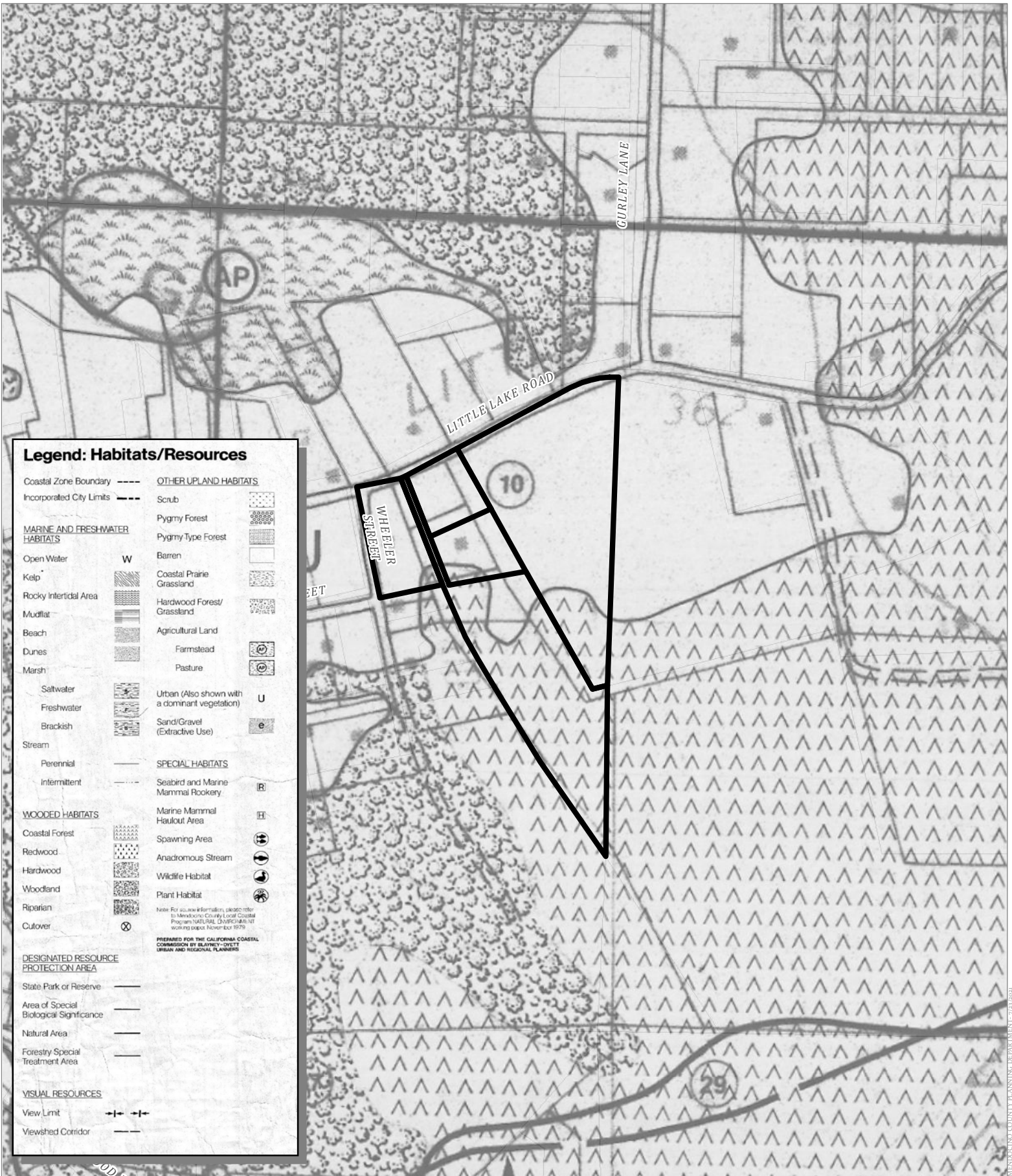
**Legend: Land Capabilities/
Natural Hazards**

- | | | | |
|---|------|--|-----------|
| Coastal Zone Boundary | --- | Landslide | |
| Incorporated City Limits | --- | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). | |
| LAND CAPABILITIES | | | |
| Agricultural Land | | Coastal Erosion (Descriptions apply to areas between dotted lines). | |
| Prime | | Protective Beach | 1 |
| Non Prime | | Artificial Protection | 2 |
| Timberland | | Present Development Critical | 3a |
| High Productivity | | Present Development Non-Critical | 3b |
| Moderate Productivity | | Future Development Critical | 3c |
| NATURAL HAZARDS | | | |
| Fault Rupture (For further information see Alquist-Prilo 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 1979.</small>
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANNEY+O'REILLY 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 | | | |

Public Roads



CASE: CDP 2021-0036
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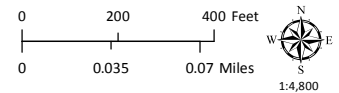


Legend: Habitats/Resources

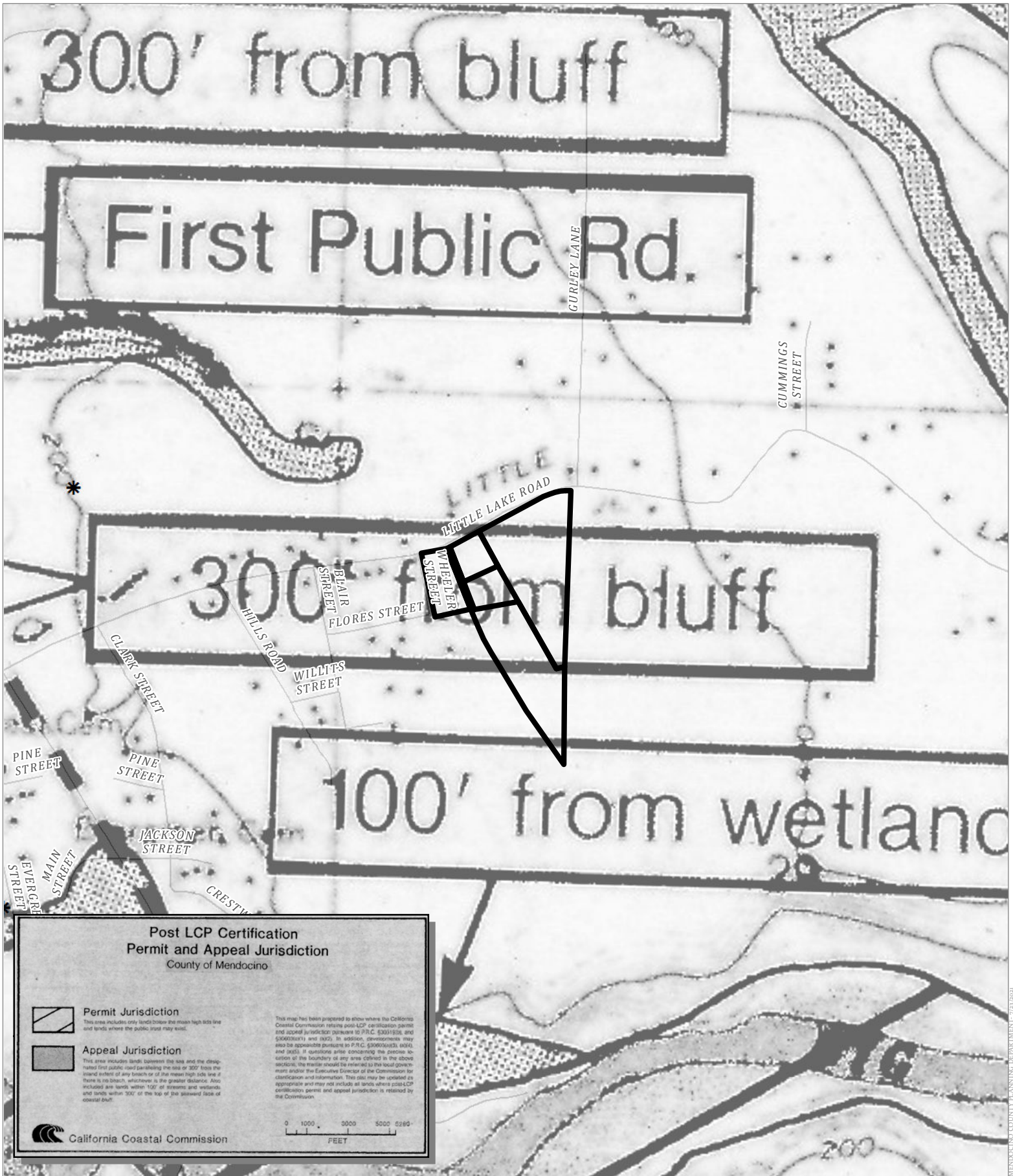
Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS			
Open Water	W	Pinyon Forest	[Pattern]
Kelp	[Pattern]	Pinyon Type Forest	[Pattern]
Rocky Intertidal Area	[Pattern]	Barren	[Pattern]
Mudflat	[Pattern]	Coastal Prairie Grassland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

Note: For accurate information, please refer to Mendocino County Local Coastal Program (LCP) State Change/Amendment workshop report November 1979.
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLUMVINC-OVETT URBAN AND REGIONAL PLANNERS

— Public Roads

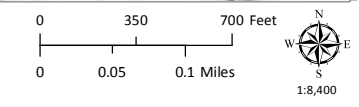


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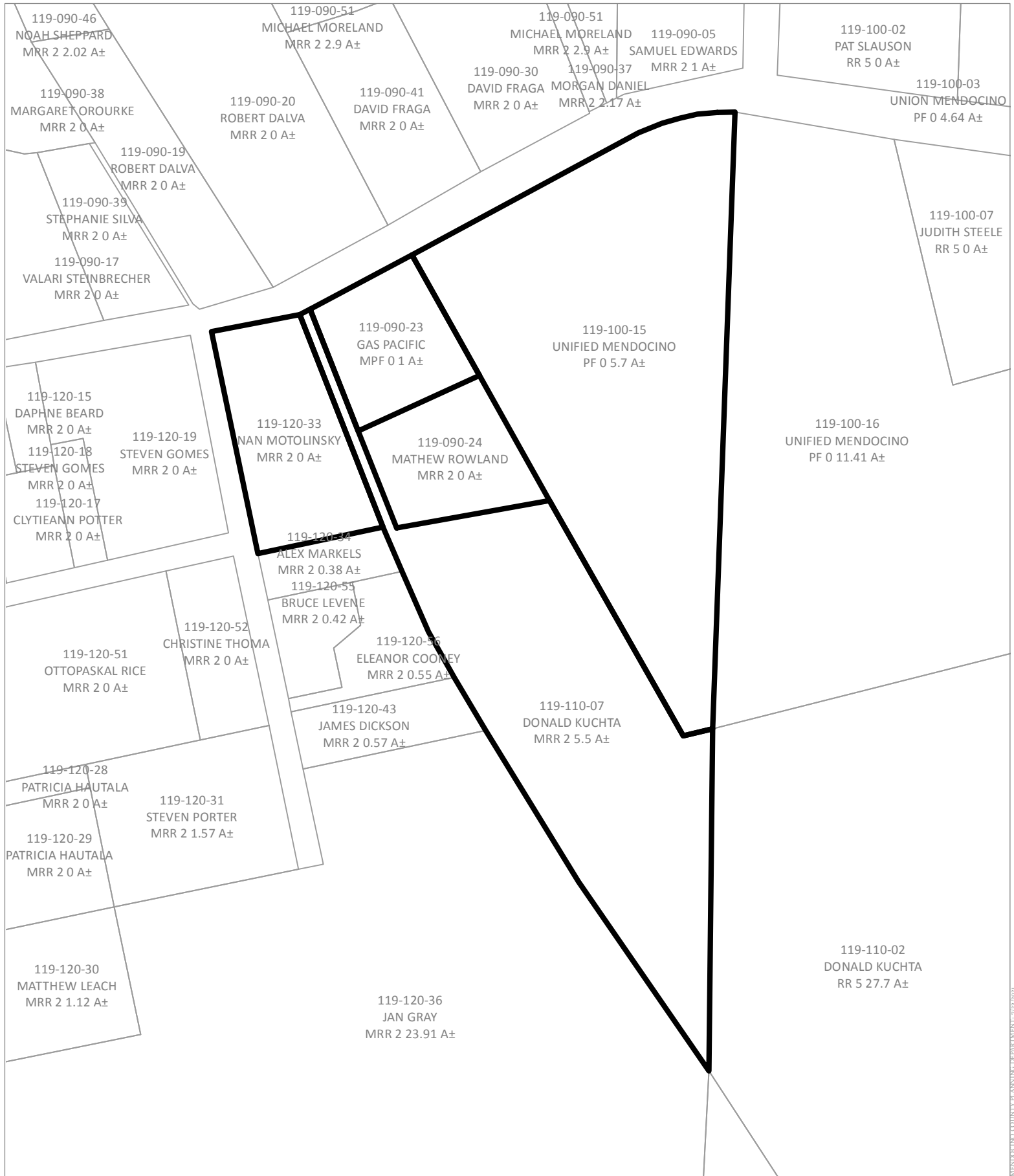
CASE: **CDP 2021-0036**
 OWNER: **PG&E**
 APN: **119-090-23, ET AL**
 APLCT: **Craig Geldard**
 AGENT: **Ode Berstein**
 ADDRESS: **44325 Little Lake Road, Mendocino**

* Visitor Serving Facilities
 — Public Roads

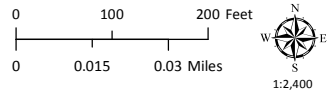


APPEAL JURISDICTION

MENDOCINO COUNTY PLANNING DEPARTMENT 7/23/2021

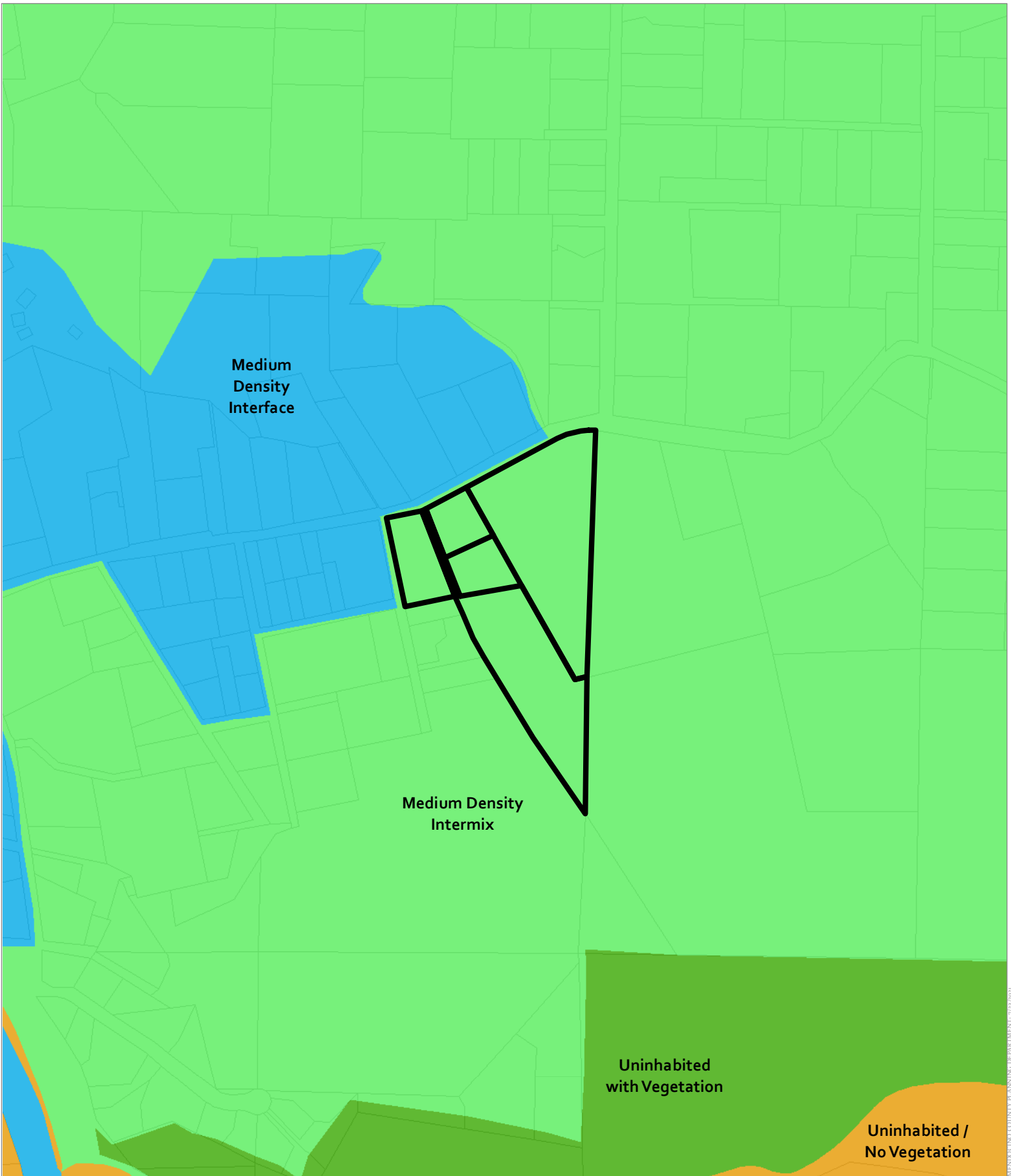


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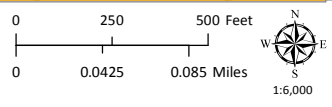


ADJACENT PARCELS

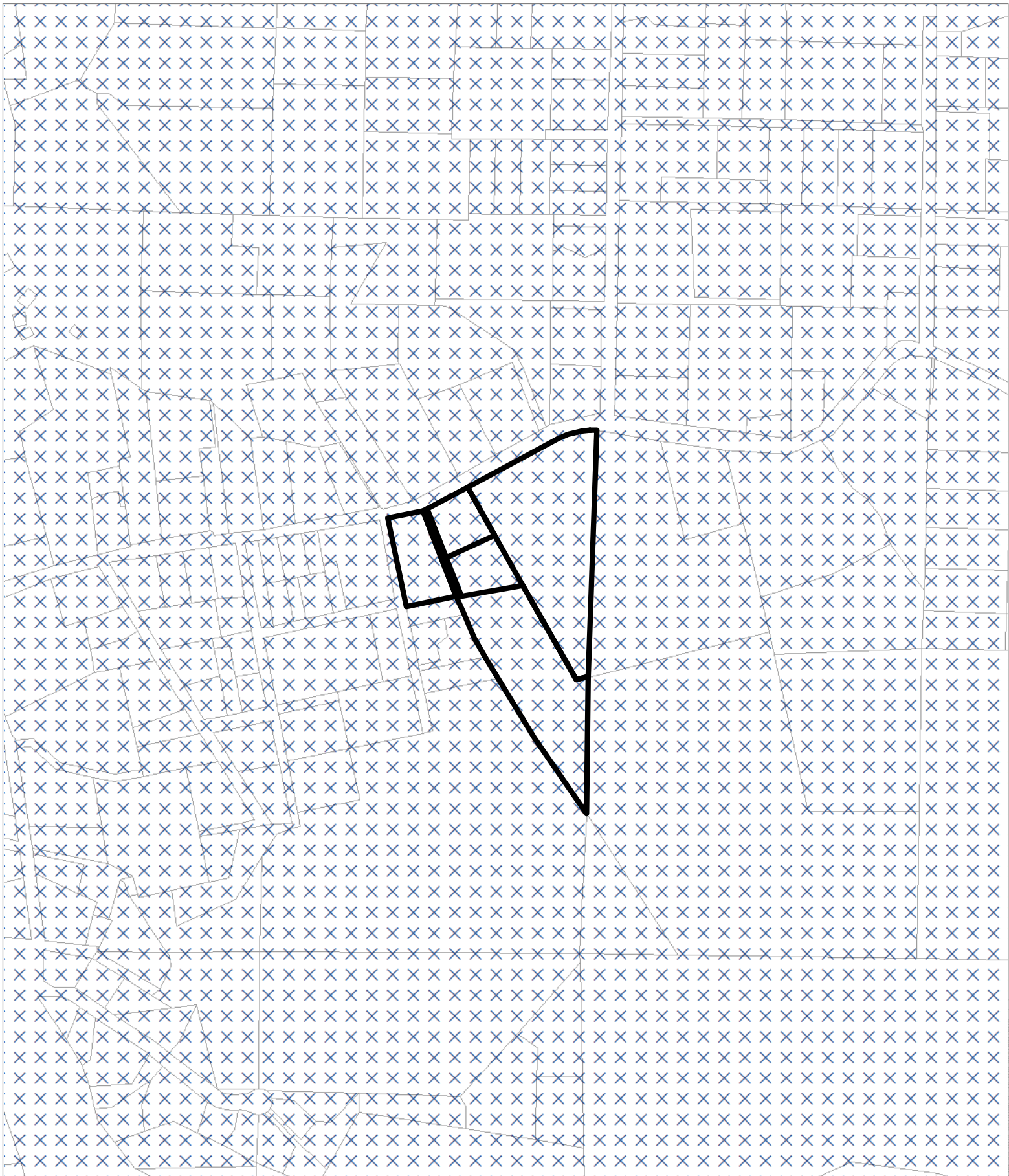
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021





CASE: CDP 2021-0036
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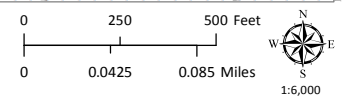


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021



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 ADDRESS: **44325 Little Lake Road, Mendocino**

-  Critical Water Areas
-  Sufficient Water Resources

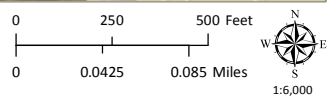
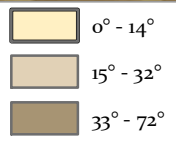


GROUND WATER RESOURCES

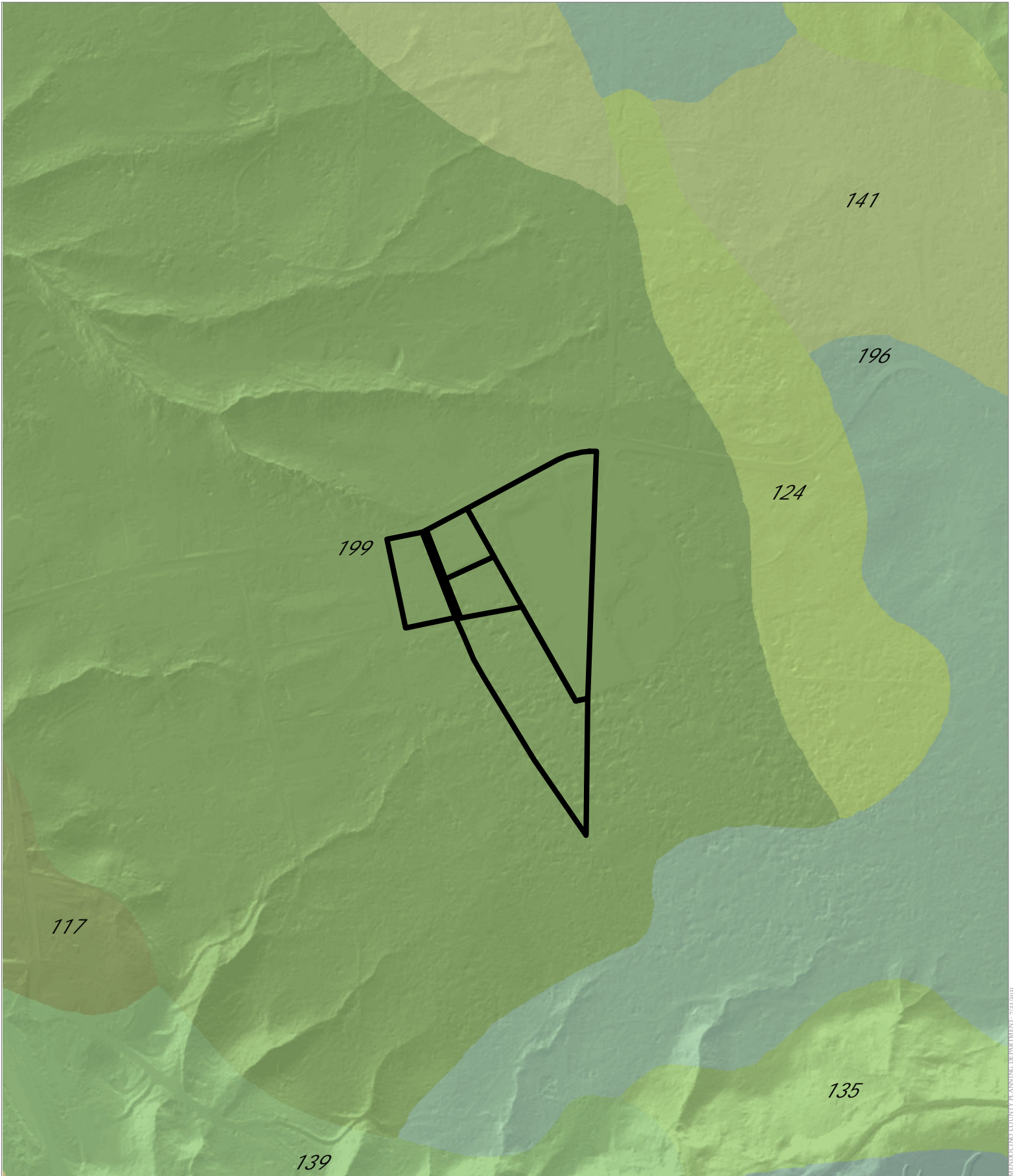


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021

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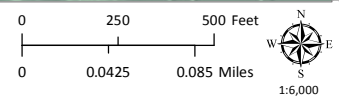


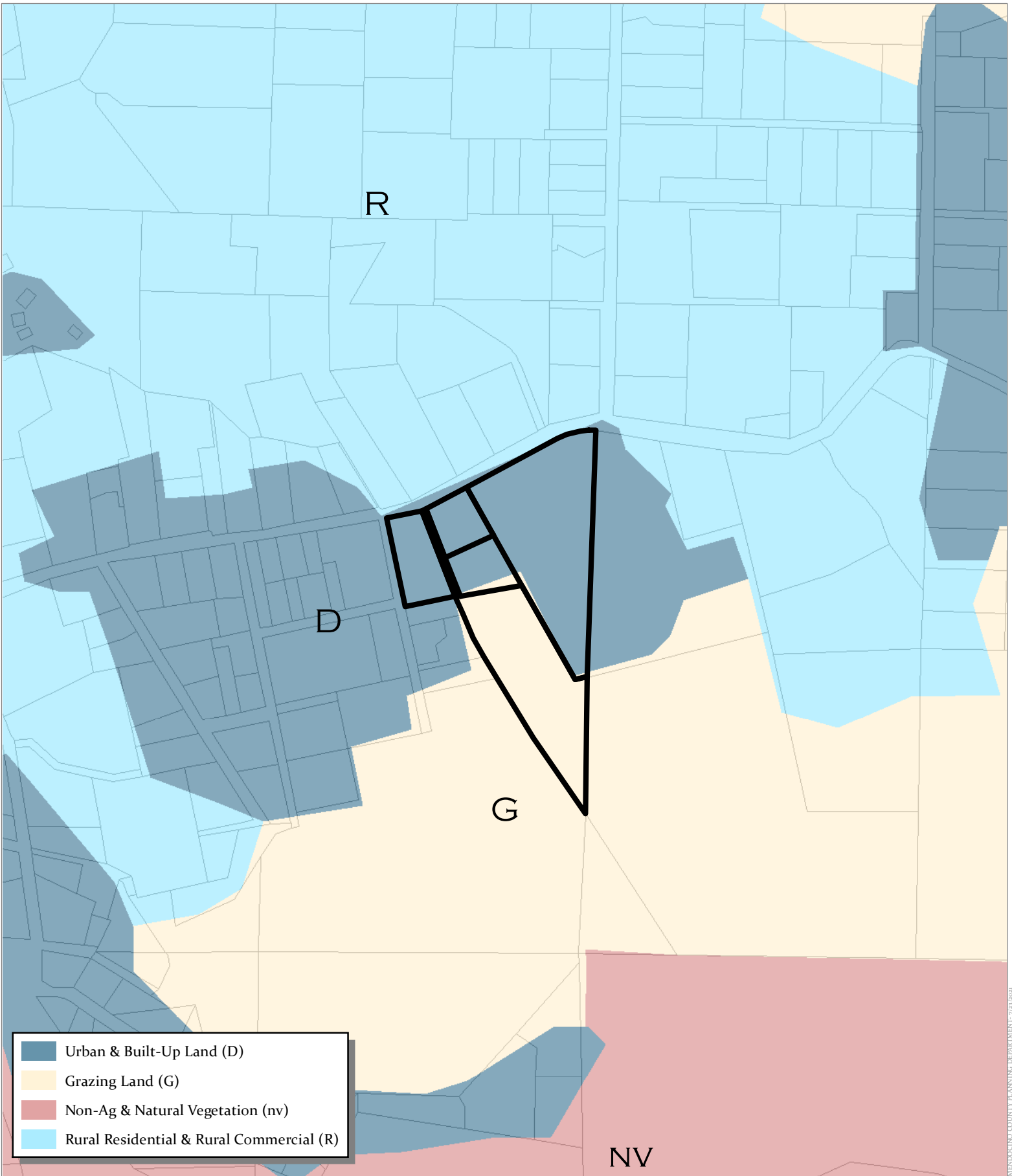
ESTIMATED SLOPE







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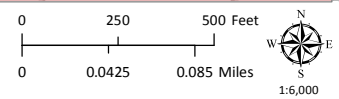
-  Shinglemill-Gibney Complex
-  Bishop Pine





	Urban & Built-Up Land (D)
	Grazing Land (G)
	Non-Ag & Natural Vegetation (nv)
	Rural Residential & Rural Commercial (R)

CASE: CDP 2021-0036
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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/23/2021



January 14, 2022

TO: Jordan McKay
PG&E, Senior Land Consultant
Environmental Resources and Mitigation
137 East Main St, Grass Valley 95945

FR: Stephanie Martin
NCRM, Inc., Senior Project Manager
2501 N. State Street
Ukiah, CA 95482

RE: Conceptual plan for the Big River Substation vegetation removal mitigation

This proposal serves as the conceptual plan for mitigation on the Pacific Gas and Electric (PG&E) Vegetation Management work that proposes to remove existing trees within environmentally sensitive habitat areas (ESHAs) adjacent to the Big River Substation in Mendocino, CA. The vegetation removal is part of a wildfire defensible space program where PG&E is required to comply with California Public Utility Commission (CPUC) and California Senate Bill (SB) 901; these set current operational safety standards to limit the adverse impacts to customers during abnormal conditions, such as wildfires on existing PG&E properties.

The Big River Substation sits on a one-acre parcel (APN 119-090-23) east of the Mendocino village at 44325 Little Lake Road. The parcel consists mostly of electrical substation equipment with a narrow band of vegetation around the periphery. As a condition of the County of Mendocino permitting process, PG&E and NCRM are proposing off-site mitigation for riparian obligate species tree removals in the ESHAs as well as incorporating Avoidance and Minimization Measures (AMMs) and Best Management Practices (BMPs) for the proposed work to minimize impacts to these ESHAs.

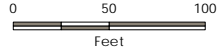
The Big River Defensible Space project (Project) plans to remove a total of 69 trees from the substation parcel and three parcels that abut the Big River Substation, along with brush removal of approximately 40,000 sq. ft in the same project area (see Figure 1). These trees have been deemed hazardous to the safety of operating the substation. However, only 13 of these tree removals are riparian obligate species (*Salix laevigata*, red willow), and therefore we are proposing to mitigate only for the loss of those ESHA specific species. The remainder of the trees being removed are not riparian specific nor are they considered sensitive (see Table 1). Our ultimate goal will be to remove other vegetation as well which includes invasive broom and blackberry. We would use hand cutting with chainsaws and would annually maintain it in years to come.



Impacted Vegetation Type	Riparian Canopy Acres	Linear Feet
Vancouverian Coastal Riparian Scrub Group	0.061	94
Salix laevigata Woodland Alliance	0.032	49
Western North American Freshwater Marsh Macrogroup	0.058	178
Total	0.151	321



- Impacted Trees
- Creek
- ⋯ Culverted Creek Segment
- ▭ Top of Bank
- Culvert
- ▨ Assumed CDFW Jurisdictional Area
- Riparian/Wetland Habitat Types**
- Salix laevigata Woodland Alliance
- Vancouverian Coastal Riparian Scrub Group
- Western North American Freshwater Marsh Macrogroup



Project Location: Mendocino County, California
 Prepared by PG on 2021-10-07
 Technical Review by SC on 2021-10-07
 185705122

Client/Project: Pacific Gas and Electric Company
 Defensible Space Program
 Big River Substation

Figure No. 1

Title: Project Impacts

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Table 1. Big River Substation Tree Inventory Proposed for Removal

Tree ID	Species	DBH	Height	Property Ownership
1	Tanoak - <i>Lithocarpus densiflora</i>	26	25	Donald Kuchta
2	Douglas fir - <i>Pseudotsuga menziesii</i>	99	85	Nan Motolinski
3	Monterey pine-- <i>Pinus radiata</i>	8	30	Nan Motolinski
4	Tanoak - <i>Lithocarpus densiflora</i>	6	20	Nan Motolinski
5	Monterey pine-- <i>Pinus radiata</i>	42	65	Nan Motolinski
6	Monterey pine-- <i>Pinus radiata</i>	72	65	Nan Motolinski
7	Monterey pine-- <i>Pinus radiata</i>	28	25	Nan Motolinski
8	Monterey pine-- <i>Pinus radiata</i>	13	35	Nan Motolinski
9	Douglas fir - <i>Pseudotsuga menziesii</i>	13	40	Nan Motolinski
10	Monterey pine-- <i>Pinus radiata</i>	10	35	Nan Motolinski
11	Monterey cypress-- <i>Cupressus macrocarpa</i>	60	45	PG&E
13	Monterey cypress-- <i>Cupressus macrocarpa</i>	45	40	PG&E
13	Douglas fir - <i>Pseudotsuga menziesii</i>	18	35	PG&E
14	Monterey pine-- <i>Pinus radiata</i>	20	35	PG&E
15	Monterey cypress-- <i>Cupressus macrocarpa</i>	38	40	PG&E
16	Monterey cypress-- <i>Cupressus macrocarpa</i>	45	40	PG&E
17	Douglas fir - <i>Pseudotsuga menziesii</i>	10	25	PG&E
*19	Monterey pine-- <i>Pinus radiata</i>	16	60	Mendocino USD
20	Red willow-- <i>Salix laevigata</i>	80	40	Mendocino USD
21	Blue gum - <i>Eucalyptus sp.</i>	32	60	Mendocino USD
22	Redwood - <i>Sequoia sempervirens</i>	7	20	Mendocino USD
23	Redwood - <i>Sequoia sempervirens</i>	7	20	Mendocino USD
24	Redwood - <i>Sequoia sempervirens</i>	7	20	Mendocino USD
25	Redwood - <i>Sequoia sempervirens</i>	7	20	Mendocino USD
26	Redwood - <i>Sequoia sempervirens</i>	5	13	Mendocino USD
27	Redwood - <i>Sequoia sempervirens</i>	5	13	Mendocino USD
28	Redwood - <i>Sequoia sempervirens</i>	5	13	Mendocino USD
29	Redwood - <i>Sequoia sempervirens</i>	5	13	Mendocino USD
30	Douglas fir - <i>Pseudotsuga menziesii</i>	1	10	Mendocino USD
31	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
32	Tanoak - <i>Lithocarpus densiflora</i>	2	16	Mendocino USD
33	Douglas fir - <i>Pseudotsuga menziesii</i>	2	18	Mendocino USD
34	Douglas fir - <i>Pseudotsuga menziesii</i>	1	14	Mendocino USD
35	Tanoak - <i>Lithocarpus densiflora</i>	2	16	Mendocino USD
36	Tanoak - <i>Lithocarpus densiflora</i>	1	14	Mendocino USD
37	Red willow-- <i>Salix laevigata</i>	6	16	Mendocino USD
38	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
39	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
40	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
41	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
42	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
43	Red willow-- <i>Salix laevigata</i>	2	20	Mendocino USD



44	Red willow - <i>Salix laevigata</i>	2	20	Mendocino USD
45	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
46	Red willow - <i>Salix laevigata</i>	2	20	Mendocino USD
47	Red willow - <i>Salix laevigata</i>	2	20	Mendocino USD
48	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
49	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
50	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
51	Red willow - <i>Salix laevigata</i>	2	20	Mendocino USD
52	Red willow - <i>Salix laevigata</i>	2	20	Mendocino USD
53	Red willow - <i>Salix laevigata</i>	2	20	Mendocino USD
54	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
55	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
56	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
57	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
58	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
59	Douglas fir - <i>Pseudotsuga menziesii</i>	1	10	Mendocino USD
60	Red willow - <i>Salix laevigata</i>	6	20	Mendocino USD
61	Red willow - <i>Salix laevigata</i>	6	20	Mendocino USD
62	Red willow - <i>Salix laevigata</i>	6	20	Mendocino USD
63	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
64	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
65	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
66	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
67	Red willow - <i>Salix laevigata</i>	30	20	Mendocino USD
68	Pacific wax myrtle - <i>Myrica californica</i>	4	13	Mendocino USD
69	Pacific wax myrtle - <i>Myrica californica</i>	13	18	Mendocino USD
70	Pacific wax myrtle - <i>Myrica californica</i>	13	18	Mendocino USD

*Please note that tree number 18 is not part of the scope of work

Definitions of ESHA and Regulatory Setting

When identifying and mapping ESHAs in the project area, and when considering potential impacts of the Project on ESHAs, NCRM reviewed the following criteria:

California Coastal Act ESHA Definition (Section 30107.5) Any areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Mendocino County ESHA Definition (County of Mendocino Planning & Building Services 1991) Environmentally Sensitive Habitat Areas (ESHAs) include: anadromous fish streams, sand dunes, rookeries and marine mammal haul-out areas, wetlands, riparian areas, or areas of pygmy vegetation which contain species of rare or endangered plants and habitats of rare and endangered plants and animals.

Mendocino County ESHA Buffer – Chapter 20.496 Environmentally Sensitive Habitat and Other Resource Areas Development Criteria (Section 20.496.020- 4(g)) Where riparian vegetation is lost due to development, such vegetation shall be replaced at a minimum ratio of 1:1 to restore the protective values of the buffer area. A buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from future developments and shall be compatible with the



continuance of such habitat areas. The width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Wildlife (CDFW), and County Planning staff, that one hundred (100) feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the ESHAs and shall not be less than fifty (50) feet in width.

Mendocino County Ordinance Number 4497 (Sec. 20.308.035 Definitions D) "Development" means on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Riparian Corridors and Other Riparian Resource Areas (Sec. 20.496.035) No development or activity which could degrade the riparian area or diminish its value as a natural resource shall be permitted in the riparian corridor or in any area of riparian vegetation except for the following:

1. Channelizations, dams or other alterations of rivers and streams as permitted in Section 20.496.030(C);
2. Pipelines, utility lines and road and trail crossings when no less environmentally damaging alternative route is feasible;
3. Existing agricultural operations;
4. Removal of trees for disease control, public safety purposes or personal use for firewood by property owner.

Requirements for development in riparian habitat areas are as follows:

1. The development shall not significantly disrupt the habitat area and shall minimize potential development impacts or changes to natural stream flow such as increased runoff, sedimentation, biochemical degradation, increased stream temperatures and loss of shade created by development;
2. No other feasible, less environmentally sensitive alternative exists;
3. Mitigation measures have been incorporated into the project to minimize adverse impacts upon the habitat;
4. Where development activities caused the disruption or removal of riparian vegetation, replanting with appropriate native plants shall be required at a minimum ratio of one to one (1:1) and replaced if the survival rate is less than seventy-five (75) percent. (Ord. No. 3785 (part), adopted 1991).

ESHA in the Project Area

ESHAs delineated in the project area consist of three different riparian areas: *Salix laevigata* Woodland Alliance, Vancouverian Coastal Riparian Scrub, and Western North American Freshwater Marsh Macrogroup. None of these habitat types are considered occupied special-status wildlife habitat, special-status plant habitat, or sensitive natural communities as defined by the California Department of Fish and Wildlife (2018a) (please refer to the *PG&E Biological Constraints Report, 2021*). The ESHAs on site are associated with plant species which grow in and adjacent to freshwater watercourses, including perennial



and intermittent streams, lakes, and other bodies of fresh water (Mendocino County 1991). The three types of riparian ESHAs on site have been assessed to have limited value to threatened and endangered species as the site has been directly impacted previously by the surrounding development, by the building of the substation, by the redirected water flow coming off the adjacent properties, and by the presence of invasive species. It should be noted that not all ESHAs are created equally, and these ESHAs on site hold minimal value in the bigger scheme of habitat protection within Mendocino County. The Biological Assessment provided the following statement on the ESHAs: “the Big River Substation RAA does not contain ESHA for special status species because it lacks areas in which plant or animal species, or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem. Onsite habitat lacks unique attributes and does not provide ideal habitat for any special-status species.” That being said, we are proposing a 50-foot buffer be placed around the ESHAs, and that all PG&E BMPs and AMMs will be implemented (see Attachment 1).

Impacts

The Big River Substation Wildfire Defensible Space Project is unique in that it is not a typical development, despite meeting the definition of development by the County zoning codes. The Project is a vegetation removal activity that is required by the CPUC and State legislation to comply with new public safety operational standards. The Project does not have biologically significant lands adjacent to it, nor sensitive species affiliated with it. Additionally, the Project will allow for the continuance of the adjacent habitat area by maintaining the functional capacity, and its ability to be self-sustaining and maintain natural species diversity.

It is estimated that 0.151 acres of riparian habitat, affiliated ESHAs, will be impacted by the removal of 13 red willow trees throughout the one-acre property and adjacent parcels. There are no potential alternatives for fuels reduction when considering the potential impact from catastrophic fire to public safety. It is NCRM’s opinion that the tree removal will not significantly disrupt the habitat area, nor will it create changes to the natural stream flow. The function of the ESHAs will remain as water filtration and movement systems.

Additionally, NCRM is also proposing the treatment and eradication of the invasive species that are growing around the substation. No wetland fill is proposed for the fire resilience project, only impacts associated with tree crew hand-pruning and removing vegetation within an ESHA. No tracked or other heavy equipment will be utilized within the 50-foot buffer.

Proposed Mitigation

The impact to the ESHAs, by entering it and removing trees, is defined as “Development” according to Sec. 20.308.035 Definitions (D); however, the impact will not change the functional capacity of the ESHAs nor change their ability to be self-sustaining and to maintain natural species diversity. Indirect impacts on the ESHAs will be avoided through implementation of the mitigation measures detailed below and of PG&E’s Best Management Practices (Attachment 1). Although portions of the Project will remove trees and vegetation within the proposed 50-foot ESHA avoidance buffer, the Project will implement the following mitigation measures to prevent indirect impacts on the ESHAs:

- Provide Environmental Awareness Training;
- Delineate Work Limits;
- Implement Best Management Practices for Tree Removal;
- Prepare and Implement an Offsite Mitigation Plan;
- Conduct Pre-Construction Nesting Bird Surveys and Implement Avoidance Measures;
- Locate Work and Staging Areas for Tree Removal Outside the ESHA;



- Hazardous Materials Management and Contingency Plan;
- Contaminated Materials Management Plan.

Due to the size (one acre) and location of the substation (proximity to residential area) and the purpose of the project (wildfire defensible space), there is no potential for onsite mitigation for the impacts associated with riparian tree removals. Planting native plants anywhere in California currently, even at a ratio of one to one, during a draught is not a sustainable option, neither onsite nor anywhere in the draught-stricken state. However, we have found two offsite riparian areas (Class II watercourses) in which we can plant 13 willow trees where watering is unlikely to be needed and where we will not be creating another fire hazard situation. Additionally, we are also proposing alternative compensatory mitigation for temporary impacts to the ESHAs the (0.151 acre) at the same offsite location. PG&E's mitigation strategy for the impacts to the ESHAs is to strengthen the protection of an existing 2.2-acre Pygmy Forest/wetland ESHA. To help protect this unique ESHA that is nestled up against State Park land (biological significant) and supports northern spotted owl habitat (species sensitive to disturbance) we propose to construct a five-acre shaded fuel break directly adjacent to the existing Pygmy forest/wetland area in addition to planting 13 willows within existing riparian areas (Figure 2).

We recognize that this mitigation proposal is unique. We are asking that the County recognize that the impacts we are proposing are unique; that they do not fit the standard definitions of "Development" in the County Codes; and to recognize that the vegetation removal is required to meet new operational safety requirements and to reduce adverse impacts to the Mendocino community in the event of wildfire.

It is the intention of this preliminary proposal that the work described below would take place in the winter of 2022, and that once this conceptual plan is approved by all parties, NCRM would move forward with writing a Mitigation and Monitoring Plan to be approved by the County that would include project specifications, and three years of maintenance and monitoring (2023-2025). Since onsite restoration and replanting are not feasible at the PG&E Big River site, NCRM and PG&E are proposing to perform offsite mitigation of a unique, rare, and important ESHA to the County, Pygmy Forest, which will add value to this ESHA and improve its ability to remain viable while also adding stability to embankments on two Class II watercourses within the same property.


Mitigation Site 1-Micky Trust:

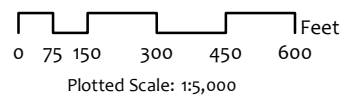
Micky Trust is an 84-acre parcel on the south side of Big River that is owned by Save the Redwoods League (League). The property contains a native redwood forest, two Class II watercourses that feed directly into Big River, wetlands, and a portion of a Pygmy Forest/wetland ESHA. The Pygmy Forest ESHA is at risk from adjacent fire prone forests, and we are proposing to protect the ESHA by creating a shaded fuel break in the adjacent redwood forest (Figure 2). The League has endeavored to protect the entire property, but they also have a desire to further protect the unique features on the property. Furthermore, the two road crossings over the Class II watercourses have steep embankments and the planting of willow trees will not only provide stability to the slopes but will also enhance the diversity of the area. The League has agreed to allow the proposed mitigation to take place on their property (see Attachment 2- letter from the League).


The Mendocino Pygmy Cypress Forest is a stunted, lichen-encrusted forest with two defining coniferous tree species that generally only occur together in this vegetation type, Mendocino cypress (*Hesperocyparis pygmaea*) and Bolander's pine (*Pinus contorta* ssp. *bolanderi*). Soils within this forest are strongly podzolized and have a hardpan that results in a soil that is nearly impenetrable to water. These resulting rainwater pools and ponds are highly acidified. The soils are also nutrient poor, leading to the characteristic slow and poor growth form for trees growing on it. The stunted stature of the forest structure and frequent





PG&E Mitigation
Big River Substation Defensible Space
Project Mitigation Area - Mickey Trust






 Mickey Trust (Save the Redwoods League)


 Seasonal Road

 Watercourse


 Watercourse Crossing (Proposed Willow Planting Location)

Section 32
T17N R17W
MDB&M


Portions of the Mendocino
USGS 7.5' Quadrangle


Image Date: 2020

January 6, 2022

Mitigation Project Location

 Fuels Reduction Unit

Vegetation Community Alliance

 Bishop Pine

 Pygmy Cypress

This map was compiled by NCRM, using the best available data at the time and is believed to be accurate; however, a degree of error is inherent in all maps. This map is intended as a graphical representation of field conditions.



water saturated soils provide limited habitat for large, soil dwelling mammals, but the forest type does provide wetland habitat for amphibians and scrub habitat for birds. The Mendocino Pygmy Cypress Forest commonly supports wetlands based on local hydrology, soils that perch water, and the predominance of wetland plants, and the forest on Mickey Trust mimics those characteristics. The prevalence of wetland plants (greater than 50%) is a strong wetland indicator that is widely used to classify a wetland and they are present throughout the pygmy forest on Mickey Trust.

Pygmy forest soils have additional environmental concerns beyond development in the Coastal Zone. This forest type tends to have seasonally saturated soils with increased surface drainage, such that they have a high susceptibility to erosion and very poor permeability. By protecting the forest from a catastrophic fire, we are in turn protecting the ESHA, the soil, and susceptibility to erode into the Big River creating sedimentation in a known salmonid bearing river.

PG&E proposes a 1:1 replanting ratio for the riparian obligate trees removed in the ESHAs, and to use a 2:1 mitigation ratio, based on the size of the Big River parcel, for the impacts associated with vegetation removal in the riparian ESHAs. Using this calculation PG&E will mitigate for 2.2-acres of Pygmy Forest/wetland ESHA and plant 13 willow trees at the Micky Trust property. We propose to create five acres of shaded fire break around the perimeter of the 2.2-acre ESHA to prevent a catastrophic loss of the sensitive ESHA in the event of a wildfire. This will provide long term, permanent protection for one of Mendocino County's rarest habitats. If you have any further questions or concerns, please do not hesitate to contact me. 530.263.4063

Thank you,

A handwritten signature in blue ink, appearing to read "Stephanie L. Martin".

Stephanie L. Martin
Senior Project Manager



Attachment 1. PG&E BMPs.
Attachment 2. Letter from League.

DRAFT



January 14, 2022

Pacific Gas & Electric

To Whom It May Concern,

In collaboration with NCRM and PG&E, Save the Redwoods League supports the mitigation project on the League owned "Mickey Trust" property as defined in the enclosed project proposal.

Please call or email with any questions or concerns at acastanos@savetheredwoods.org and 619-971-4505.

Thank you,

Anthony Castaños
Land Stewardship Manager

Encl.



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Guidance Document References:

[TD-7102P-01, “Distribution Routine Patrol Procedure \(DRPP\)”](#)

Level of Use:

- Information
- Reference
- Continuous

ENGLISH	SPANISH
<p>During the performance of Vegetation Management (VM) activities the following Best Management Practices (BMPs) must be implemented where practicable. BMPs are considered practicable where physically possible and not conflicting with other regulatory obligations or safety considerations (GO 95 Rule 35 and Public Resource Codes 4292 and 4293) or emergency response situations. These BMPs are designed to ensure that PG&E VM activities are performed in an environmentally sensitive manner to minimize environmental impacts.</p>	<p>Durante la ejecución de actividades relativas al Manejo de Vegetación (Vegetation Management, VM, por sus siglas en inglés) las siguientes Mejores Prácticas de Gestión (Best Management Practices, BPM, por sus siglas en inglés) deberán ser implementadas donde sea factible. Las BMPs son consideradas factibles donde resulte físicamente posible realizarlas y donde no exista conflicto con otras regulaciones o consideraciones relativas a la seguridad (GO 95 Rule 35 and Public Resource Codes 4292 and 4293) o con situaciones de respuesta a emergencias. Estas BMPs están diseñadas para asegurar que las actividades de manejo de vegetación por parte de PG&E sean ejecutadas respetando el medio ambiente de manera de minimizar el impacto ambiental.</p>



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Best Management Practices
Mejores Prácticas de Gestión

General BMPs for All VM Activities BMPs Generales Para Actividades de VM		
BMP #	ENGLISH	SPANISH
BMP 1	VM employees and contractors must conduct ongoing training of environmental laws and procedures. VM employees and Contractors performing vegetation management activities must comply with these laws and procedures to minimize or avoid effects on natural resources during work activities.	Los empleados y contratistas dedicados al manejo de la vegetación deben recibir capacitación continua sobre las leyes y los procedimientos relativos al medio ambiente. Las actividades de estos empleados y contratistas deben ajustarse a estas leyes y procedimientos para que durante la ejecución de los trabajos se minimicen o se eviten efectos sobre los recursos naturales.
BMP 2	On federal, state, local and tribal agency land the land managers should be notified of pending work as far in advance as possible.	Ya sea en tierras federales, estatales, locales o de agencias tribales, los responsables de la administración de las tierras deben ser notificados con la máxima anticipación posible.
BMP 3	Roads, erosion control measures, fences, and structures damaged as a result of vegetation management 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.	Los daños en caminos, elementos para control de erosión, cercos y estructuras ocasionados durante operaciones de manejo de la vegetación, deben ser reparados y reportados al supervisor del grupo de trabajo y al Representante de PG&E a cargo de VM. Los portones deben quedar tal como se encontraron.
BMP 4	Vehicles and equipment must use pavement, existing roads, and previously disturbed areas to the extent practicable.	En la medida de lo posible, los vehículos y equipos deben circular por el pavimento, caminos existentes y áreas que han sido utilizadas con anterioridad.
BMP 5	Motorized equipment must comply with Air Resources Board permitting requirements.	Los equipos motorizados deben cumplir con los requerimientos del Air Resources Board.



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General BMPs for All VM Activities BMPs Generales Para Actividades de VM		
BMP #	ENGLISH	SPANISH
BMP 6	Vehicle idling, noise, and odor must be minimized to the extent practicable when working near residences, public buildings, or commercial buildings. Within 100 feet of school facilities work vehicle must not stand idling for more than five minutes, unless necessary for work purposes. Diesel-fueled work vehicles must not stand idling for more than five minutes at any location, unless necessary for work purposes.	En los vehículos operando con el motor al ralentí, los ruidos y los olores deben minimizarse al punto de lo prácticamente posible cuando estén trabajando cerca de áreas residenciales, de edificios públicos y de edificios comerciales. Dentro de un radio de cien pies de cercanía a escuelas, los vehículos no deben permanecer con el motor al ralentí por más de cinco minutos, salvo que sea necesario por cuestiones relativas al trabajo realizado. Los vehículos con motores diesel no deben permanecer al ralentí por más de cinco minutos en ningún lugar, salvo que sea necesario por cuestiones operativas.
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.	Los contratistas deben tener la posibilidad de poder comunicarse rápidamente con sus supervisores y/o con PG&E teniendo en el área de trabajo y en todo momento, un teléfono celular operativo o una radio; también deben identificar el área más cercana con buena recepción para teléfonos celulares o el teléfono público más próximo, y deben familiarizar a los empleados con dichas ubicaciones.



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Water Quality/Sediment Control BMPs

BMPs Relativas a la Calidad del Agua y al Control de Sedimentos

BMP #	ENGLISH	SPANISH
BMP 8	<p>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.</p>	<p>Los vehículos y equipos pesados deben ser reabastecidos de combustible a una distancia mayor de 100 pies de áreas ribereñas. Las herramientas de mano deben ser reabastecidas de combustible fuera de áreas ribereñas. El operador de reabastecimiento de combustible debe permanecer en el área de reabastecimiento en forma permanente. No llene a tope los tanques de combustible.</p>
BMP 9	<p>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.</p>	<p>Materiales de limpieza específicos para derrames de petróleo y de herbicidas deben estar disponibles en el área de trabajo. Los derrames deben limpiarse en forma inmediata y los materiales contaminados deben ser desechados de la forma apropiada. Los derrames de más de 8 onzas sobre suelos o los derrames sobre agua que formen una superficie brillante, deben ser reportados inmediatamente al supervisor y al representante de PG&E encargado de VM, para que los mismos sean tratados apropiadamente.</p>
BMP 10	<p>Immediately after vegetation management activities, if the amount of contiguous, bare soil exposed in one location exceeds 0.1 Acres, erosion control measures must be implemented. These measures may include lop & scatter, broadcasting chipped material or compliance with other PG&E Erosion control measures.</p>	<p>Si inmediatamente después de un trabajo de control de vegetación, la cantidad contigua de suelo expuesto superase los 0.1 acres, se deben implementar medidas de control de erosión. Estas medidas podrían incluir "lop & scatter" (poda selectiva y dispersión de residuos), dispersión de material astillado o alguna otra medida de control de erosión aprobada por PG&E.</p>



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Water Quality/Sediment Control BMPs BMPs Relativas a la Calidad del Agua y al Control de Sedimentos		
BMP #	ENGLISH	SPANISH
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.	El uso de vehículos dentro de áreas ribereñas está limitado a caminos existentes y cruces secos; éstos deben ser controlados y mantenidos diariamente para prevenir eventuales pérdidas de materiales en el agua, que podrían causar riesgo a la vida acuática.
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.	Los restos de vegetación podada y los restos de madera (incluyendo trozos pequeños) deben ser eliminados de manera que no lleguen a la superficie del agua o que no entren en un curso de agua. Todo resto de vegetación podada y de madera (incluyendo trozos pequeños) debe ser removida de la superficie del agua o de cursos de agua y se los debe ubicar o confinar en lugares seguros donde no tengan la oportunidad de volver a entrar al curso de agua.



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Environmental/Biological BMPs BMPs Relativas al Medio Ambiente y a la Biología		
BMP #	ENGLISH	SPANISH
BMP 13	Vehicles should not exceed 15 mph on un-surfaced roads such as agricultural field roads and transmission right-of-way (ROW) access roads.	Los vehículos no deben exceder las 15 millas por hora en caminos no asfaltados tales como caminos en campos de agricultura y caminos con derecho a paso de acceso a líneas de transmisión (right-of-way, ROW por sus siglas en inglés).
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.	Los vehículos y equipos pesados no deben ser operados fuera de rutas dentro de un radio de 25 pies del borde de un charco vernal, a menos que un biólogo o un profesional en recursos naturales evalúe y prescriba AMMs específicas para el lugar.
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.	VELB: las actividades relativas al manejo de la vegetación en el hábitat del escarabajo de cuerno largo del Valley Elderberry (Valley Elderberry Longhorn Beetle ,VELB, por sus siglas en inglés) deben seguir los estándares de PG&E VELB Utility Standard ENV-7001S y los procedimientos VM VELB.
BMP 16	Migratory Birds: VM activities must follow the VM Migratory Bird Flowchart, to comply with the Migratory Bird Treaty Act.	Pájaros Migratorios: las actividades relativas al manejo de la vegetación deben seguir el Diagrama de Flujo VM para Aves Migratorias (VM Migratory Bird Flowchart), para cumplir con el Acta de Tratamiento de Aves Migratorias.
BMP 17	Sudden Oak Death: VM activities in counties subject to the Sudden Oak Death quarantine must follow VM Sudden Oak Death Protocols.	Muerte Súbita del Roble: las actividades relativas al manejo de la vegetación en condados sujetos a cuarentena por Muerte Súbita del Roble deben seguir los Protocolos VM para Muerte Súbita del Roble (VM Sudden Oak Death Protocols).



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Environmental/Biological BMPs BMPs Relativas al Medio Ambiente y a la Biología		
BMP #	ENGLISH	SPANISH
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.	Los controles ambientales para zonas de segado, de control de maleza y para trabajos de restauración en zonas con derecho a paso en líneas de transmisión eléctricas (ROW), deben ser realizados por el grupo ambiental VM antes de iniciar el trabajo.
BMP 19	VM must verify that the environmental screening process for capital and other non-VM work was conducted by the work owner prior to VM starting vegetation management activities. VM personnel and contractors must implement the environmental protection measures prescribed for the work.	Antes de comenzar tareas de manejo de vegetación, VM debe verificar que el proceso de control ambiental para trabajos primordiales y otros no relacionados al control de vegetación, fue realizado por el dueño de la obra. El personal de VM y los contratistas deben implementar las medidas de protección ambiental recomendadas para la obra.



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Environmental/Biological BMPs BMPs Relativas al Medio Ambiente y a la Biología		
BMP #	ENGLISH	SPANISH
BMP 20	<p>Cultural Resources:</p> <p><i>Items identified through Patrols/Screenings:</i> When previously identified cultural resources are found (i.e., 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.</p> <p><i>Unanticipated Discovery:</i> 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:</p> <ul style="list-style-type: none"> • 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. 	<p>Recursos Culturales:</p> <p><i>Elementos identificados a través de Patrullajes/Controles:</i> cuando se encuentren recursos culturales previamente identificados (por ejemplo botellas viejas, latas, edificaciones), se deben dejar en el lugar tal como se los encontraron. Si es necesario moverlos o alterarlos para completar el trabajo, o si restos humanos son encontrados, detenga el trabajo y contacte un Representante VM de PG&E.</p> <p><i>Descubrimiento No Anticipado:</i> Si cualquier recurso cultural nuevo (por ejemplo restos de estructuras, huesos, conchas, artefactos o ruinas arquitectónicas) son descubiertos y la alteración del lugar no puede ser evitada durante el trabajo o ante la sospecha de presencia de restos humanos:</p> <ul style="list-style-type: none"> • Detenga todo trabajo dentro de un radio de 100 pies del descubrimiento • Notifique al representante VM de PG&E quien contactará al especialista en recursos culturales • Proteja el área, pero no toque o remueva los restos o artefactos asociados; • No remueva el hallazgo ni lo revise; • Anote la ubicación y documente todas las llamadas y eventos; • Mantenga la ubicación confidencial.



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Environmental/Biological BMPs BMPs Relativas al Medio Ambiente y a la Biología		
BMP #	ENGLISH	SPANISH
BMP 21	If a protected wildlife species is killed or injured as a result of current VM activities, the incident must be reported immediately to a supervisor and the VM PG&E Representative for appropriate management.	Si alguna especie protegida de vida salvaje es muerta o herida como resultado de alguna actividad VM, el incidente debe ser reportado en forma inmediata a un supervisor y al Representante VM de PG&E para que sea manejado apropiadamente.
BMP 22	Disturbance or removal of non-target vegetation within a work area 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.	La perturbación o remoción de vegetación que no sea el objetivo de trabajo debe ser la mínima necesaria que permita completar las operaciones. Debe estar sujeta a directivas públicas, de salud y de seguridad que rijan operaciones y mantenimiento de plantas eléctricas y de gas.
BMP 23	During designated Fire Season motorized equipment must have federal 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 adjective rating is Very High or Extreme no vehicular travel is permitted off cleared roads except in case of emergency.	Durante la Temporada de Incendios los equipos motorizados deben contar con sistemas de contención de chispas aprobados por el estado o por el gobierno federal; todos los vehículos deben contar con equipos extinguidores de fuego para la situación apropiada, debiendo cumplir los mismos con todas las leyes, regulaciones, reglas, órdenes y ordenanzas que les corresponda aplicar. Cuando el riesgo de incendio está en el nivel Muy Alto o Extremo, no se permite ninguna circulación vehicular fuera de los caminos habilitados excepto en casos de emergencia.



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Fire BMPs BMPs Relativas a Incendios		
BMP #	ENGLISH	SPANISH
BMP 24	<p>During designated Fire Season the contractor must check and follow the requirements of the daily Project Activity Level (PAL) when working on USFS or other required properties, or the Fire Adjective Index rating in hazardous fire areas and SRAs. These are measures of fire weather conditions and may restrict activities otherwise permitted.</p>	<p>Durante la Temporada de Incendios el contratista debe verificar y seguir los requerimientos del Nivel diario de Actividad del Proyecto (Project Activity Level, PAL, por sus siglas en inglés) cuando esté trabajando en USFS u otras propiedades o debe seguir el Índice de Calificación de Riesgo de Incendio en áreas de alto riesgo y áreas de responsabilidad del estado (SRA, por sus siglas en inglés). Estas son medidas de condiciones de clima relativas a riesgo de incendios que podrían restringir actividades que normalmente serían permitidas.</p>
BMP 25	<p>During designated Fire Season in grass and wildland areas:</p> <ul style="list-style-type: none"> • 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 three feet in diameter. <p>During Fire Adjective Index ratings of Very High or Extreme smoking is not allowed at any time in grass and wildland areas.</p>	<p>Durante la Temporada de Incendios en áreas con pasto y terrenos vírgenes:</p> <ul style="list-style-type: none"> • No está permitido fumar mientras se camina, trabaja u opera equipo liviano o pesado. • Fumar está permitido en áreas yermas o dentro de un área de por lo menos 3 pies de diámetro donde se ha removido vegetación hasta dejar solo suelo mineral. <p>Cuando el Índice de Calificación de Riesgo de Incendios es Muy Alto o Extremo no está permitido fumar en ningún momento en áreas con pasto o en terrenos vírgenes.</p>



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Fire BMPs BMPs Relativas a Incendios		
BMP #	ENGLISH	SPANISH
BMP 26	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 work activity sites. All trash, food items and human-generated debris must be properly contained and/or removed from the site.	En áreas de trabajo de manejo de la vegetación, está prohibido cazar, usar armas de fuego, utilizar cocinas portátiles, realizar fuegos abiertos si no lo requiriese la actividad VM (barbacoas por ejemplo). También están prohibidos los animales domésticos, excepto que sean requeridos por razones de seguridad en ubicaciones remotas.
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.	Los restos de madera originados por triturado, por "lop & scatter" (poda selectiva y dispersión de residuos), o por operaciones de segado de arbustos deben ser dejados a una profundidad promedio de menos de 18 pulgadas de la superficie del suelo, excepto que se especifique de otra forma a través de una servidumbre o de un acuerdo con el dueño de la propiedad.



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Herbicide BMPs BMPs Relativas a Herbicidas		
BMP #	ENGLISH	SPANISH
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.	Todas las aplicaciones de herbicidas y reguladores del crecimiento de árboles deben ser prescriptas por un asesor Licenciado en Control de Pestes. Los contratistas deben usar un Aplicador Calificado cuando se apliquen herbicidas y reguladores de crecimientos de árboles, como parte de actividades VM.
BMP 29	Nozzle tip, pressure and sprayer configuration should be such to produce a coarser droplet to minimize drift.	La punta de la boquilla, la configuración del rociador y su presión deben ser tal que produzcan gotas de un tamaño suficientemente grande que minimicen el rocío a la deriva.
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.	Los pesticidas no deben ser transportados en el mismo compartimento que personas, comida o alimento para ganado. Durante su transporte, los contenedores de pesticidas deben estar firmemente sujetos al vehículo para prevenir derrames dentro o fuera del vehículo.
BMP 31	Selective application techniques should be used for VM ROW maintenance operations wherever practicable so that desirable vegetation is not adversely affected.	Cuando sea posible, técnicas de aplicación selectivas deberían ser utilizadas en operaciones de mantenimiento VM en caminos con derecho a paso (ROW) de forma tal que la vegetación deseada no sea adversamente afectada.
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.	EL contratista debe tener un programa de entrenamiento escrito para empleados acerca de cómo manipular pesticidas. El programa escrito debe describir los materiales y la información que será provista y utilizada para entrenar a los empleados.



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Herbicide BMPs BMPs Relativas a Herbicidas		
BMP #	ENGLISH	SPANISH
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.	El entrenamiento debe ser finalizado antes de que un empleado sea autorizado a la manipulación de pesticidas y se debe actualizar en forma continua para cubrir cualquier pesticida nuevo a ser utilizado. Se debe repetir el entrenamiento al menos una vez al año.
BMP 34	<p>These special precautions must be observed during periods of inclement weather:</p> <ul style="list-style-type: none"> • 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. 	<p>Las siguientes precauciones especiales deben ser tenidas en cuenta durante los periodos de clima riguroso:</p> <ul style="list-style-type: none"> • Las aplicaciones no deben realizarse durante lluvias, o inmediatamente antes o inmediatamente después de las mismas, cuando escorrentías pueden esperarse. • Las aplicaciones no deben realizarse si las condiciones de viento o de niebla pudieran causar que el rocío quede a la deriva. • Las aplicaciones de corteza basal no deben realizarse cuando los tallos están húmedos por lluvia, nieve o hielo.
BMP 35	Herbicide Buffer Width from Stream, Wetland, or Other Sensitive Habitat Ancho de la zona de protección desde arroyos, pantanos u otros hábitats sensibles	Herbicide designation or usage Uso o designación del herbicida
	No buffer requirement No se requiere zona de protección	Approved for aquatic use Aprobado para uso acuático
	25 feet 25 pies	Not approved for aquatic use No aprobado para uso acuático
	200 feet 200 pies	Mixing, Loading, Cleaning Mezclado, Carga, Limpieza



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Mechanical Clearing Operations BMPs BMPs Relativas a Operaciones de Remoción Mecánica		
BMP #	ENGLISH	SPANISH
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.	No se debe usar equipos mecánicos de remoción de vegetación dentro de un radio de 10 pies de torres, de postes o de cables de amarre. Solo herramientas de mano como sierras a cadena y cortador de malezas, pueden ser utilizadas en estas áreas.
BMP 37	Contractor must flag guy wires 200 feet ahead of working an area, using bright colored flagging, and a minimum of three flags per wire.	El contratista debe señalar los cables de amarre a 200 pies por delante del área de trabajo, usando señales de colores vivos, con un mínimo de tres señales por cable.
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/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.	Durante la temporada de incendio el contratista debe tener en el lugar de trabajo y en todo momento, una reserva de agua de por lo menos 300 galones y una manguera de 250 pies de longitud por 1 pulgada de diámetro. La fuente de agua debe poseer motorización propia o estar siempre acoplada a un vehículo capaz de trasladarse a donde sea necesario. Donde el acceso/terreno lo permita, la fuente de agua del contratista debe estar siempre dentro de un radio de 500 pies de la operación de siega/tala. El exceso de agua debe ser desechado de acuerdo a todas las leyes y regulaciones vigentes.
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.	Los equipos de remoción mecánicos deben tener al menos un extintor de fuego Clase ABC de 5 libras o más con su correspondiente tarjeta de inspección vigente, y debe estar montado en la cabina de forma accesible al operador.



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Mechanical Clearing Operations BMPs BMPs Relativas a Operaciones de Remoción Mecánica		
BMP #	ENGLISH	SPANISH
BMP 40	<p>During fire season or High Fire Hazard 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 AM to 12:30 PM.</p>	<p>Durante la temporada de incendios o de niveles de Peligro Alto de Incendio, el contratista debe permanecer en el lugar de trabajo por lo menos durante media hora después de haber efectuado la última operación de remoción mecánica del día para asegurarse que no existan riesgos de incendio. Cuando se alcancen niveles extremos de riesgo de incendio una persona de soporte adicional debe ser asignada para que siga a los equipos con una de bomba de agua tipo mochila y con herramientas para contención de fuego. Durante niveles de riesgo de incendio extremos, las operaciones de remoción deben limitarse al horario de 5:00 AM a 12:30 PM.</p>
BMP 41	<p>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:</p> <ul style="list-style-type: none"> • Class I & II watercourses with a slope < 30%---No heavy equip. within 50' • Class I & II watercourses with a slope > 30%---No heavy equip. within 75' • Class III & IV watercourse---No heavy equip. within 25' <p>Protection zones may be increased in areas with steep slopes or highly erodible soils.</p>	<p>Las zonas de protección de cursos de agua deben ser marcadas con señales de colores vivos previo al comienzo de cualquier operación de remoción mecánica y de talado. Los cursos de agua están definidos por le reglamento 14 CCR 916.5 de las Prácticas Forestales de California. Se deberán mantener en todo momento las siguientes dimensiones de zona de protección a cursos de agua:</p> <ul style="list-style-type: none"> • Cursos de agua clase I y II con una pendiente <30%---Sin equipo pesado, dentro de 50 pies • Cursos de agua clase I y II con una pendiente >30%---in equipo pesado, dentro de 75 pies • Cursos de agua clase III y IV---Sin equipo pesado, dentro de 25 pies <p>Las zonas de protección deben ser incrementadas en áreas con pendientes mayores o con suelos altamente erosionables.</p>





EXISTING CONDITIONS



EXISTING WALL / VEGETATION REMOVED



EXISTING WALL / GREEN PAINT OPTION



EXISTING WALL / BROWN PAINT OPTION



EXISTING CONDITIONS



EXISTING WALL / VEGETATION REMOVED



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KEY VIEW 01 / EXISTING WALL / GRAPHICS OPTION



KEY VIEW 02 / EXISTING WALL / GRAPHICS OPTION



KEY VIEW 03 / EXISTING WALL / GRAPHICS OPTION



KEY VIEW 04 / EXISTING WALL / GRAPHICS OPTION