



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR  
PHONE: 707-234-6650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.gov  
www.mendocinocounty.gov/pbs

December 18, 2023

**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, January 11, 2024 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 take place at the Planning & Building Services Conference Room, located at 860 North Bush Street, Ukiah and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) or via Telecomment. The telecomment form may be found at: <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas>, and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

**CASE#:** CDP\_2023-0023

**DATE FILED:** 5/22/2023

**OWNERS:** WILLIAM MILLER AND JOHN & PATRICIA BECKER AND RICHARD & THERESA BECKER

**APPLICANT:** VALERIE WALKER, PG&E

**AGENT:** JEREMIAH DAVIS, PG&E

**REQUEST:** Coastal Development Standard Permit to authorize after-the-fact Major Vegetation Removal of two (2) bishop pine trees adjacent to PG&E distribution lines.

**ENVIRONMENTAL DETERMINATION:** CATEGORICALLY EXEMPT

**LOCATION:** In the Coastal Zone, 2± miles north of Albion, on a private road 1± mile east of its intersection with State Route 1 (SR-1), located at 33070 and 33166 Frog Pond Road, Little River; APNs: 121-030-40 and 121-030-41.

**SUPERVISORIAL DISTRICT:** 5<sup>th</sup> (Williams)

**STAFF PLANNER:** LIAM CROWLEY

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.gov/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.gov](mailto:pbscommissions@mendocinocounty.gov) no later than January 10, 2024. Individuals wishing to address the Coastal Permit Administrator during the public hearing under Public Expression are welcome to do so via e-mail at [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov), or telecomment, in lieu of personal attendance.

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.gov/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**

---

**JANUARY 11, 2024  
CDP\_2023-0023**

---

**SUMMARY**

**OWNERS:** WILLIAM MILLER  
PO BOX 413  
LITTLE RIVER, CA 95456

JOHN & PATRICIA BECKER AND RICHARD &  
THERESA BECKER  
PO BOX 36  
MENDOCINO, CA 95460

**APPLICANT:** VALERIE WALKER, PG&E  
850 STILLWATER ROAD  
BRODERICK, CA 95605

**AGENT:** JEREMIAH DAVIS, PG&E  
300 LAKESIDE DRIVE  
OAKLAND, CA 94612

**REQUEST:** Coastal Development Standard Permit to authorize after-the-fact Major Vegetation Removal of two (2) bishop pine trees adjacent to PG&E distribution lines.

**LOCATION:** In the Coastal Zone, 2± miles north of Albion, on a private road 1± mile east of its intersection with State Route 1 (SR-1), located at 33070 and 33166 Frog Pond Road, Little River; APNs: 121-030-40 and 121-030-41.

**TOTAL ACREAGE:** 40± Acres

**GENERAL PLAN:** Rural Residential 10-acre minimum (RR:10)

**ZONING:** Rural Residential 10-acre minimum (RR-10)

**SUPERVISORIAL DISTRICT:** 5<sup>th</sup> (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**RECOMMENDATION:** APPROVE WITH CONDITIONS

**STAFF PLANNER:** LIAM CROWLEY

**BACKGROUND**

**PROJECT DESCRIPTION:** Coastal Development Standard Permit to authorize after-the-fact Major Vegetation Removal of two (2) bishop pine trees adjacent to PG&E distribution lines (the "Project"). Upon application submittal, PG&E proposed the vegetation removal at two (2) work locations (Work Location #12 and #13). No subsurface disturbance was proposed. The proposed equipment included chainsaws, climb crews, lift trucks, and chippers. All cut vegetation was proposed to be lopped and scattered or dragged offsite and chipped, if accessible. Additional information regarding the original proposal can be found in Attachment P (*Additional Information in Support of CDP Application*). However, supplemental information was requested by staff regarding biological resources. In response, a biological field survey was conducted. During the field survey, it was found that the trees proposed for removal had already been cut. Therefore, the scope of this Coastal Development Permit would include after-the-fact authorization of the vegetation removal and any originally proposed activities that have not yet occurred, such as cleanup or removal of felled trees.

**RELATED APPLICATIONS:**

- Local Coastal Program consistency determination LCP 86-16 and Minor Subdivision MS 57-85 for a 2-lot Minor Subdivision which created the current lot configuration, approved February 7, 1986.
- Notice of Coastal Development Permit Exemption for construction of a detached garage on APN: 121-030-41, issued January 18, 1994.
- Coastal Development Permit CDP 63-94 for Major Vegetation Removal of approximately ½ acre of land on APN: 121-030-41, approved October 24, 1994.
- Prior to subdivision, the lot was known as APN: 121-050-11.

**SITE CHARACTERISTICS:** The site includes two (2) work locations along PG&E’s Routine Distribution line. The lines, poles, and other equipment are located within an easement owned by PG&E that crosses the properties. The removed trees were either under or adjacent to the distribution line. The surrounding area is heavily forested. Both lots contain single-family residences in cleared areas. The nearest residence is approximately 200 feet to the west.

**SURROUNDING LAND USE AND ZONING:**

<b>Table 1: Surrounding Land Uses and Zoning</b>				
	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NORTH</b>	Forest Land- 160 Acre Minimum (FL:160)	Timberland Production (TP)	80± Acres	Agricultural
<b>EAST</b>	Remote Residential- 40 Acre Minimum (RMR:40)	Remote Residential (RMR-40)	40± Acres	Residential/ Agricultural
<b>SOUTH</b>	Forest Land- 160 Acre Minimum (FL:160)	Timberland Production (TP)	40± Acres	Residential
<b>WEST</b>	Rural Residential- 5 Acre Minimum (RR:5)	Rural Residential (RR-5)	5± Acres	Residential

**PUBLIC SERVICES:**

Access: Frog Pond Road (private)  
 Fire District: Albion Little River Fire Protection District  
 Water District: None  
 Sewer District: None  
 School District: None

**AGENCY COMMENTS:** On June 19, 2023, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Any comment that would trigger project modification, denial, conditions of approval, or required permits are discussed in full in the following sections.

<b>Table 2: Referral Agency Responses</b>	
<b>REFERRAL AGENCIES</b>	<b>COMMENT</b>
Planning Division	Comments
Department of Transportation	No Comment
Environmental Health	No Comment
Building Inspection Division	No Response
Assessor	No Response
Forestry Advisor	No Response
Air Quality Management District	No Response
Archaeological Commission	Comments

Sonoma State University	Comments
CAL FIRE	No Response
California Dept. of Fish & Wildlife	Comments
California Coastal Commission	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
Albion Little River Fire District	No Response

**LOCAL COASTAL PROGRAM CONSISTENCY**

**Land Use:** Both parcels in which the tree removal occurred are within the Rural Residential (RR) land use classification as outlined in Mendocino County Coastal Element Chapter 2.2. The Rural Residential classification is intended...

*“...to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.”*

Principal Permitted Uses within the RR classification include residential and associated utilities, light agriculture, and home occupations. As a form of development, vegetation removal activities do not fit well within the use types outlined in the Coastal Element. According to the application materials, the purpose of the vegetation removal was to *“maintain safe and reliable electric service and mandated clearance to comply with federal and state regulatory requirements for public safety and fire prevention.”* In this case, vegetation removal would best be classified as an accessory form of development to support residential use and associated utilities. The vegetation removal does not conflict with the intent of the RR classification because sufficient land and resources remain available to preserve the agricultural viability of the lot. Though the total number of trees on both parcels are not known, aerial imagery and the associated biological reports submitted for the project support the conclusion that the removal of two (2) bishop pine trees does not undermine the agricultural (timber production) viability of the lot(s) because most of the forest remains (see *Habitats and Natural Resources* below).

**Zoning:** Both parcels in which the tree removal occurred are within the Rural Residential (RR-10) zoning district as outlined in Mendocino County Coastal Zoning Code (MCC) Chapter 20.376. The Rural Residential zoning district is intended...

*“...to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability.”*

As noted above, the Project is best classified as an accessory form of development. As stated by PG&E, the purpose of the vegetation removal is to maintain safe electric service. This electric utility distribution is associated with nearby residential uses. No other modifications to the utility infrastructure is proposed. Therefore, the vegetation removal is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary single-family residential use of both lots. Major Vegetation Removal is a type of development requiring a Coastal Development Permit as defined in MCC Section 20.308.080(C).

**Visual Resources:** Per MCC Chapter 20.504 and the Local Coastal Program (LCP) Land Use Maps, the site is not within a Highly Scenic Area, Special Community, or other Special Treatment Area. No satellite dish or exterior lighting is proposed.

**Hazards Management:** Per MCC Section 20.500.015, LCP mapping does not associate the site with geologic hazards, tsunami inundation areas, or landslides (see attached *LCP Land Capabilities & Natural Hazards*). The site is not within an earthquake fault zone. According to the *Results of Biological Survey in Support of CDP\_2023-0023 on Elk 1101 12 Kilovolt Routine Distribution Line*, ground disturbance does not appear to have occurred during tree removal (document available on file and Planning & Building Services). Proposed activities do not involve ground disturbance or grading. California Geological Survey Landslide Inventory mapping does not associate the site with active, historic, or dormant landslides.<sup>1</sup> This indicates that the tree removal had minimal impact on landslide susceptibility. The site is not within a FEMA Flood Hazard Area.

The site is within a Moderate Fire Hazard Severity Zone as mapped by CAL FIRE. Fire protection services are provided by CAL FIRE and the Albion Little River Fire Protection District. The Project was referred to both agencies on June 19, 2023. No response was received. Tree branches that come into contact with power lines pose a fire hazard risk. The intent of the Project appears to have been to mitigate this risk by removing vegetation adjacent to distribution lines.

**Habitats and Natural Resources:** MCC Chapter 20.496 establishes regulations for Environmentally Sensitive Habitat Areas (ESHAs). Per MCC Section 20.496.015, PG&E submitted a Biological Constraints Report for the Project dated March 9, 2023 (available on file at Planning & Building Services). This report determined that the Project had the potential to affect two special-status plant species, five special-status wildlife species, roosting bats, and nesting birds. Impacts to some of these species were addressed in PG&E's Multiple Region Operations and Maintenance Habitat Conservation Plan (MRHCP). PG&E noted that all work activities would adhere to BMPs established by the MRHCP. The report noted that *"implementation of avoidance and minimization measures (AMMs) and BMPs will minimize impacts to protected habitats, special-status species, roosting bats, and nesting birds."*

The project was referred to the California Department of Fish & Wildlife (CDFW) on June 19, 2023. CDFW responded on June 30, 2023. Having reviewed the Biological Constraints Report, CDFW was not able to determine the extent of potential impacts because the report did not fully identify the extent of proposed vegetation removal beyond the two trees, did not identify the presence or extent of any Sensitive Natural Communities (SNCs), and did not include site visits during the bloom period of rare or listed plants that are known to occur in the area. CDFW also recommended that surveys for Species of Special Concern and other rare or listed species should occur to determine the potential for them to occur (see attached *CDFW comments*).

Staff determined that CDFW's comments and concerns were valid. Addressing these comments would allow a more accurate determination of the Project's potential impacts to ESHA. Therefore, staff requested additional information from the applicant to address these concerns. The applicant provided a subsequent biological survey for the Project dated August 17, 2023 (document available on file and Planning & Building Services). The biological survey was conducted on August 4, 2023. During this survey, it was discovered that the trees proposed for removal had already been cut down. It was determined that the equipment staging area was in the driveway of a residence south of the work locations. The report states that *"heavy equipment would have been left in the paved driveway and WLs [Work Locations] accessed on foot overland using available footpaths (Access Routes 1 and 2). Equipment used for the tree removal was limited to chainsaws, and tree climbing to access the canopy was not necessary."*

The vegetative community in which the trees were located was identified as a Western Hemlock Forest Alliance as described in the CNPS Manual of California Vegetation. The biologist identified this alliance as a SNC. The alliance has a State Rarity ranking of S2 (vulnerable). A mapped California Coastal Cypress Woodland was also identified adjacent to the Western Hemlock Forest. This woodland was identified as the *Hesperocyparis pigmaea – Pinus contorta ssp. bolanderi / Rhododendron columbianum* Association, which is considered a SNC. Based on mapping provided in the report, it appears that Work Location #12 was located within 100 feet of this association. The report noted that no wetlands or special status species were observed within the survey area.

---

<sup>1</sup> California Geological Survey (2022). *California Landslide Inventory*. Retrieved from <http://maps.conservation.ca.gov/cgs/lasi/app/>.

Both vegetative communities should be considered ESHA based on their classification as SNCs. Therefore, both Work Locations were within the Western Hemlock Forest Alliance ESHA and Work Location #12 was within 100 feet of the California Coastal Cypress Woodland ESHA. After-the-fact work must be evaluated to determine whether the Western Hemlock Forest Alliance ESHA was significantly degraded as outlined in MCC Section 20.532.100(A)(1) and whether development within the buffer area of the California Coastal Cypress Woodland ESHA met the minimum standards outlined in MCC Section 20.496.020(A)(4).

The Tree Removal Post Impact Analysis section of the biological report determined the following:

***Potential Impacts:** Impacts to the Western hemlock forest or special status plants may have included crushing of individual plants by pedestrian traffic or beneath felled trees. Impacts to sensitive wildlife species could have included temporary displacement, disturbance from human presence and elevated noise levels, or crushing from pedestrian traffic or felled trees.*

***Observed Impacts:** No significant impacts to the SNC or special status species were observed as a result of vegetation management activities (although impacts from increased noise cannot be determined because the work was already completed). There was an opening created in the understory by the felling of the Bishop pine at WL 12 but the overall forest structure (including the canopy) did not dramatically change (Photos 1-3), and numerous saplings were observed in the understory that will lead to regeneration (Photo 3). Some bay saplings were pushed down, and a manzanita was pruned to reach WL 12 (Photos 4 and 5). The manzanita appeared to still be in good health and the understory is dense with bay saplings. The forest opening created by the felled Bishop pine at WL 13 does not appear to have significantly changed the surrounding landscape given that the landowner has been conducting tree clearing around the work area (Photos 10 and 11). No long-term impact to the forest stand is expected as a result of the tree removals.*

This indicates that the Western Hemlock Forest Alliance ESHA was not significantly degraded by tree removal activities. Though the proposed development has already been completed, staff recommends conditions of approval which require that other activities (such as lopping, scattering, or chipping of wood not already completed) be subject to PG&E's identified BMPs and other measures outlined in the biological reports to minimize potential impacts. However, those recommendations related to the Sonoma Tree Vole and Roosting Bats have been excluded because they no longer apply to trees which have already been felled. Regarding Sonoma Tree Vole, the biological survey noted that "no nests [were] identified within surrounding Bishop pine trees or nest parts on the ground within the Project area." Regarding Townsend's big-eared bat, the biological survey noted that the "Project area has frequent human disturbance including forest management activities by landowners and noise from the adjacent residences. Guano pellets and trees with suitable tree basal hollows for roosting were not observed within the Survey area. This species was not observed within the survey area." Project alternatives are not available because tree removal has already occurred.

Per MCC Section 20.496.020(A)(4), the tree removal would have no long-term impact on the surrounding forest stand. No construction or structures are involved in the Project. In this case, a determination of the "best site" is not applicable because the tree removal has already occurred. As noted in the biological reports, no significant impacts to special status species or the forest site were observed or expected to occur. No riparian vegetation or wetlands were observed. As discussed in the Grading, Erosion, and Runoff section below, grading was not proposed. Minimal soil disturbance appears to have occurred (see attached Site Photographs). Therefore, it appears that the vegetation removal did not conflict with the standards for development permitted within buffer areas.

**Archaeological/Cultural Resources:** Based on photos provided in the biological survey, vegetation removal did not involve ground disturbing activities such as the removal of tree stumps. No other ground disturbing activities are proposed as part of the application. In these cases where ground disturbance does not occur, County policy is not to require further evaluation of archaeological resources because potential impacts would be minimal. However, staff recommends a condition of approval requiring any further activity be subject to the "Discovery Clause" per MCC Section 22.12.090.

**Groundwater Resources:** The Project does not involve the use of groundwater. Therefore, policies related to determination of water supply or water service capacity do not apply.

**Grading, Erosion, and Runoff:** The Project did not originally propose any grading. Minimal soil disturbance appears to have occurred due to vehicle use and downed trees. However, tree stumps were not removed. The application states that “*all work will adhere to the Best Management Practices (BMPs) established in the MRHCP [Multi-Region Habitat Conservation Plan].*” BMP 3, 4, and 10 relate to grading or erosion (see attached MRHCP BMPs). It is unclear whether these BMPs were implemented during tree removal. Sedimentation and runoff are also addressed within PG&E’s MRHCP BMPs. However, any sedimentation or change in natural water flow due to the tree removal is considered negligible because soil disturbance did not occur. Nevertheless, staff recommends a condition of approval requiring the applicant to implement both MRHCP and standard BMPs during any additional cleanup or other project activities that have not already occurred.

**Transportation, Utilities, and Public Services:** The Project does not involve the establishment of any use necessitating a sewage system or water supply. As noted in the application materials, existing roads and easements were used to access the work locations. No change to these accessways is planned or has occurred. The criteria outlined in MCC Chapter 20.516 do not apply to the Project.

### **ENVIRONMENTAL DETERMINATION:**

The California Natural Resources Secretary has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from further environmental review under the California Environmental Quality Act (CEQA). Staff finds that the project is categorically exempt from further review under CEQA per 14 CCR §15304, *Minor Alterations to Land*. This exemption consists of “*minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.*” The two (2) removed trees may be considered healthy and mature, but are not scenic. The trees were not located in a prominent position within the forested area, were not within the designated Highly Scenic Area, and are not otherwise unique or exemplary species regarding aesthetics. The trees were estimated by PG&E to be 75 feet tall (22.86 meters). This is within the normal height range for Bishop pine (15 to 25 meters)<sup>2</sup>.

### **PROJECT FINDINGS AND CONDITIONS**

Staff recommends, pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, that the Coastal Permit Administrator approve the proposed project and adopt the following findings and conditions.

#### **FINDINGS:**

1. Per MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified local coastal program. As discussed in the Staff Report, the Project is consistent with applicable local coastal program policies as implemented by the Mendocino County Coastal Zoning Code. Based on the available evidence, the tree removal did not conflict with these regulations. Conditions of approval are recommended to ensure that any originally proposed activities that have not yet occurred would be carried out in compliance with applicable regulations; and
2. Per MCC Section 20.532.095(A)(2), the proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. Much of the proposed development has already occurred. However, any originally proposed activities that have not yet occurred would be adequately served. PG&E has demonstrated their right to access the work locations via private easements. Utilities such as water, sewer, and electricity are not required for the activities. As discussed in the Staff Report, existing drainage patterns do not appear to have been altered due to vegetation removal; and

<sup>2</sup> Cope, Amy B. (1993). "Pinus muricata". *Fire Effects Information System (FEIS)*. US Department of Agriculture (USDA), Forest Service (USFS), Rocky Mountain Research Station, Fire Sciences Laboratory. Retrieved from <https://www.fs.usda.gov/database/feis/plants/tree/pinmur/all.html>.



3. Per MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district. As discussed in the Staff Report, the development is considered an accessory use that is appropriate, incidental, and subordinate to the primary single-family residential use of the subject parcels. The removal of two (2) trees did not significantly impact the agricultural viability of the lots because significant land and forested areas remain. Thus, the development does not conflict with the intent of the Rural Residential district; and
4. Per MCC Section 20.532.095(A)(4), the proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. As noted in the Staff Report, the project is categorically exempt from further review under CEQA per 14 CCR §15304, *Minor Alterations to Land*. This exemption consists of “*minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.*” The two (2) removed trees may be considered healthy and mature, but are not scenic. The trees were not located in a prominent position within the forested area, were not within the designated Highly Scenic Area, and are not otherwise unique or exemplary species regarding aesthetics; and
5. Per MCC Section 20.532.095(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource. Based on photos provided in the biological survey, vegetation removal did not involve ground disturbing activities such as the removal of tree stumps. No other ground disturbing activities are proposed as part of the Project. In these cases where ground disturbance does not occur, County policy is not to require further evaluation of archaeological resources because potential impacts would be minimal. However, a condition of approval requires that any unanticipated discoveries be handled pursuant to MCC Section 22.12.090 (the “Discovery Clause”); and
6. Per MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Vegetation removal did not appear to generate solid waste. Other proposed activities are not expected to generate solid waste. The Project would not induce population growth or other potential impacts to existing public roads as discussed in the Staff Report; and
7. Per MCC Section 20.532.100(A)(1)(a), identified ESHA resources will not be significantly degraded by the proposed development. As noted in the Staff Report, the Biological Constraints Report concluded that impacts would either be minimized or avoided with recommended BMPs implemented. The biological survey submitted after vegetation removal had occurred concluded that impacts did not occur during vegetation removal activities. No riparian vegetation or wetlands were observed. As discussed in the Grading, Erosion, and Runoff section of the Staff Report, grading was not proposed. Minimal soil disturbance appears to have occurred. Therefore, the vegetation removal did not conflict with the standards for development permitted within buffer areas; and
8. Per MCC Section 20.532.100(A)(1)(b), there is no feasible less environmentally damaging alternative to the Project because the proposed vegetation removal has already occurred; and
9. Per MCC Section 20.532.100(A)(1)(c), all feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted. As noted in the Staff Report, no impacts were observed or expected by the biologist. The biologist noted that numerous saplings were observed in the understory that would lead to regeneration. Therefore, replacement of lost vegetation is not necessary. Conditions of approval based on recommended BMPs and avoidance measures would minimize or avoid possible impacts related to originally proposed activities that have not yet occurred.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Coastal Code. The permit shall become effective after the 10 working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. This Coastal Development 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 has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. 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 (MCC).
4. 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.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State, and Federal agencies having jurisdiction.
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 judgement in 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 Coastal Development 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 applicant 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 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. Standard Best Management Practices (BMPs) shall be employed during project activities to avoid or minimize erosion and sedimentation from vegetation removal activities.
10. In accordance with MCC Chapter 20.492, a building permit, or grading permit exemption, shall be required for any grading, including but not limited to, any excavation or filling or combination thereof involving transfer of more than two (2) cubic yards of material.

11. This permit does not authorize additional vegetation removal beyond the scope outlined in the Project Description and application materials. Future vegetation removal activities may require a Coastal Development Permit.
12. Any originally proposed work not already completed shall follow those recommendations and BMPs outlined in the Biological Constraints Report dated March 9, 2023, including the following:
  - a. Only personnel who have received MRHCP training shall be allowed to work on this project. All job personnel must complete the mandatory Habitat Conservation Plan training through the ISNetwork.
  - b. A pre-construction project environmental awareness meeting (such as an ERTC call) shall be held prior to the onset of work activities with pertinent project members. The meeting will identify sensitive biological resources that could occur within the work areas, and measures to be implemented to avoid impacts to special-status species.
  - c. Project activities shall follow all applicable MRHCP Vegetation Management BMPs. Special attention shall be given to the following:
    - i. BMP 4: Vehicles and equipment must use pavement, existing roads, and previously disturbed areas to the extent practicable.
    - ii. BMP 16: VM activities must follow the VM Migratory Bird Flowchart.
    - iii. BMP 21: If a protected wildlife species is killed or injured as a result of VM activities, the incident must be reported immediately to a supervisor and the VM PG&E Representative for appropriate management.
    - iv. BMP 22: Disturbance or removal of non-target vegetation within a work site should not exceed the minimum necessary to complete operations, subject to other public health and safety directives governing the safe operations and maintenance of electric and gas facilities.
  - d. If the biologist determines that the project will impact suitable marbled murrelet nesting habitat, then work will not be conducted during the nesting season (March 15–August 31). For activities in known nesting habitat that cannot be scheduled outside of nesting season, nest buffers of 0.25 mile will be implemented or PG&E may implement reduced buffers based on Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California (U.S. Fish and Wildlife Service 2006).
  - e. If a biologist determines that a work site is within 0.25 mile of unsurveyed northern spotted owl nesting habitat, activity centers, or critical habitat during nesting season (March 1–July 31), then work will be restricted to August 1–February 28, unless surveys determine the suitable habitat or site is unoccupied or the owls are not nesting. For project work within 0.25 mile of a known nest site or nesting habitat that cannot be scheduled outside of the nesting season and the 0.25 mile buffers cannot be maintained, PG&E may implement reduced buffers based on Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California (U.S. Fish and Wildlife Service 2006).
  - f. Where feasible, removal of trees with cavities and/or exfoliating bark shall be avoided during the bat maternity season (April 1-August 31) to the extent possible and avoid removing such trees in the morning.

13. To record a Notice of Exemption, the Applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.

11/21/23

DATE

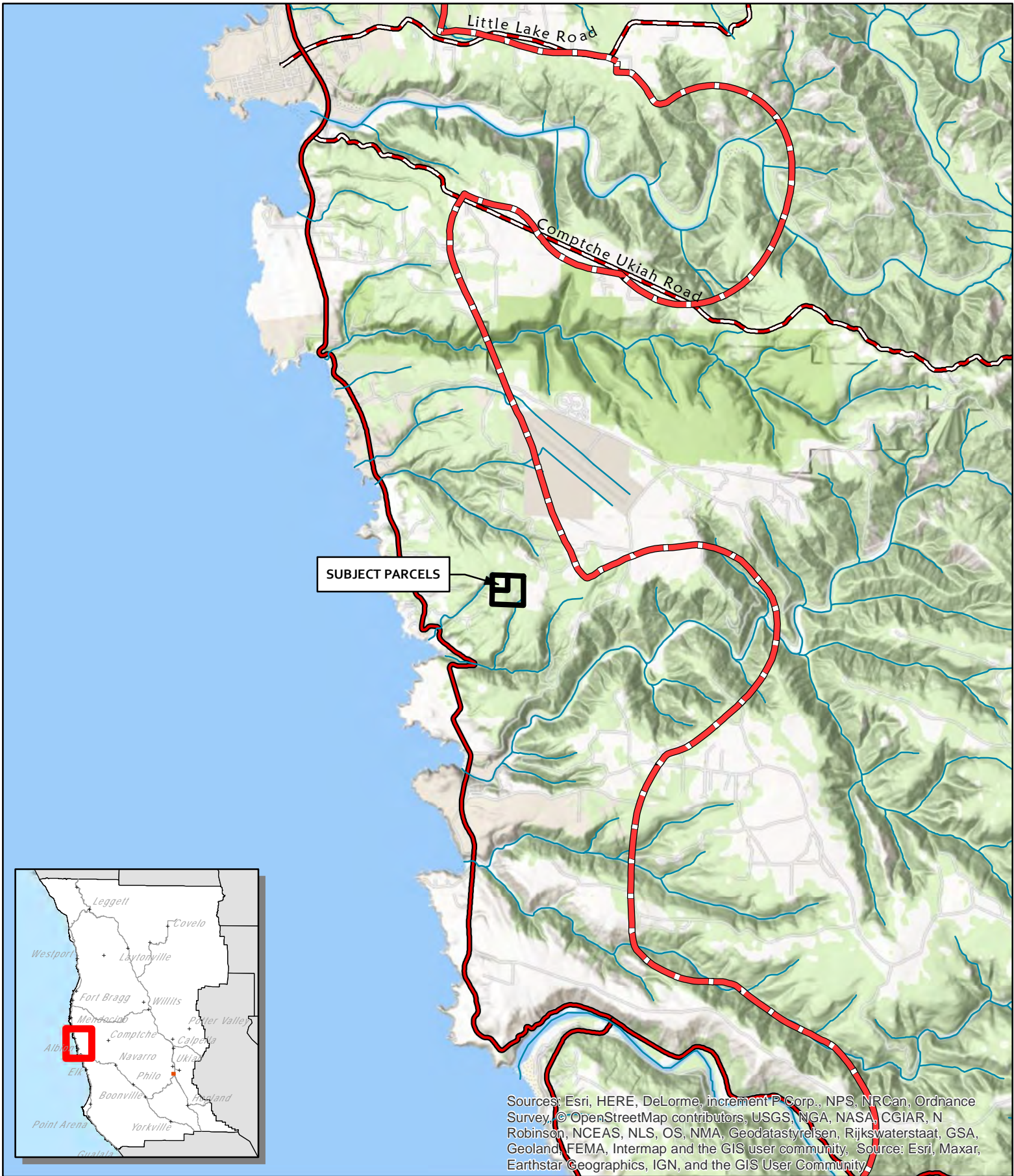


LIAM CROWLEY  
PLANNER II

Appeal Period: 10 Days  
Appeal Fee: \$2,674.00





**ATTACHMENTS:**

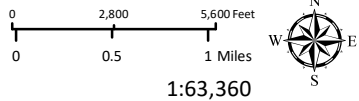
- A. Location
- B. Aerial Imagery (Vicinity)
- C. Aerial Imagery (Detail)
- D. Topographic Map
- E. Zoning
- F. General Plan
- G. LCP Land Use Map 18: Albion
- H. LCP Land Capabilities & Natural Hazards
- I. LCP Habitats & Resources
- J. Adjacent Parcels
- K. Fire Hazard Zones & Responsibility Areas
- L. Wetlands
- M. Estimated Slope
- N. Western Soil Classifications
- O. Mendocino Cypress
- P. Additional Information in Support of CDP Application
- Q. Work Area Locations and Scope
- R. Site Plan
- S. Biological Overview Map (from Biological Constraints Report)
- T. Biological and Aquatic Resources (from Biological Constraints Report)
- U. Site Photographs (from Biological Constraints Report)
- V. Work Areas and Biological Resources (from second biological report)
- W. Site Photos (from second biological report)
- X. MRHCP BMPs
- Y. CDFW Comments
- Z. Easement Deed



SUBJECT PARCELS

Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community.

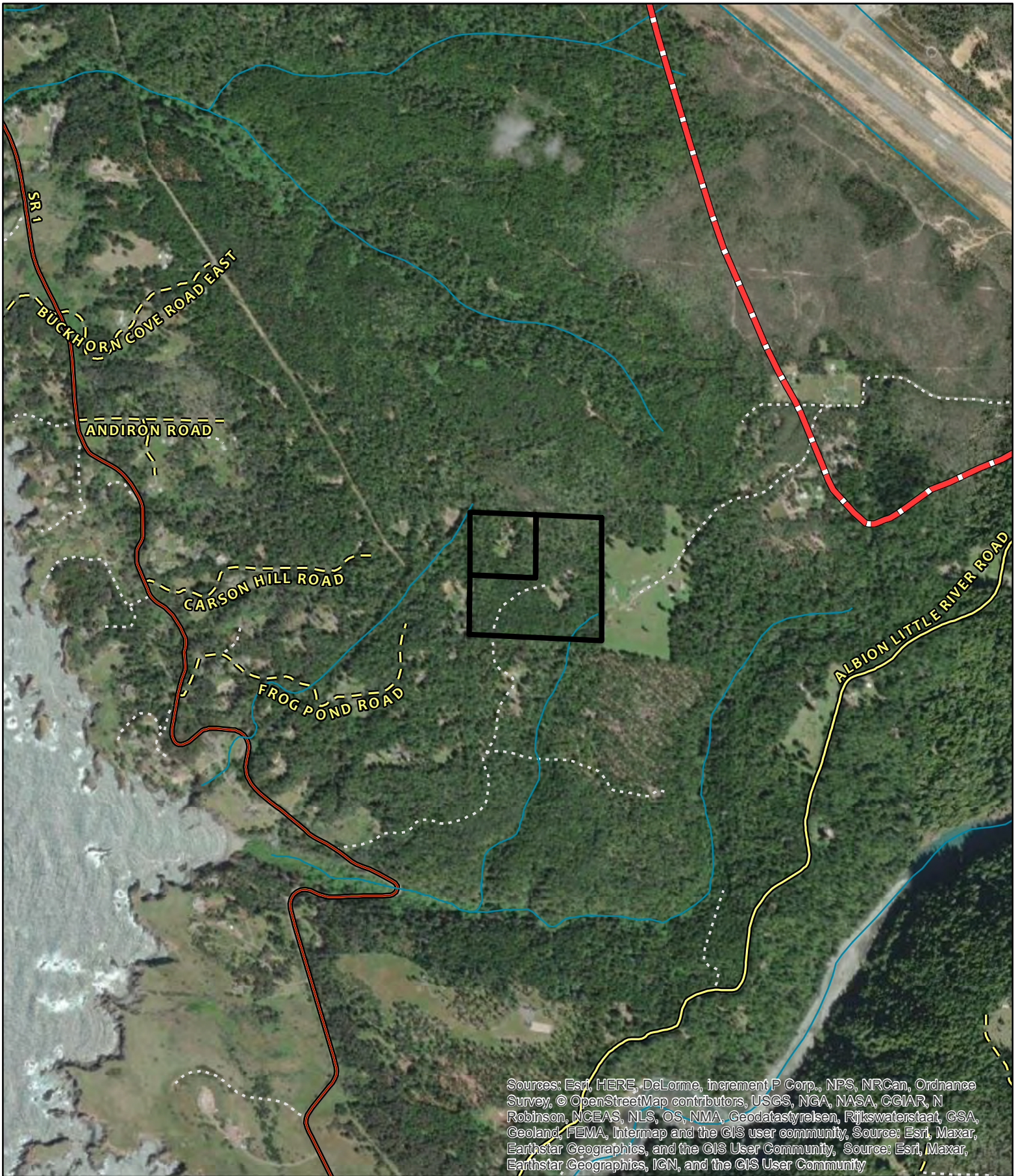
-  Coastal Zone Boundary
-  Major Roads
-  Hydrology
-  Highways



**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

LOCATION

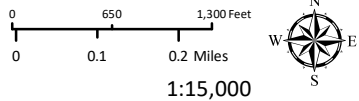
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

- Coastal Zone Boundary
- Public Roads
- Hydrology
- Highways (2017)
- Private Roads
- Driveways/Unnamed Roads



**AERIAL IMAGERY**

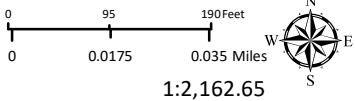
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

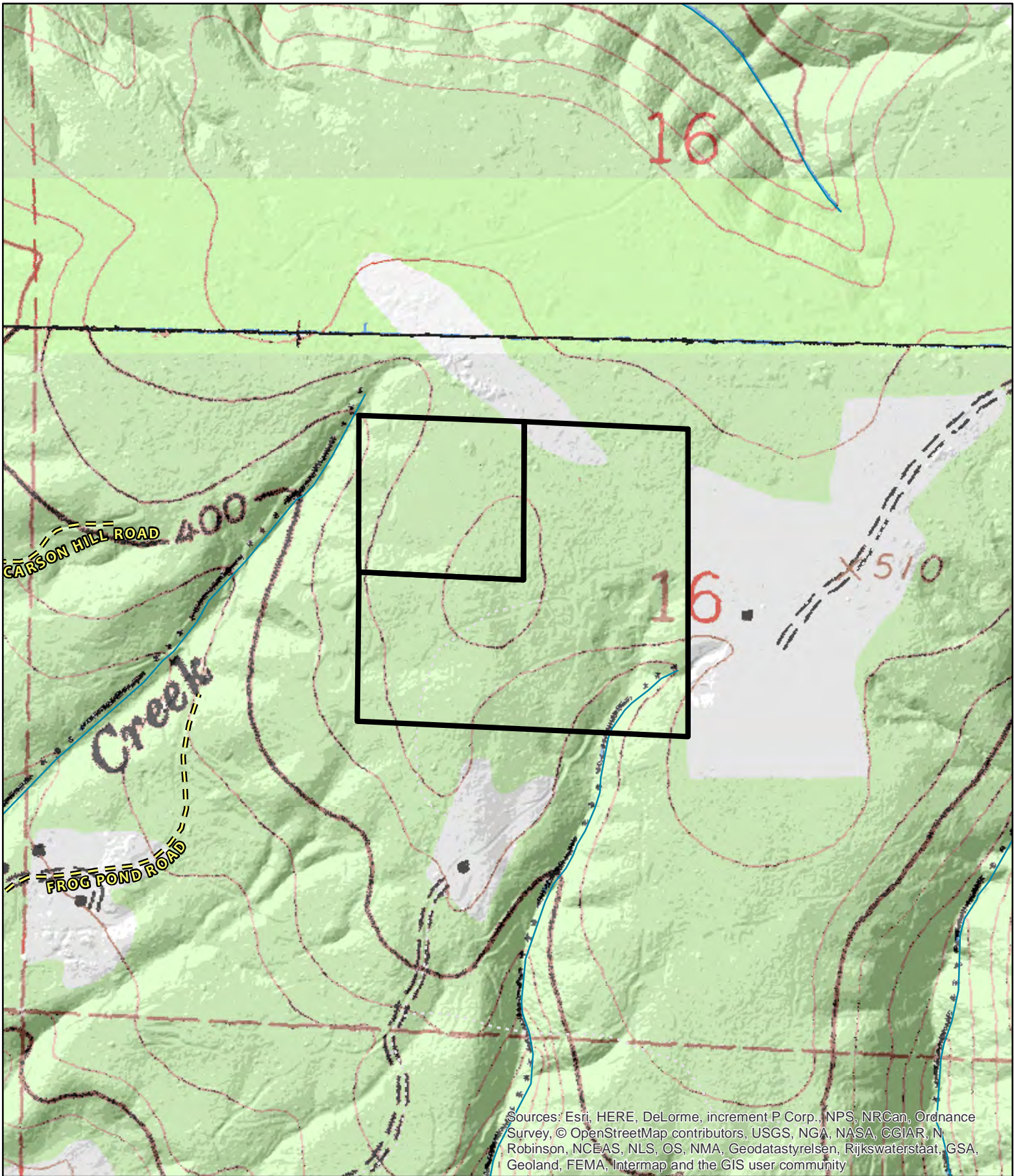
— Hydrology  
- - - - - Driveways/Unnamed Roads



1:2,162.65




**AERIAL IMAGERY**

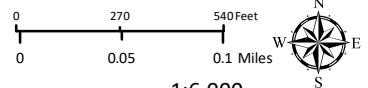
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

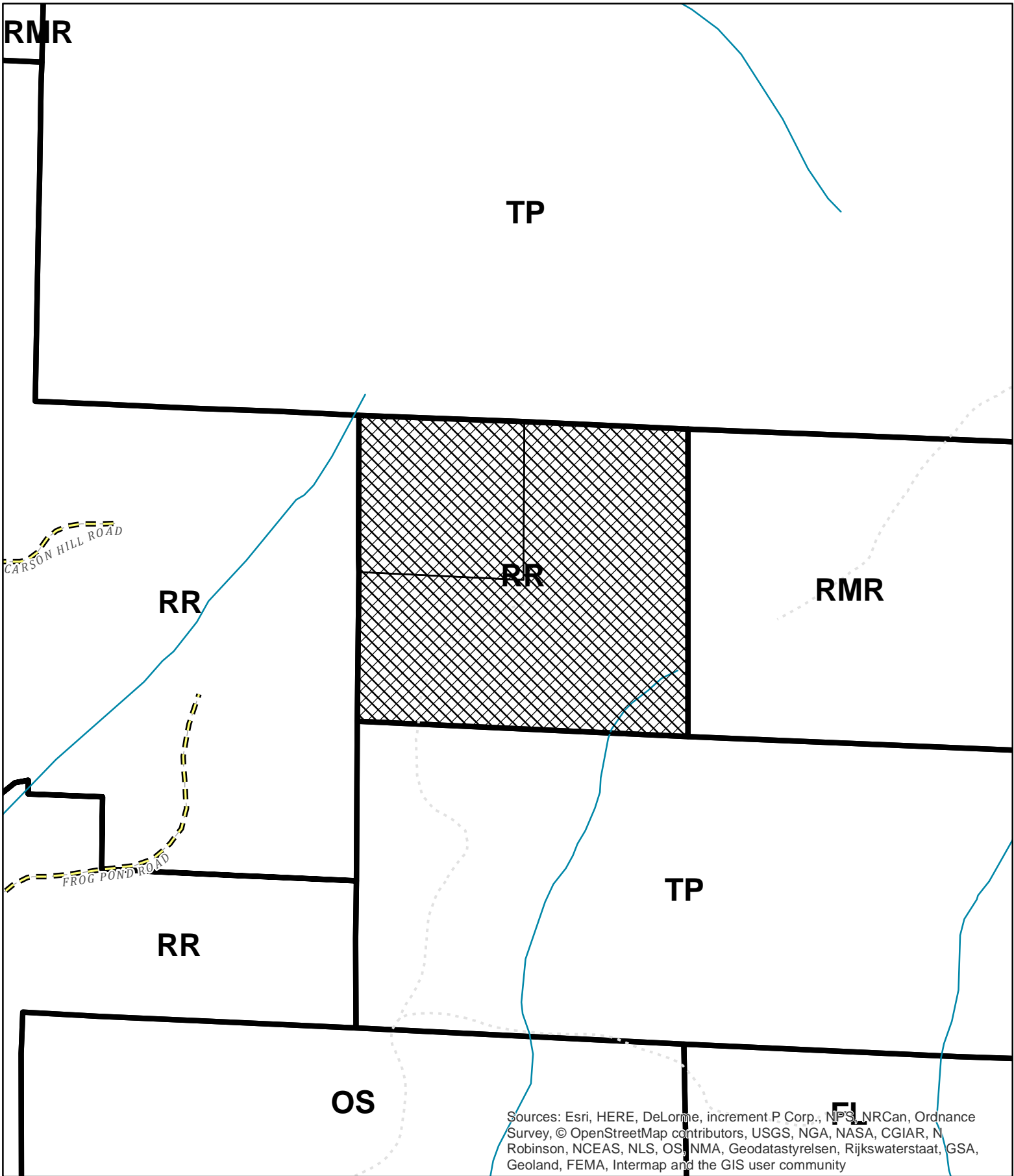
-  Hydrology
-  Private Roads
-  Driveways/Unnamed Roads



**1:6,000**  
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET




**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



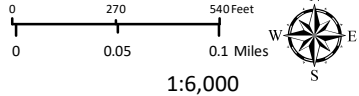


Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

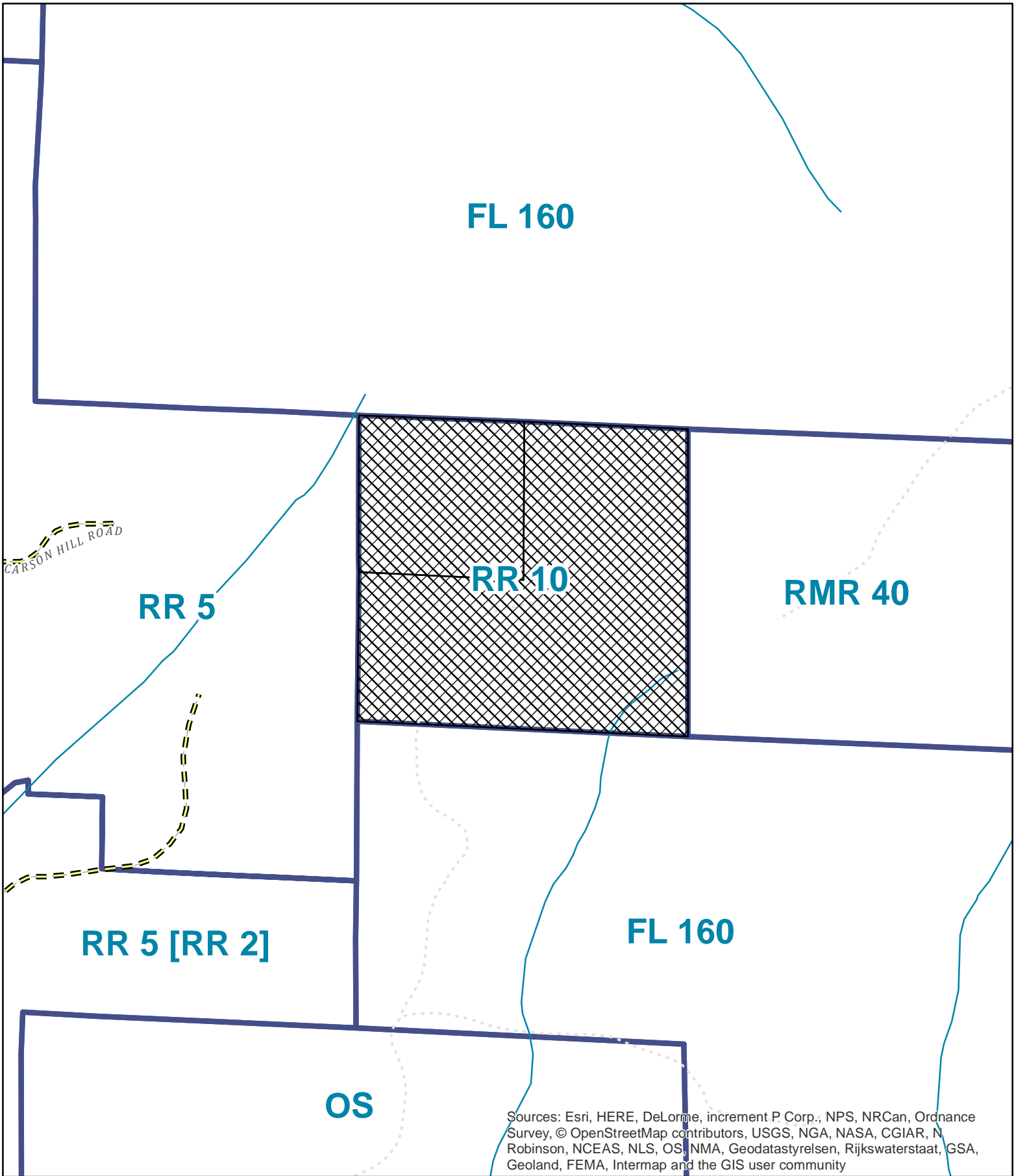
-  Hydrology
-  Private Roads
-  Driveways/Unnamed Roads

-  Zoning Districts
-  Private Roads







**ZONING**

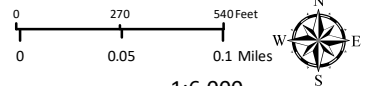
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

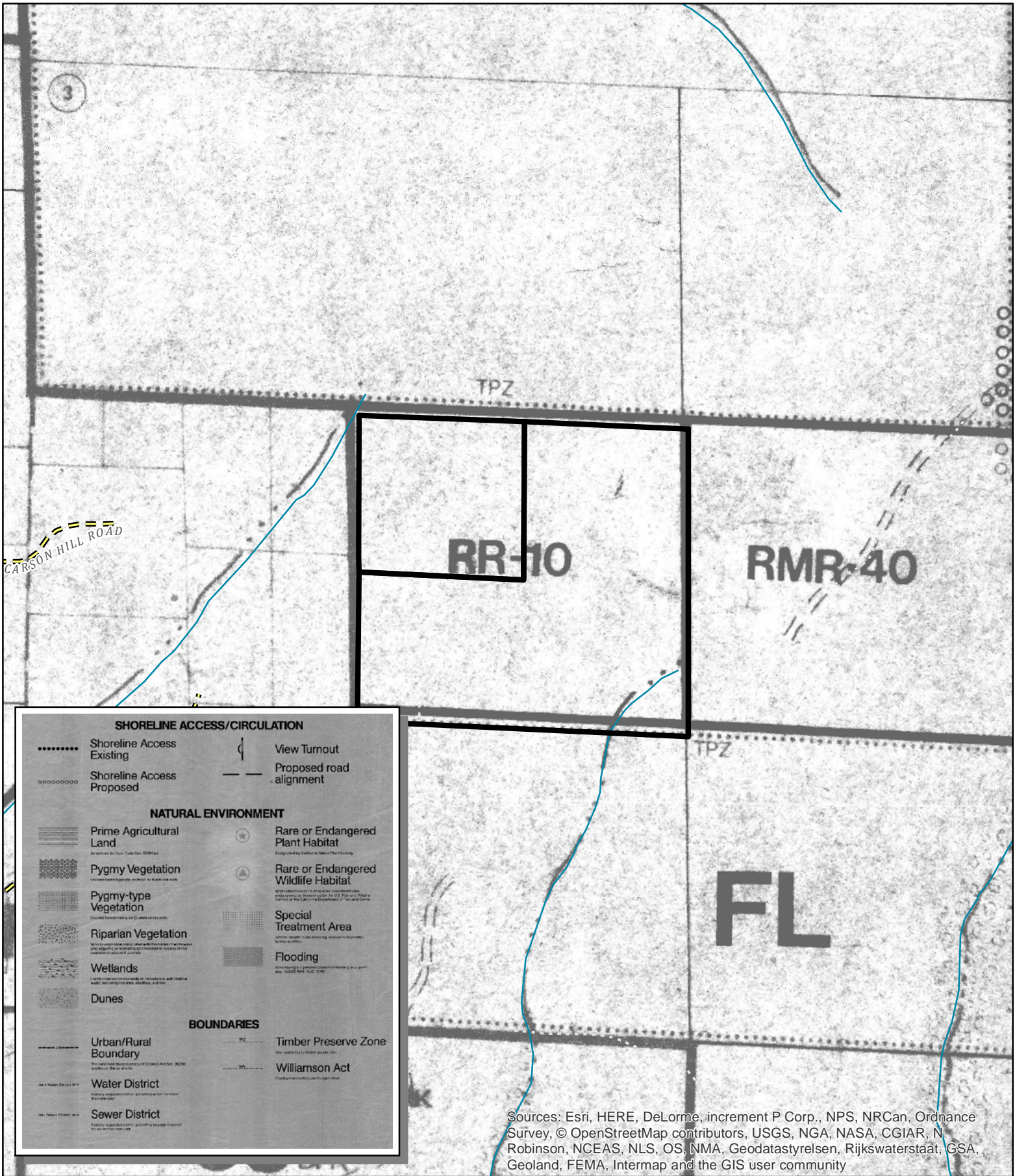
-  Hydrology
-  Private Roads
-  Private Roads
-  Driveways/Unnamed Roads



1:6,000

GENERAL PLAN

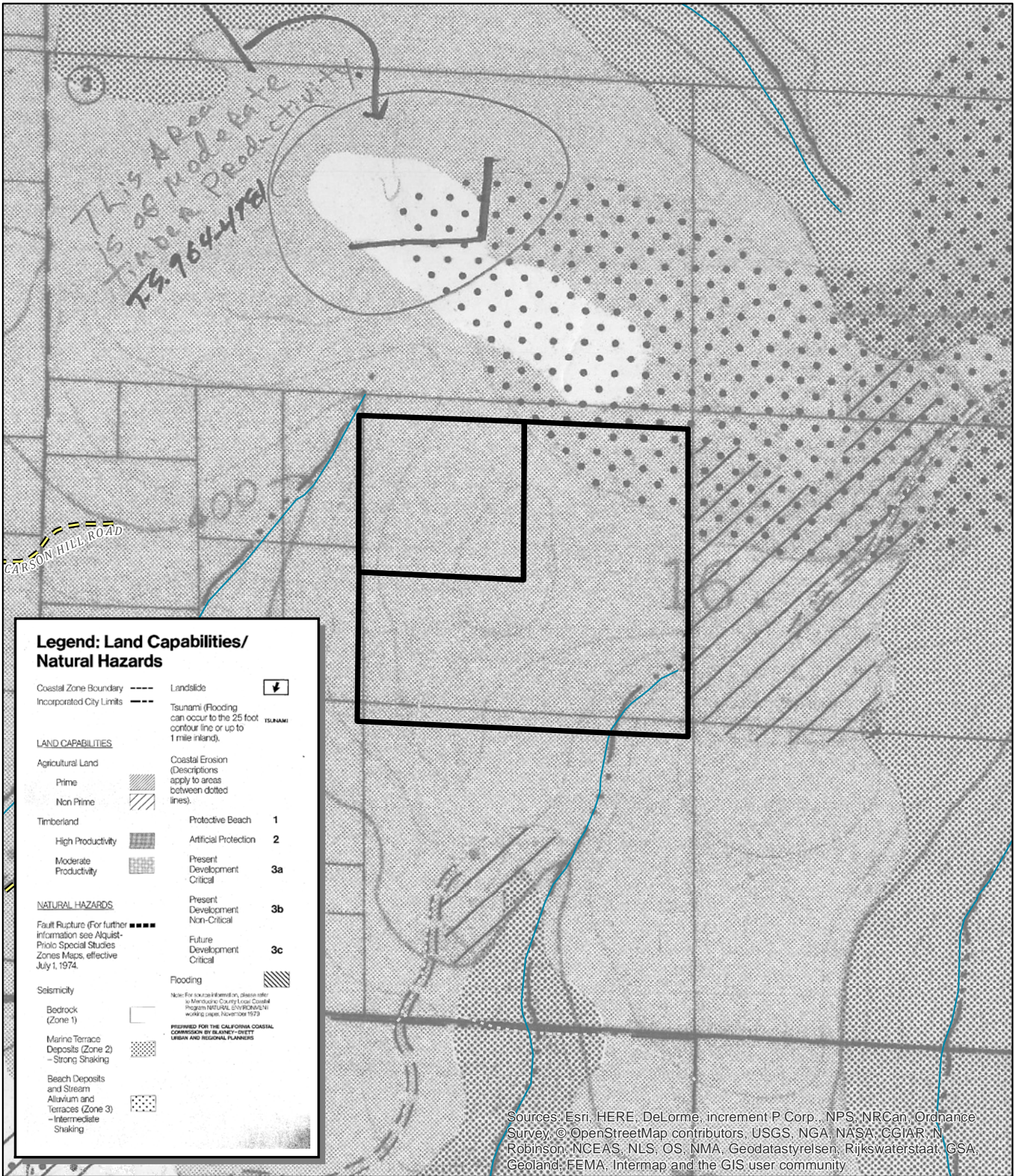
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

LCP LAND USE MAP 18: ALBION

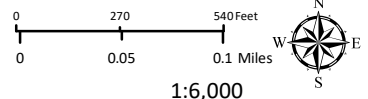
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

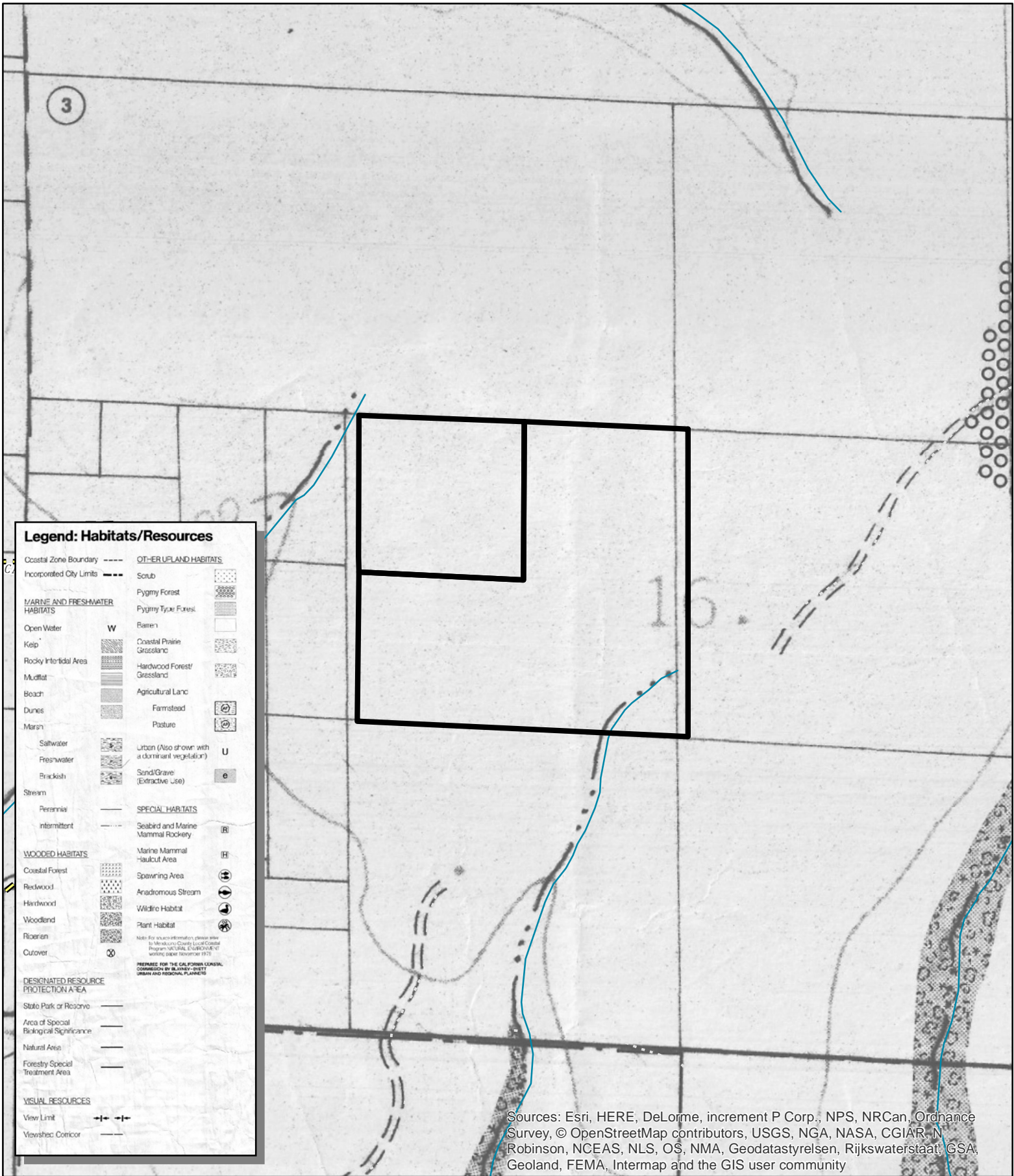
**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

Hydrology  
 Private Roads  
 Private Roads  
 Driveways/Unnamed Roads



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

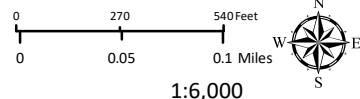
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND. DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, ©SA, Geoland, FEMA, Intermap and the GIS user community

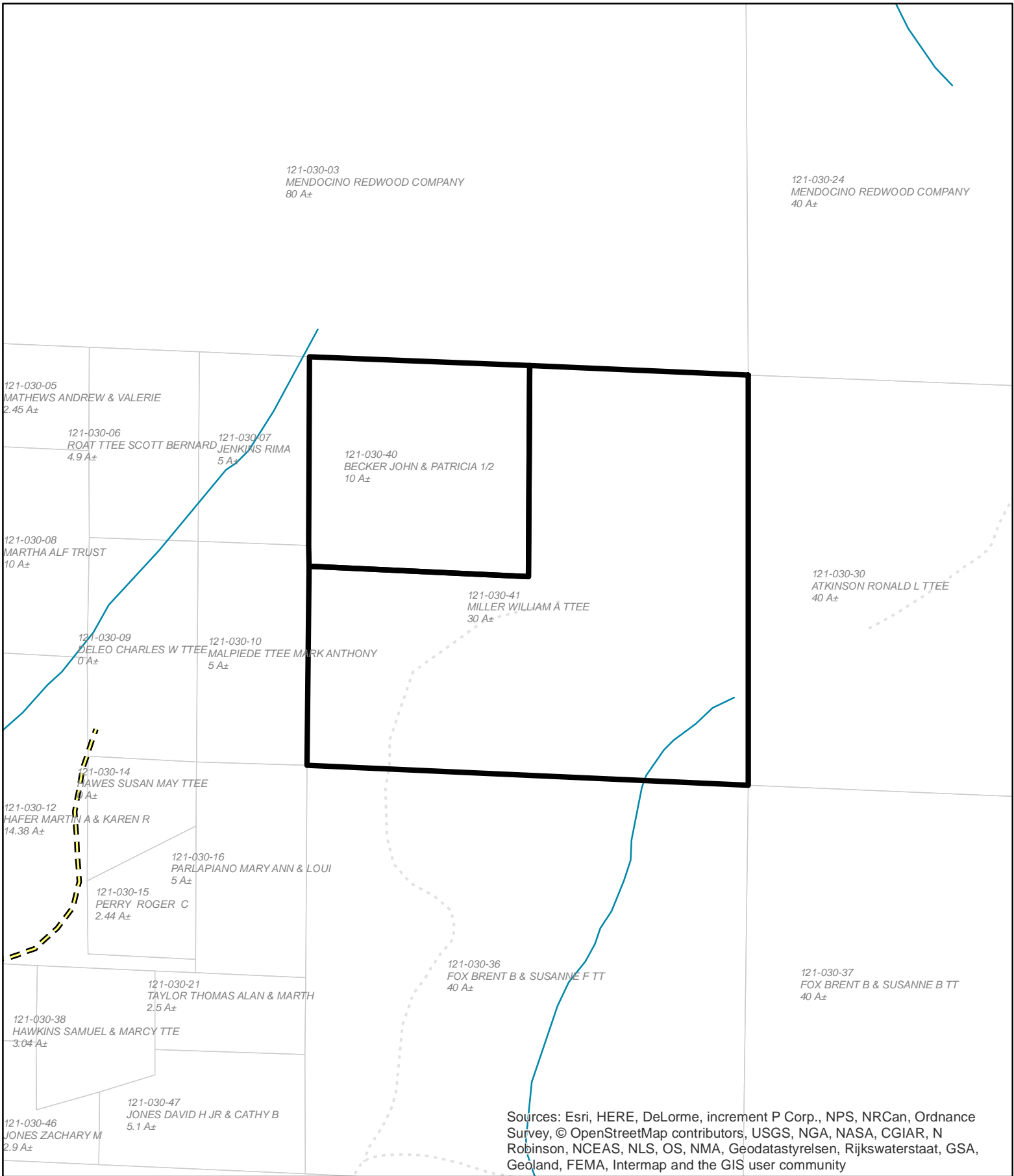
**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

— Hydrology  
 — Private Roads  
 — Private Roads  
 — Driveways/Unnamed Roads







LCP HABITATS & RESOURCES

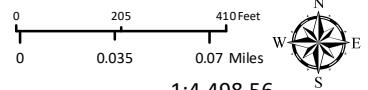
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

-  Hydrology
-  Private Roads
-  Driveways/Unnamed Roads

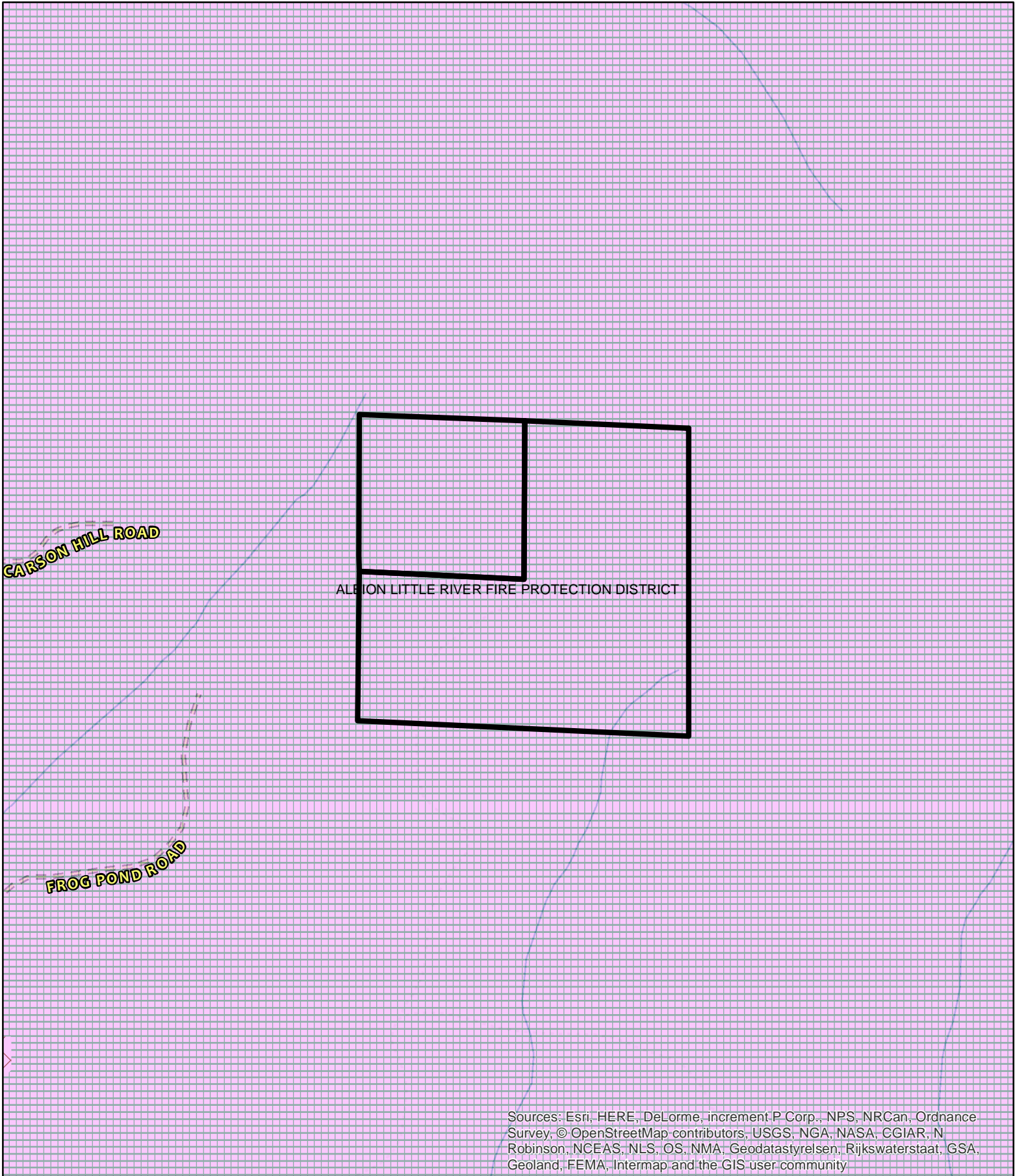
 Assessors Parcels



1:4,498.56

ADJACENT PARCELS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**









ALBIA LITTLE RIVER FIRE PROTECTION DISTRICT

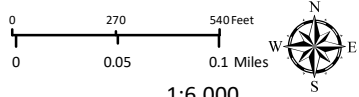
CARSON HILL ROAD

FROG POND ROAD

Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

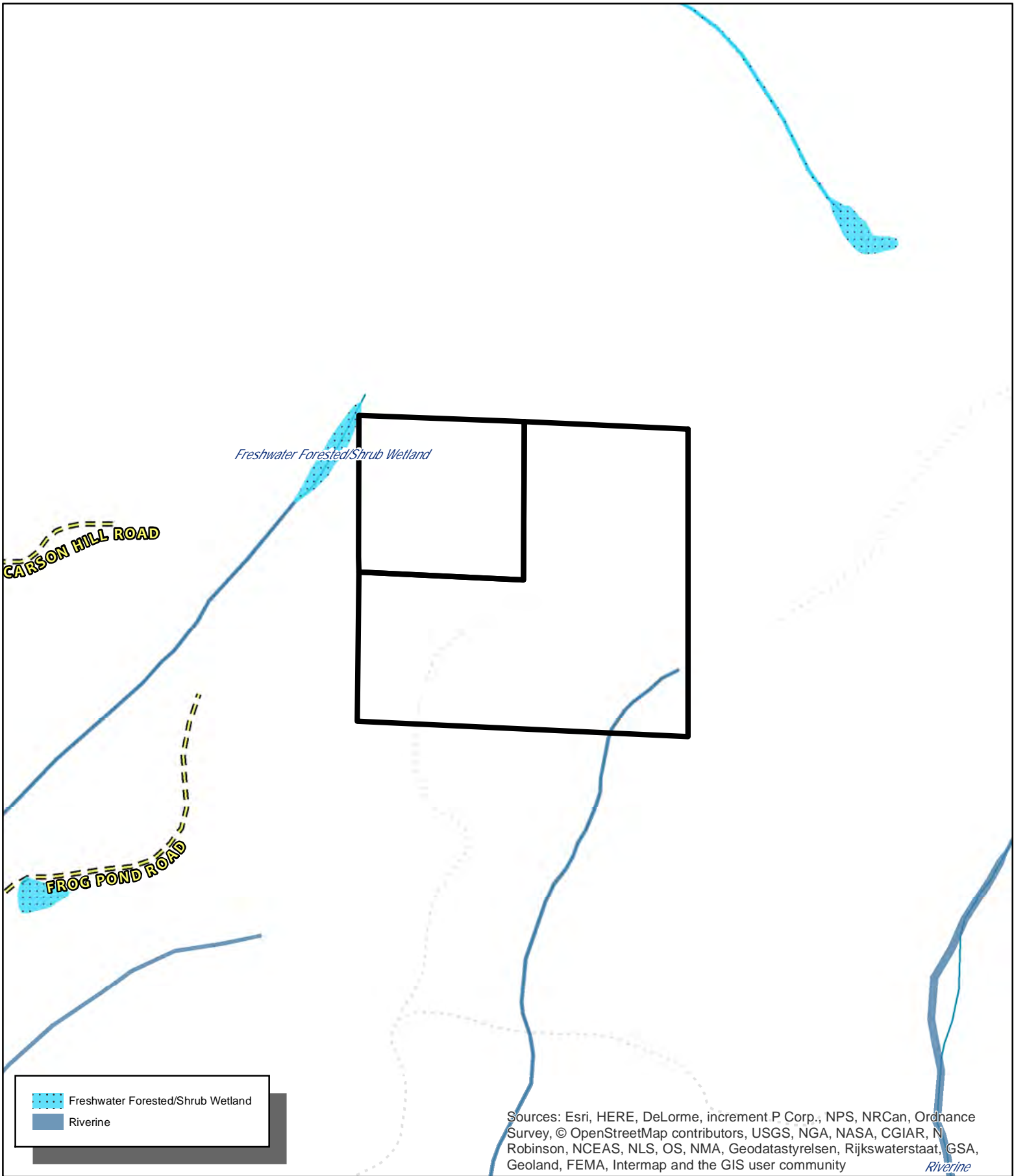
**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd**

-  High Fire Hazard
-  Hydrology
-  Moderate Fire Hazard
-  Private Roads
-  County Fire Districts
-  Driveways/Unnamed Roads






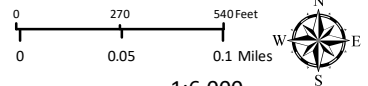
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

-  Hydrology
-  Private Roads
-  Driveways/Unnamed Roads

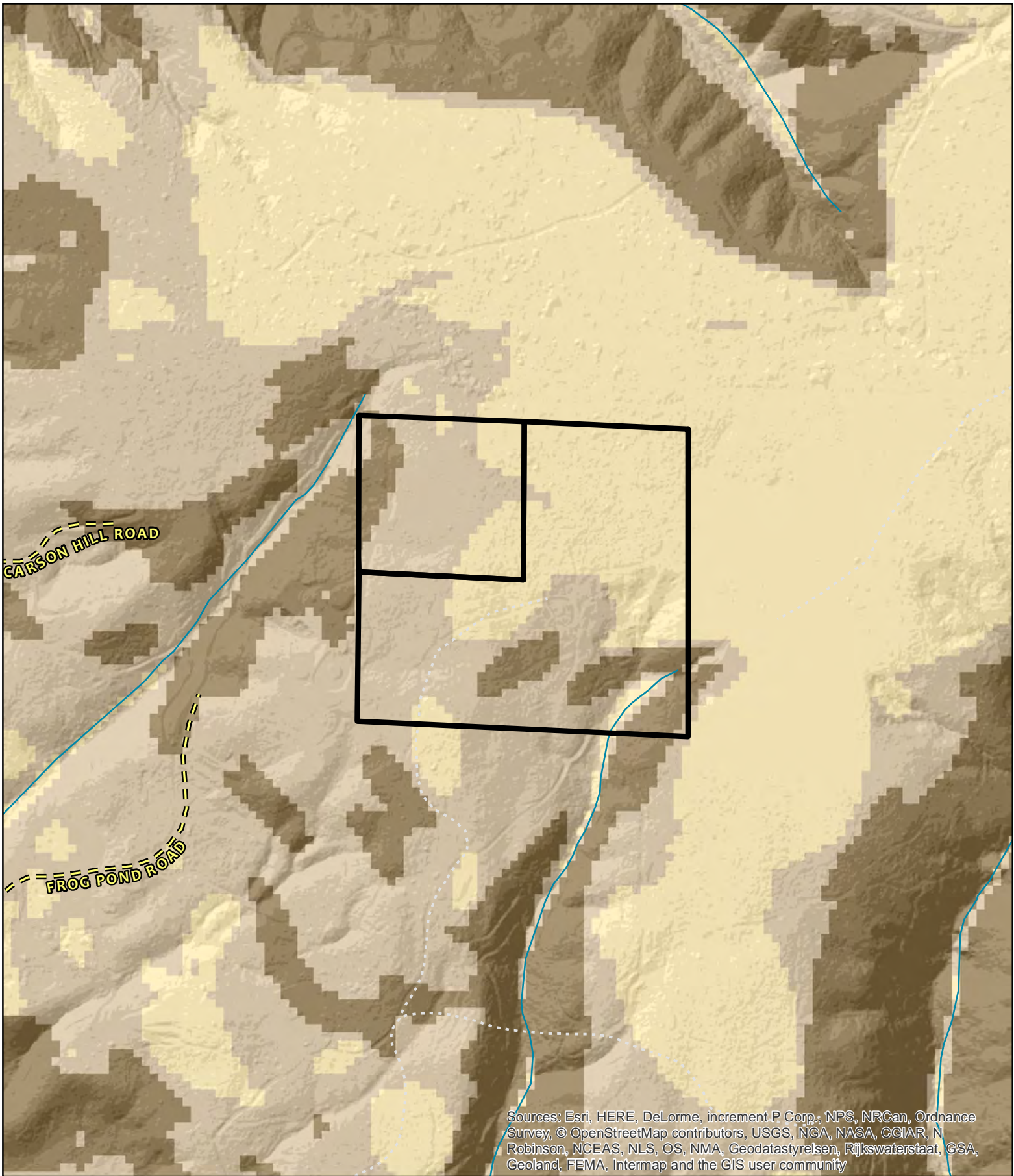


1:6,000

**WETLANDS**







**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

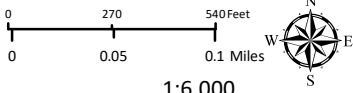




Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

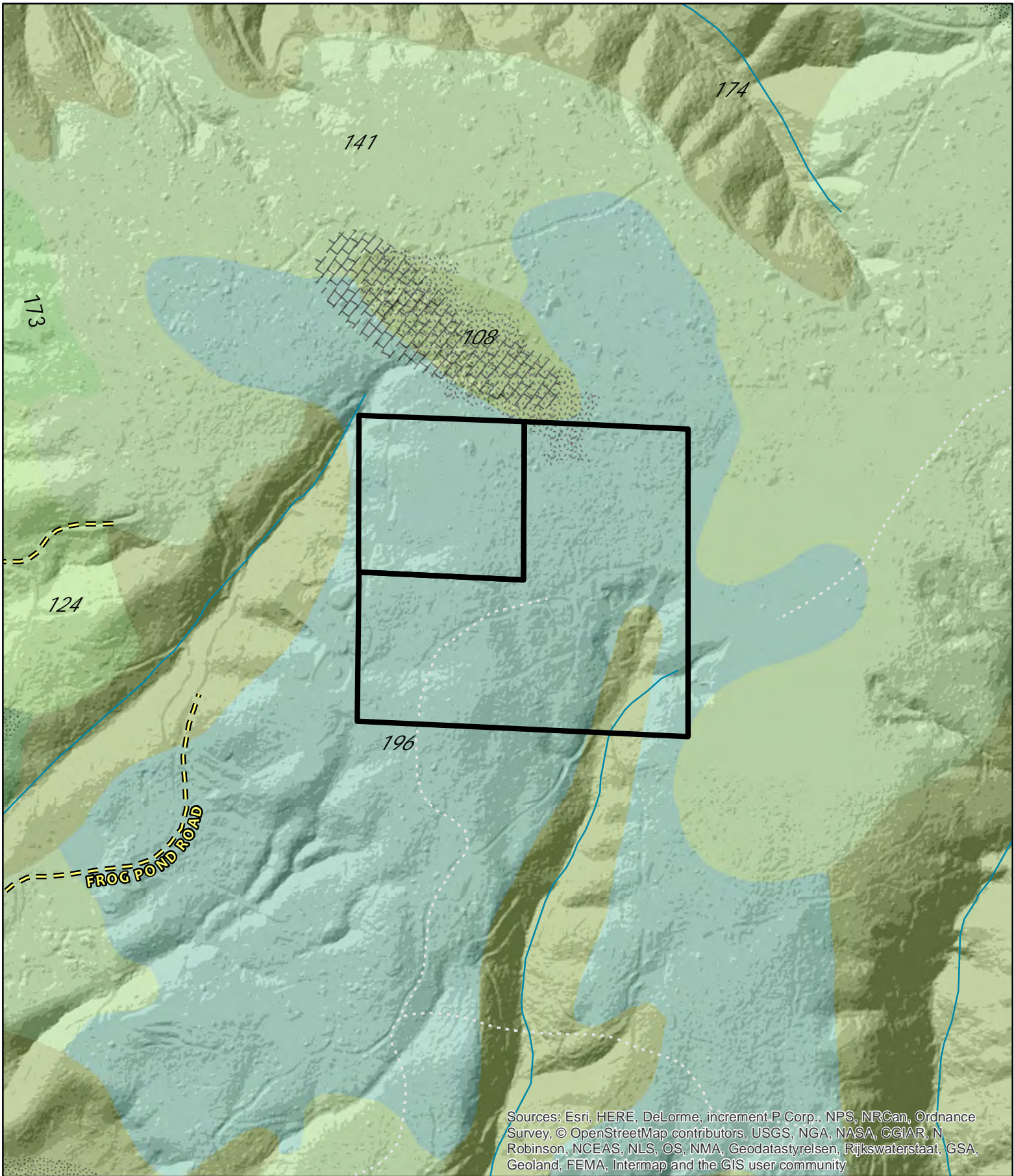
-  Hydrology
-  Private Roads
-  Driveways/Unnamed Roads
-  0° - 14°
-  15° - 32°
-  33° - 72°



1:6,000

**ESTIMATED SLOPE**

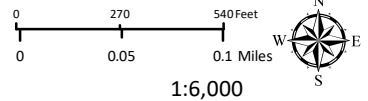
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

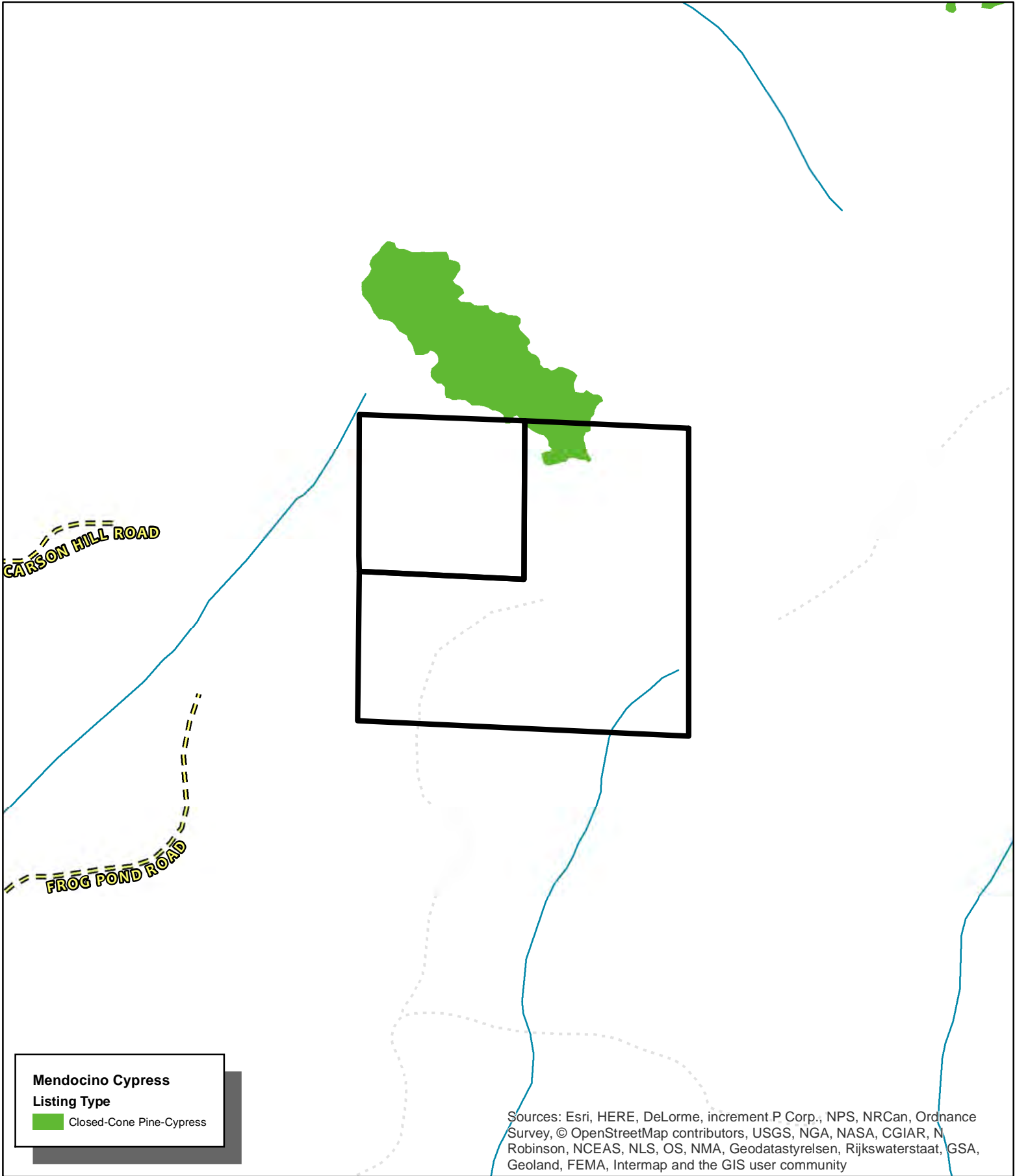
-  Hydrology
-  Private Roads
-  Driveways/Unnamed Roads
-  Mendocino Cypress 110922
-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex



1:6,000

**WESTERN SOIL CLASSIFICATIONS**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

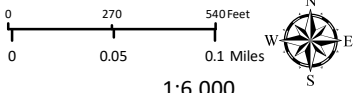


**Mendocino Cypress**  
**Listing Type**  
 Closed-Cone Pine-Cypress

Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2023-0023**  
**OWNER: BECKER & MILLER**  
**APN: 121-030-40 & 41**  
**APLCT: Valerie Walker**  
**AGENT: Jeremiah Davis, PG&E**  
**ADDRESS: 33070 & 33166 Frog Pond Rd.**

- Hydrology
- Private Roads
- Driveways/Unnamed Roads



1:6,000

**MENDOCINO CYPRESS**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

**PG&E Vegetation Management Activities**  
**CZ\_F-00013134\_Elk 1101\_12kV\_Routine\_Major\_2022\_201907**  
**Additional Information in Support of CDP Application**

**Coastal Zone – Site and Project Description Questionnaire**

**Question 1 – Project Description**

In order to maintain safe and reliable electric service and mandated clearance to comply with federal and state regulatory requirements for public safety and fire prevention, PG&E proposes vegetation management activities under or adjacent to the F-00013123 Elk 1101 12 kilovolt (kV) Routine Distribution line on lands under the jurisdiction of the Mendocino County – County Balance Local Coastal Program (LCP). The work areas fall within the Coastal Zone and are subject to the requirements of the Multi-Region Habitat Conservation Plan (MRHCP), under which the work activities are classified as E10a (Vegetation Management Routine Maintenance). All work will adhere to the Best Management Practices (BMPs) established in the MRHCP.

The proposed vegetation removal activities will occur at two work locations (Work Area 12 and Work Area 13) and will include two bishop pine tree removals. No subsurface disturbance will occur during these activities. See **Attachment 6** for more detailed information on the trees to be removed. Both work areas are located within the 100-foot buffer of California Department of Fish and Wildlife mapped pygmy forest environmentally sensitive habitat (ESHA) (otherwise classified as Mendocino cypress Woodlands). These work areas are also within mapped polygon occurrences of Bolander's beach pine (*Pinus contorta* ssp. *bolanderi*) and pygmy cypress (*Hesperocyparis pygmaea*), California Rare Plant Rank 1B.2 species. Due to their proximity to ESHA, the County determined during the preliminary consultation (Major Vegetation Form package) and noted in its letter to PG&E dated 2/14/23, that the tree removals at these work locations require a Coastal Development Permit because they are considered Major Vegetation Removal per County definition (MCC, Division II, Section 20.308.080[C]). Tree crews will use existing public roads and private driveways to bring vehicles and equipment close to the work areas. Vehicles and equipment will remain on existing roads and trees will be accessed on foot. The equipment to be used includes chainsaws, climb crews, lift trucks, and chippers. All cut vegetation will be either lopped and scattered or dragged offsite and chipped if accessible. No herbicide use is prescribed.

**Public Notice**

PG&E posted the Notice of Pending Permit on a tree along the shoulder of project access road on 4/21/23. Photos of the posting have been attached.

**Biological Review**

A desktop biological review was completed by a qualified biologist, who determined that Work Areas 12 and 13 are located within dense conifer forest that has the ability to support species status species (**Attachment 5: Biological Constraints Report**). The review identified potential suitable habitat in the assessment area for two special-status plant species, five wildlife species, nesting birds, and roosting bats.

The work areas are on the edge of California Natural Diversity Database mapped occurrences for Bolander's beach pine (1985) and pygmy cypress (2011) (see Figure 2 in Attachment 5). In addition, the work areas are 100 feet south of pygmy forest ESHA, mapped in 2018 through photo interpretation as part of CDFWs Vegetation Classification and Mapping Program, as *Hesperocyparis pygmaea* - *Pinus contorta* ssp. *bolanderi* / *Rhododendron columbianum* Association.

## Additional Information (cont'd)

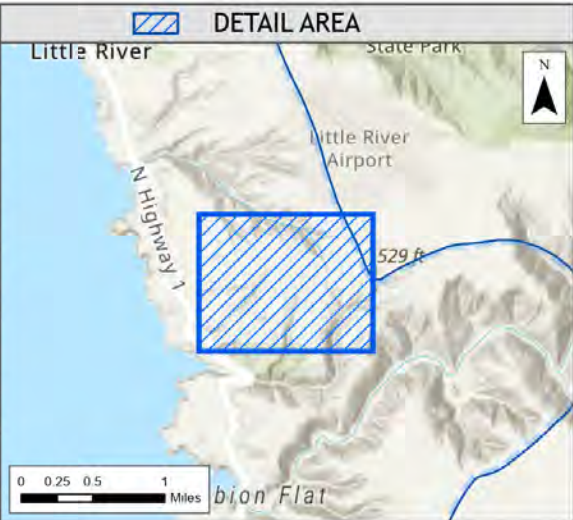
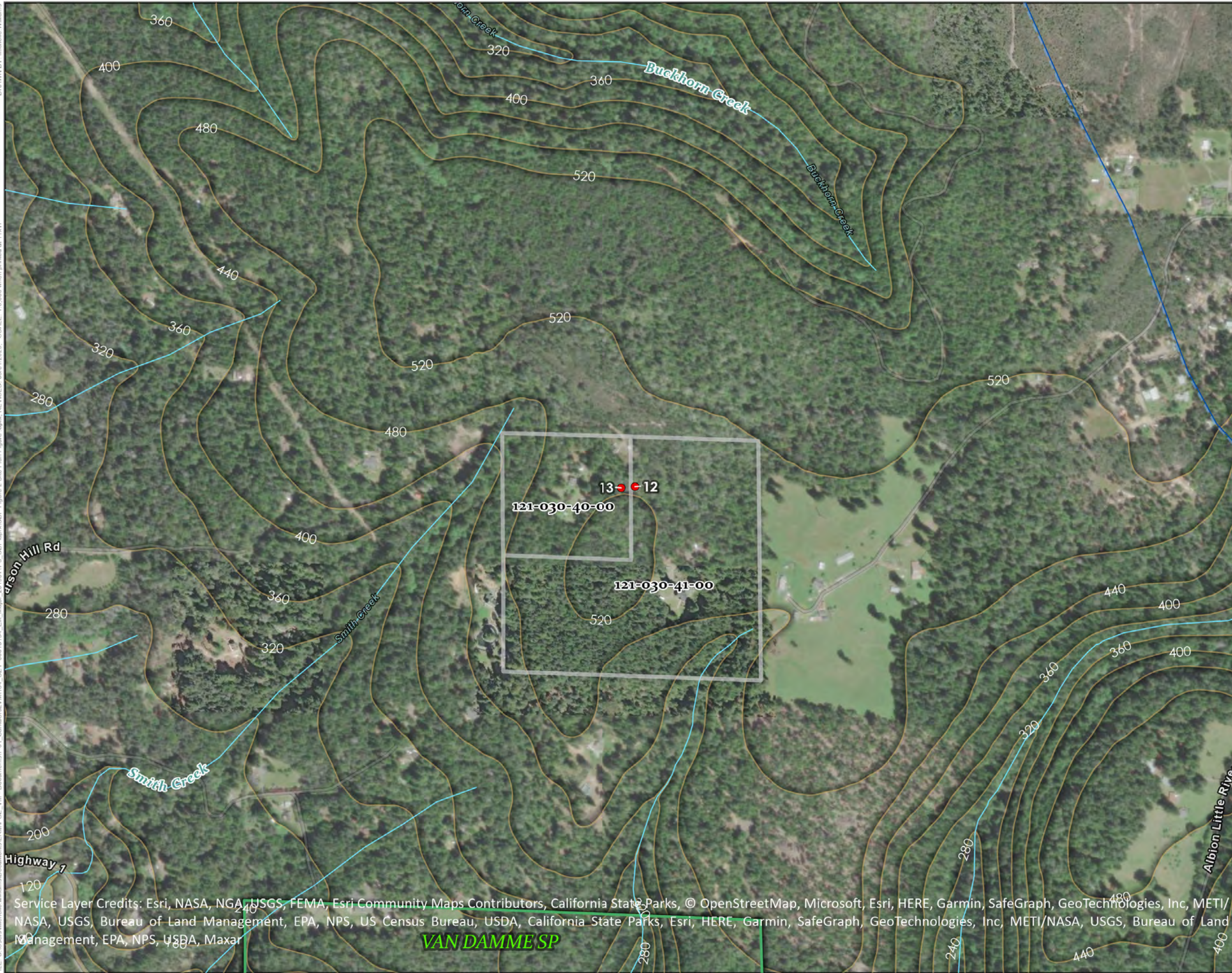
A biological survey was conducted on November 22, 2022 to determine if Bolander's beach pine or pygmy cypress are present within or adjacent to either work area, or if the forested area immediately surrounding the work areas exhibited characteristics of pygmy forest. The biologist confirmed that Work Area 13 is a bishop pine. Due to the forest density and lack of marking on a tree, the exact tree at Work Area 12 could not be confirmed. However, the biologist noted that the forest habitat in both work areas is mature, with large trees and dense understory, and pygmy vegetation was not observed (see photos in Appendix B of Attachment 5).

PG&E will implement their standard Vegetation Management BMPs and avoidance and minimization measures (AMMs) in accordance with the MRHCP, as noted in the BCR (See **Attachment 8**) to reduce impacts to sensitive habitats and species. The implementation of AMMs and BMPs will minimize impacts to protected habitats, special-status species, roosting bats, and nesting birds.

**Attachment 6: Work Area Locations and Scope**  
**Project Name: Elk 1101 12kV Routine 201907**

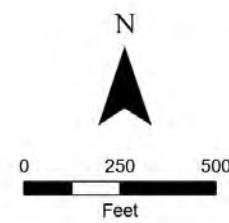
<b>MapID</b>	<b>Species</b>	<b>Quantity</b>	<b>Work Type</b>	<b>Height (feet)</b>	<b>DBH (inches)</b>	<b>Latitude</b>	<b>Longitude</b>
12	Bishop Pine	1	Removal	75	19	39.24826	-123.76357
13	Bishop Pine	1	Removal	75	28	39.24824	-123.76382

FILE: C:\Users\michelle.williams\Documents\ERM\PG&E\_VM - Documents\7-01\_SantaCruz\VM184\_CZ F-00013134\_Elk\_Major\_20190713-3\_CDP\aprx\CDP Figure 2 Site Plan Figure.aprx, REVISED: 03/01/2023, SCALE: 1:6,000 when printed at 11x17



- Work Areas
- Coastal Zone
- C DPR Park Boundaries
- Assessor's Parcels
- 40-foot Elevation Contour Line
- Streams

Applicant: Valerie Walker, PG&E Environmental Supervisor  
 850 Stillwater Rd., West Sacramento, CA 95605  
 Tel: 916-407-6264  
 Figures prepared by: Michelle Williams  
 114 Sansome Street, Suite 750, San Francisco, CA 94104  
 Tel: 415-523-8519



### Figure 2 Site Plan

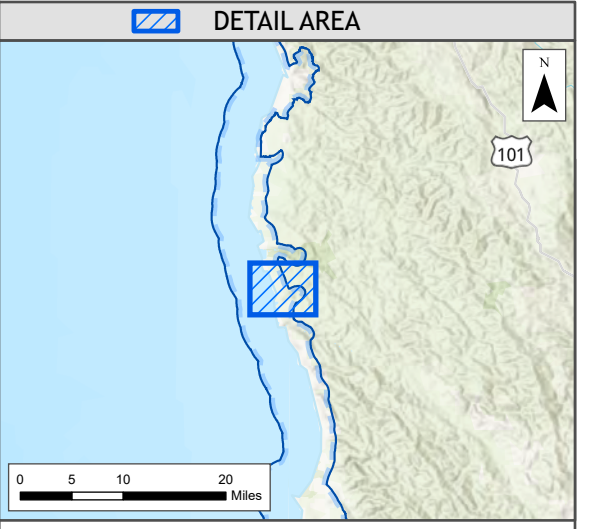
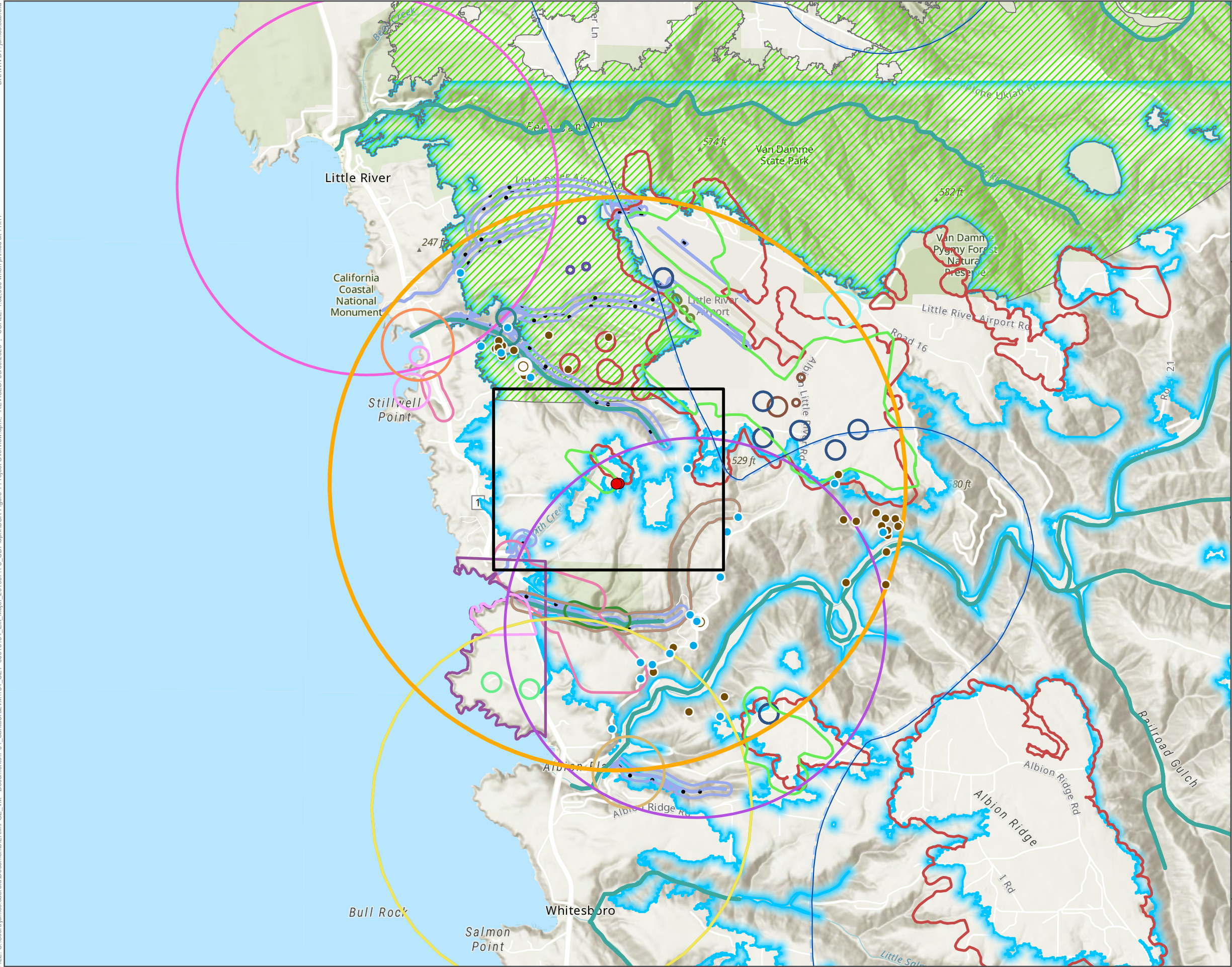
Sheet 1 of 1

PG&E Elk 1101 12kV  
Routine Major 2022

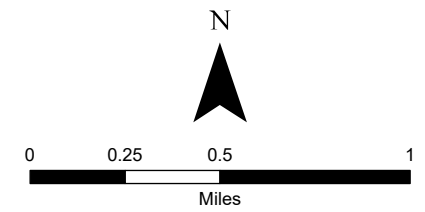
Service Layer Credits: Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Maxar

**VAN DAMME SP**

FILE: C:\Users\james.cabrera\Documents\ERM\PG&E\_VM - Documents\17-01\_SantaCruz\M1184\_CZ F-00013134\_Elk\_Major\_20190711-3\_CDP\aprx\BCR Figure 1 Project Overview.aprx, REVISED: 03/09/2023, SCALE: 1:32,000 when printed at 11x17



- Tree Work Location
- Sheet Boundary for Figure 2
- 1.5-mile Work Location Biological Buffer
- California Coastal Zone
- NOAA Designated Critical Habitat
- Steelhead
- Multiregion HCP Modeled Habitat
- Foothill yellow-legged frog
- Marbled murrelet
- Northern spotted owl
- Spotted Owl Observation
- Spotted Owl Activity Center
- Spotted Owl Negative Observation
- California Natural Diversity Database
- Angel's hair lichen
- Behren's silverspot butterfly
- Bluff wallflower
- Bolander's beach pine
- CA sedge
- Coast lily
- Great burnet
- Mendocino Coast paintbrush
- Northern red-legged frog
- Pacific tailed frog
- Point Reyes checkerbloom
- Pygmy cypress
- Red-bellied newt
- Short-leaved evax
- Sonoma tree vole
- Southern torrent salamander
- Swamp harebell
- Townsend's big-eared bat
- Western bumble bee
- White beaked-rush

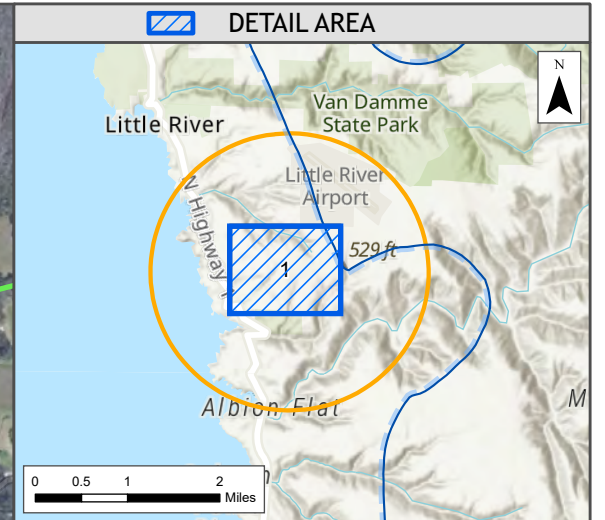
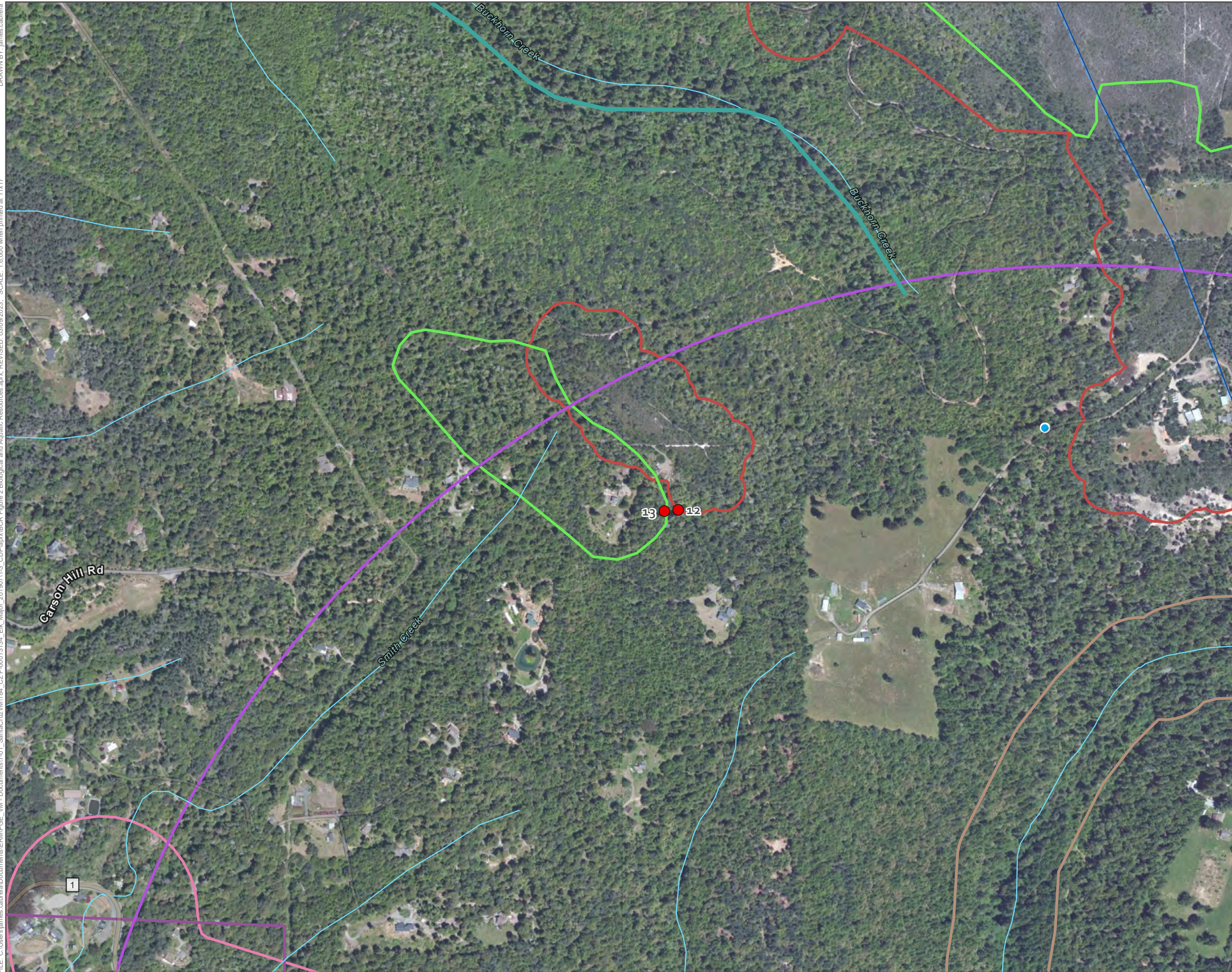


**Figure 1 - Overview Map**

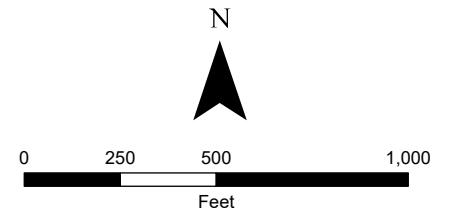
PG&E CZ F-00013134 Elk 1101 12kV  
Routine Major 2022



FILE: C:\Users\james.cabrera\Documents\ERM\PG&E\_VM - Documents\17-01\_SantaCruz\M1184\_CZ F-00013134\_Elk\_Major\_20190711-3\_CDP\aprx\BCR Figure 2 Biological and Aquatic Resources.aprx, REVISED: 03/09/2023, SCALE: 1:6,000 when printed at 11x17



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- California Coastal Zone
- Streams
- NOAA Designated Critical Habitat**
- Steelhead
- CNDDB**
- Behren's silverspot butterfly
- Bolander's beach pine
- Northern red-legged frog
- Pacific tailed frog
- Point Reyes checkerbloom
- Pygmy cypress
- Sonoma tree vole
- Spotted Owl Negative Observation



**Figure 2**  
**Biological and Aquatic Resources**

Sheet 1 of 1

PG&E CZ F-00013134 Elk 1101 12kV  
Routine Major 2022

## Appendix B: Site Visit Photographs (11/22/22)

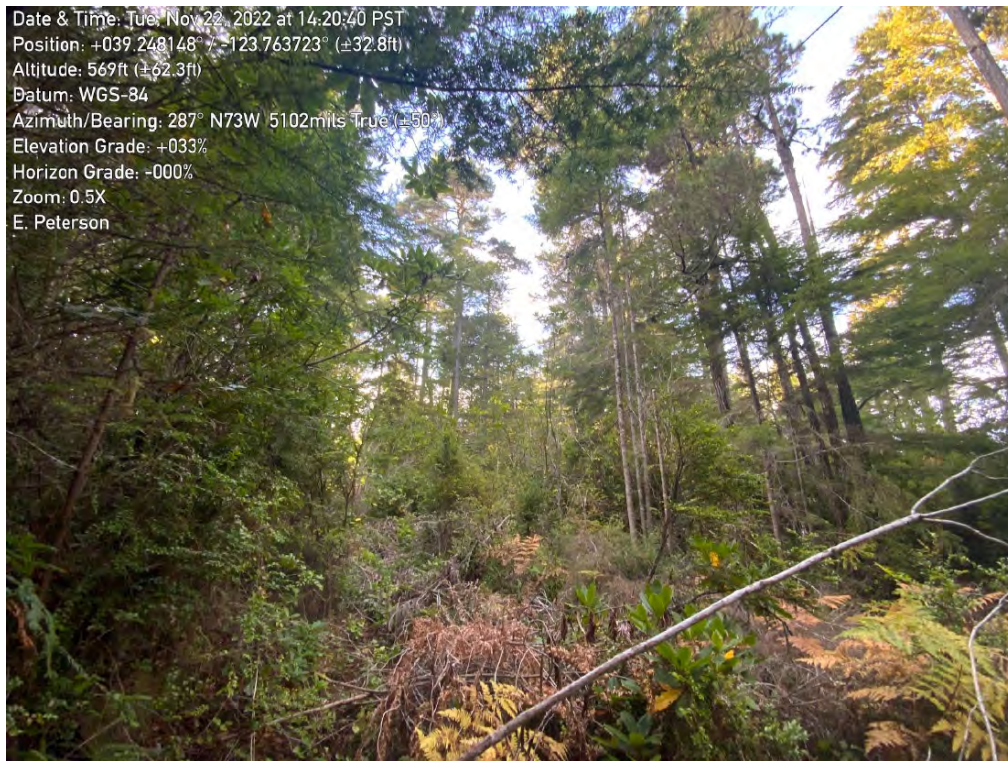


Photo 1: General work area



Photo 2: General work area understory



Photo 3: Understory around Work Area 13



Photo 4: Tree at Work Area 13

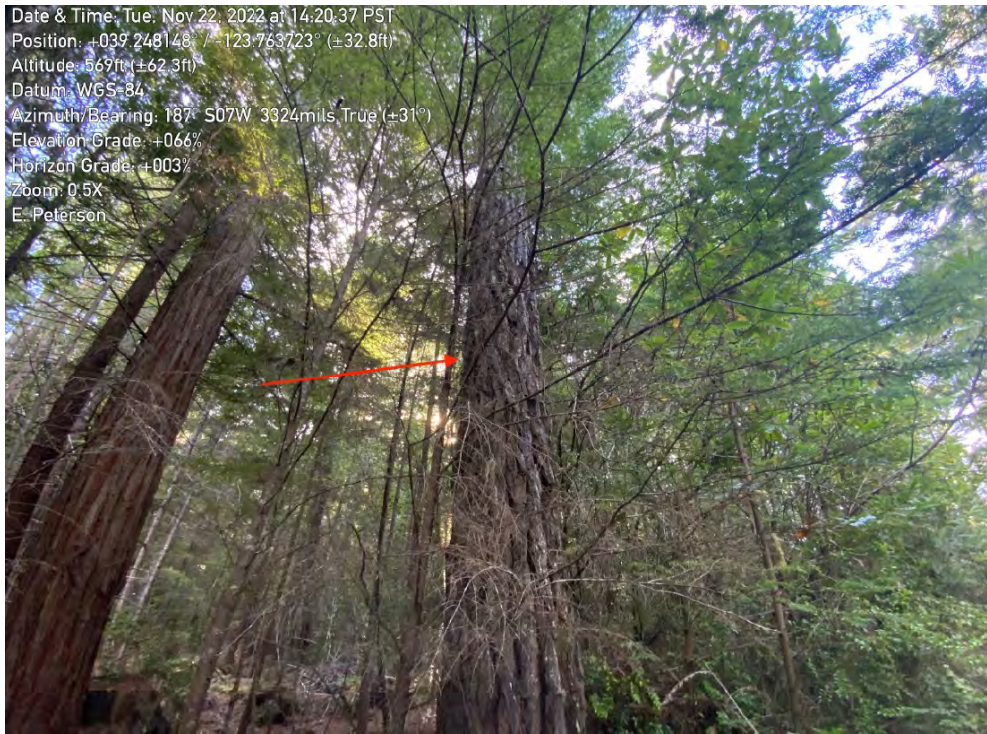


Photo 5: Tree at Work Area 13

**Appendix A: Survey Figure**



**Photo 1**

Aspect: NE

Description: Felled Bishop pine at WL 12. Surrounding vegetation includes huckleberry shrubs and tree saplings.

**Photo 2**

Aspect: NE

Description: Felled tree and surrounding ground cover (includes salal, huckleberry, California bay saplings, and tan oak saplings).



**Photo 3**

Aspect: N

Description: Stump and felled tree. View of dense vegetation that tree service had to push through to access the location.



**Photo 4**

Aspect: S

Description: View of pushed back vegetation (bay saplings) to reach WL 12. Storm damage was also evident here.

**Photo 5**

Aspect: NE

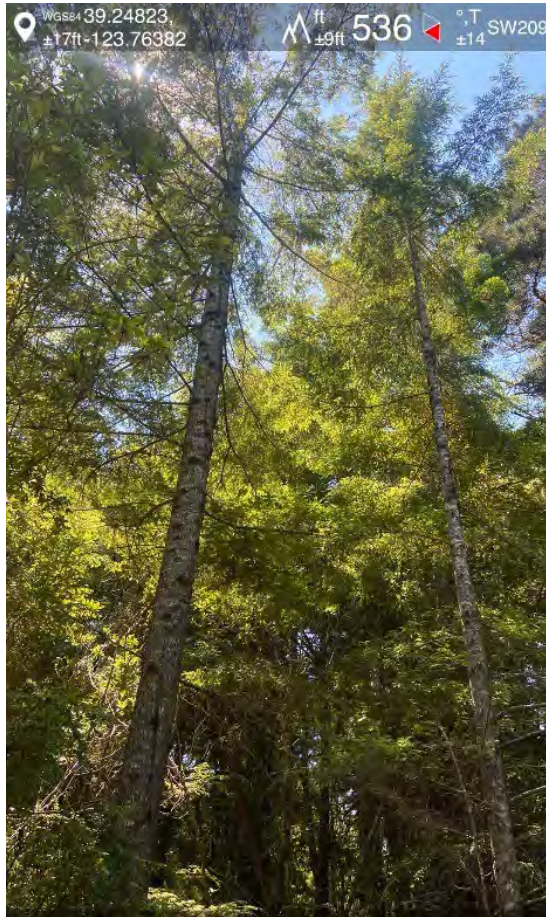
Description: Large manzanita cut for access to reach WL 12. Pole cable also pictured.

**Photo 6**

Aspect: E

Description: View of manzanita and surrounding vegetation. Can see that ground cover and shrub layer was substantial in parts of the survey area.





**Photo 7**

Aspect: SW

Description: View of two Western hemlocks marked for removal during PG&E's next maintenance cycle.



**Photo 8**

Aspect: S

Description: View of Western hemlock marked for removal (first tree).



**Photo 9**

Aspect: NW

Description: view of Western hemlock marked for removal (second tree).



**Photo 10**

Aspect: W

Description: View of stumps. The closest in view is potential Bishop pine at WL 13. Other two stumps potentially removed by PG&E crew or landowner.



**Photo 11**

Aspect: SW

Description: Similar view of Photo 12, but the focus is on the area the landowner using for processing wood.

Attachment 8 – MR HCP BMPs

BMP # <sup>b</sup>	Best Management Practice
BMP 1 (FP-01)	Vegetation management (VM) employees and contractors must conduct ongoing training of environmental laws and procedures. VM employees and contractors performing VM activities must comply with these laws and procedures to minimize or avoid impacts on natural resources during work activities.
BMP 2 (FP-05)	On federal, state, local, and tribal agency land the land managers should be notified of pending work as far in advance as possible.
BMP 3	Roads, erosion control measures, fences, and structures damaged as a result of VM operations must be repaired and reported to the work group supervisor and the VM PG&E representative. Gates must be left as they are found.
BMP 4 (FP-02, FP-03, FP-04)	Vehicles and equipment must use pavement, existing roads, and previously disturbed areas to the extent practicable.
BMP 5	Motorized equipment must comply with Air Resources Board permitting requirements.
BMP 6	Vehicle idling, noise, and odor must be minimized to the extent practicable during work near residences, public buildings, or commercial buildings. Within 100 feet of school facilities work vehicle must not stand idling for more than 5 minutes, unless necessary for work purposes. Diesel-fueled work vehicles must not stand idling for more than 5 minutes at any location, unless necessary for work purposes.
BMP 7	Contractors must have the ability to communicate quickly with their supervisor and/or PG&E by having a working cell phone or radio on the job site at all times, or by identifying the closest area of cell phone reception or closest public phone and familiarizing all employees with that location.
BMP 8 (FP-15)	Vehicles and heavy equipment must be refueled at least 100 feet away from riparian areas. Handheld tools must be refueled outside of riparian areas. The fueling operator must stay with the fueling operation at all times. Do not top off tanks.
BMP 9	Petroleum and herbicide spill containment and cleanup materials must be available at the job site. Spills must be immediately cleaned up and contaminated materials disposed of properly. Spills greater than 8 oz. on soil or spills that create sheen on the water must be reported immediately to the supervisor and the VM PG&E Representative for appropriate management.
BMP 10 (FP-11)	If the amount of contiguous, bare soil exposed in one location exceeds 0.1 acre immediately after completion of VM activities, erosion control measures must be implemented. These measures may include lop & scatter, broadcasting chipped material or compliance with other PG&E Erosion control measures.
BMP 11	Vehicle use within riparian areas is limited to existing roads and dry crossings, and they must be checked and maintained daily to prevent leaks of materials that, if introduced to water, could be harmful to aquatic life.
BMP 12	Cleared or pruned vegetation and woody debris (including chips) must be disposed of in a manner to ensure that it does not enter surface water or a watercourse. All cleared vegetation and woody debris (including chips) must be removed from surface water or watercourses, and placed or secured where it cannot re-enter the watercourse.
BMP 13 (FP-07)	Vehicles should not exceed 15 mph on un-surfaced roads such as agricultural field roads and transmission ROW access roads.
BMP 14	Vehicles and heavy equipment must not be operated off roads within 25 feet of the edge of a vernal pool unless a biologist or natural resource professional evaluates and prescribes site specific AMMs.
BMP 15	VELB: VM activities in Valley Elderberry Longhorn Beetle (VELB) habitat must follow PG&E VELB Utility Standard ENV-7001S and VM VELB Procedures.

## Attachment 8 – MR HCP BMPs

BMP # <sup>b</sup>	Best Management Practice
BMP 16 (FP-18)	Migratory Birds: VM activities must follow the VM Migratory Bird Flowchart <sup>1</sup> .
BMP 17	Sudden Oak Death: VM activities in counties subject to the Sudden Oak Death quarantine must follow VM Sudden Oak Death Protocols.
BMP 18	Environmental screening for mowing locations, fee strip weed abatement, and for electric transmission ROW reclamation work must be conducted by the VM environmental group prior to work.
BMP 19	VM personnel must verify that the environmental screening process for capital and other non-VM work was conducted by the work owner prior to VM starting VM activities. VM personnel and contractors must implement the environmental protection measures prescribed for the work.
BMP 20	<p>Cultural Resources:</p> <p>Items identified through patrols and screenings: When previously identified cultural resources are found (e.g., old bottles, cans, buildings), they must be left in place and undisturbed. If it is necessary to move or disturb them to complete the work, or if human remains are found, stop work and contact the VM PG&amp;E Representative.</p> <p>Unanticipated Discovery:</p> <p>If any new cultural resources (e.g., structure features, bone, shell, artifacts, or architectural remains) are encountered and site disturbance cannot be avoided during work activities, or if human remains are suspected, implement the following measures:</p> <ul style="list-style-type: none"> <li>• Stop all work within 100 feet of the discovery.</li> <li>• Notify the VM PG&amp;E representative who will contact the Cultural Resource Specialist.</li> <li>• Secure location, but do not touch or remove remains and associated artifacts.</li> <li>• Do not remove associated spoils or pick through them.</li> <li>• Note the location and document all calls and events.</li> <li>• Keep the location confidential.</li> </ul>
BMP 21	If a protected wildlife species is killed or injured as a result of VM activities, the incident must be reported immediately to a supervisor and the VM PG&E Representative for appropriate management.
BMP 22	Disturbance or removal of non-target vegetation within a work site should not exceed the minimum necessary to complete operations, subject to other public health and safety directives governing the safe operations and maintenance of electric and gas facilities.
BMP 23 (FP-09)	During designated fire season motorized equipment must have federally or state-approved spark arrestors; all vehicles must be equipped with firefighting tools as appropriate and in accordance with all applicable laws, rules, regulations, orders, and ordinances. When the fire danger rating is Very High or Extreme no vehicular travel is permitted off cleared roads except in case of emergency.
BMP 24 (FP-09)	During designated fire season the contractor must check and follow the requirements of the daily Project Activity Level when working on USFS land (or other properties as required), or follow the requirements of the fire danger rating system in hazardous fire areas and SRAs. These are measures of fire weather conditions and may restrict activities otherwise permitted.
BMP 25	<p>The following provisions apply for VM activities during designated fire season in grass and wildland areas:</p> <ul style="list-style-type: none"> <li>• Smoking is not allowed while walking, working, or operating light or heavy equipment.</li> <li>• Smoking is allowed in a barren area, or within an area cleared to mineral soil at least 3 feet in diameter.</li> <li>• During fire adjective index ratings of Very High or Extreme smoking is not allowed at any time in grass and wildland areas.</li> </ul>

<sup>1</sup> PG&E implements this process to comply with state law.

Attachment 8 – MR HCP BMPs

BMP # <sup>b</sup>	Best Management Practice	
BMP 26 (FP-08)	Hunting, firearms, portable stoves, open fires (such as barbecues) not required by the VM activity, and pets (except for safety in remote locations) are prohibited in VM activity work sites. All trash, food items, and human-generated debris must be properly contained and/or removed from the site.	
BMP 27	Woody debris created by chipping, lop and scatter, or brush mowing operations must be left at an average depth of less than 18 inches from the ground surface unless otherwise specified in an easement or land owner agreement.	
BMP 28	A Licensed Pest Control Advisor must write prescriptions for all herbicide and tree growth regulator applications. Contractors must use a Qualified Applicator when applying herbicides and tree growth regulators for VM.	
BMP 29	Nozzle tip, pressure, and sprayer configuration should be such to produce a coarser droplet to minimize drift.	
BMP 30	Pesticides must not be transported in the same compartment with persons, food, or feed. Pesticide containers must be secured to the vehicle during transportation in a manner that will prevent spilling into or off the vehicle.	
BMP 31 (Plant-01)	Selective application techniques should be used for VM ROW maintenance operations wherever practicable so that desirable vegetation is not adversely impacted.	
BMP 32	The contractor must have a written training program for employees who handle pesticides. The written program must describe the materials and the information that will be provided and used to train the employees.	
BMP 33	Training must be completed before an employee is allowed to handle any pesticide, and must be continually updated to cover any new pesticides that will be handled. Training must be repeated at least annually thereafter.	
BMP 34	<p>These special precautions must be observed during periods of inclement weather:</p> <ul style="list-style-type: none"> <li>• Applications must not be made in, immediately prior to, or immediately following rain when runoff could be expected.</li> <li>• Applications must not be made when wind and/or fog conditions have the potential to cause drift.</li> <li>• Basal bark applications must not be made when stems are wet with rain, snow, or ice.</li> </ul>	
BMP 35 (Plant-01)	Herbicide Buffer Width from Stream, Wetland, or Other Sensitive Habitat	Herbicide designation or usage
	No buffer requirement	Approved for aquatic use
	25 feet	Not approved for aquatic use
	200 feet	Mixing, loading, cleaning
BMP 36	Mechanical clearing equipment must not be used to clear vegetation within 10 feet of towers, poles or guy wires. Only handheld tools such as chainsaws and weed eaters may be used in these areas.	
BMP 37	Contractor must flag guy wires 200 feet ahead of working an area, using brightly colored flagging, and a minimum of three flags per wire.	
BMP 38	During fire season contractor must have a water source containing a minimum of 300 gallons of water and 250 feet of 1-inch hose on site at all times during operation. The water source must either be self-propelled or always attached to a vehicle capable of moving it to where it is needed. Where access and terrain allows, contractor's water source must always be within 500 feet of the mowing/cutting operation. Excess water must be disposed of in accordance with all laws and regulations.	
BMP 39	Mechanical clearing equipment must have at least one 5 lb. or more Class ABC fire extinguisher with current inspection tag mounted in the cab and accessible by the operator.	

Attachment 8 – MR HCP BMPs

BMP # <sup>b</sup>	Best Management Practice
BMP 40	During fire season or during high fire danger rating levels contractor must stay on site for a minimum of ½ hour after mechanical clearing operations end for the day to ensure fire safety. During extreme fire levels an additional support person must be dedicated to follow the equipment with a water type back pump and fire line tool. During extreme fire levels mechanical clearing will be limited to the hours of 5:00 a.m. to 12:30 p.m.
BMP 41	Watercourse protection zones must be marked with brightly colored flagging prior to the start of any mechanical clearing or timber operation. Water classes are defined by the California Forest Practice Rules: 14 CCR 916.5. The following watercourse protection zone widths must be maintained at all times, except on existing roadways: <ul data-bbox="386 525 1333 625" style="list-style-type: none"><li>● Class I &amp; II watercourses with a slope &lt; 30%: No heavy equipment within 50 feet.</li><li>● Class I &amp; II watercourses with a slope &gt; 30%: No heavy equipment within 75 feet.</li><li>● Class III &amp; IV watercourses: No heavy equipment within 25 feet.</li></ul> Protection zones may be increased in areas with steep slopes or highly erodible soils.

<sup>a</sup> Vegetation Management BMPs are equivalent to field protocols in implementation.

<sup>b</sup> Where PG&E distribution and transmission field protocols or AMMs are similar or overlap, they are referenced in parenthesis under the BMP number.

**From:** [Garrison, Jennifer@Wildlife](mailto:Garrison_Jennifer@Wildlife)  
**To:** [Liam Crowley](#)  
**Subject:** RE: CDP\_2023-0023 (PG&E) Maps and Notes  
**Date:** Friday, June 30, 2023 3:39:23 PM

---

Liam,

Thank you for the opportunity for CDFW to review this permit application. In its Trustee Agency role, CDFW offers the following information comments and recommendations to the Lead Agency to inform its review. If you have any questions regarding this email, please let me know.

The CDP application includes insufficient information for CDFW to determine extent of potential impacts to SNCs.

a. The included maps do not identify the extent of proposed vegetation removal beyond identification of two northern Bishop pine trees and did identify the route that would be used to access the work sites. **Recommendation 1:** Provide a map with the proposed work locations and the linear foot extent and width of the proposed vegetation removal including any vegetation that may be removed to access the proposed work areas and identify the location of trees to be removed.

b. Maps do not identify the presence or extent of Sensitive Natural Communities, considered ESHA, in relation to the proposed work areas. **Recommendation 2:** Please provide a map that includes the proposed work areas, identifies the natural communities, and ESHAs may occur within or adjacent to the work area. **Recommendation 3:** If ESHAs are to be avoided, please provide avoidance and minimization measures that describe avoidance of impact to Sensitive Natural Communities or other ESHAs.

c. The description of the natural community in which the northern Bishop pine trees occurs at the proposed work sites was not included. Northern Bishop pine forest is a Sensitive Natural Community. The presence of Mendocino Cypress Woodland associations as mapped in BIOS to the north of the proposed work area may extend beyond the current mapping. The biological information included in the application describes lack of pygmy vegetation in the proposed work areas. However, the Mendocino Cypress Woodland and Associated Vegetation on Oligotrophic Soils Classification and Mapping Project determined that height of the vegetation is not an indicator of rarity; it is the species that grow within the natural community that determines its alliance and association. **Recommendation 4:** Provide a description and extent of the natural communities that occur within the proposed work areas including the extent of the Bishop Pine association present within the proposed work areas. CDFW requests a site visit to better understand the presence of any Sensitive Natural Communities onsite before CDFW provides any avoidance, minimization, or mitigation recommendations.

d. **Recommendation 5:** To determine the potential presences of rare plants the [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities \(PDF\)](#) (California Department of Fish and Wildlife, 3/2018) within the appropriate bloom period should be used. The biological information included in the application indicates a single site visit that occurred outside of bloom period for the rare or listed plants that are known to occur near the proposed project sites including Maritime lily (*Lilium Maritimum*). Additionally, surveys for Species of Special Concern including Sonoma tree vole (*Arborimus pomo*) and other rare



or listed species should be conducted to determine the potential for them to occur onsite rather than determine of absence based on a desktop review. In coastal Mendocino county, Sonoma tree vole has been documented to occur with northern Bishop pine forests.

Thank you, Jenn

Jennifer I. Garrison  
Senior Environmental Scientist (Specialist)  
Coastal Conservation – Mendocino  
Northern Region  
32330 North Harbor Drive  
Fort Bragg, CA 95437  
Mobile: (707)-477-7792  
E-mail: [Jennifer.Garrison@wildlife.ca.gov](mailto:Jennifer.Garrison@wildlife.ca.gov)

\*\*\*NOTE: I am working remotely. My office line (707-964-1476) is no longer operational and I will not receive messages left there. Please contact me on my CDFW cell phone (provided in signature). I am attending meetings via video- and tele-conferencing options, as available. Thank you for your understanding, please remain well and safe.\*\*\*



If you witness a poaching or polluting incident or any fish and wildlife violation, or have information about such a violation, call CalTIP number **1 888 334-CALTIP (888 334-2258)**, 24 hours a day, seven days a week.

AFTER RECORDING  
RETURN TO:

62-3111 (Rev. 7/88)

2416-17-0399 5086



Pacific Gas and Electric Company  
Land

176 S. STATE ST., SUITE 103  
UKIAH, CA 95482

Location: City/Uninc MENDOCINO

Recording Fee \$ 922

Documentary Transfer Tax \$ NO CONSIDERATION

- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens and Encumbrances Remaining at Time of Sale.
- Consideration or Value Less Than \$100.
- Signature of declarant or agent determining tax

RECORDED AT REQUEST OF  
PACIFIC GAS AND ELECTRIC COMPANY

BOOK 1815 PAGE 187

MAR 14 10 30 AM '90

OFFICIAL RECORDS  
MENDOCINO COUNTY CALIF  
MARSHA A. YOUNG  
RECORDER

FOR RECORDER'S USE ONLY

*9.3P*

2416-17-0399

EASEMENT

GARY ROSENBERG

	\$20.00 PAID
	PG&E FILED
<input checked="" type="checkbox"/>	Exempt

first party, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, and PACIFIC BELL, a California corporation second party, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands situate in the \_\_\_\_\_

County of Mendocino

State of California, described as follows:

(APN 121-020-41)

The parcel of land, situate in Section 16, Township 16 North, Range 17 West, M.D.B.&M., described and designated PARCEL ONE in the deed from Linda Rosenberg to Gary Rosenberg dated October 11, 1988 and recorded in Book 1732 of Official Records at page 597, Mendocino County Records.

Said facilities shall consist of:

Such poles, aerial wires, cables, electrical conductors with associated cross-arms, braces, transformers, anchors, guy wires and cables, fixtures, and appurtenances, as second party deems necessary located along the route described as follows:

Commencing at the found 3/4-inch rebar, tagged R.C.E. 19461, accepted as marking the center south 1/16 corner of said Section 16, and running along the easterly boundary line of said lands

(a) north 0°53.9' east 421.4 feet to a point in the easterly boundary line of said lands, being the TRUE POINT OF BEGINNING of this description; thence

P.G.& E. CO.  
COPY

(1) north 76°53.6' west 26.8 feet; thence  
(2) north 59°38.1' west 333.5 feet; thence  
(3) north 41°14.8' west 192.3 feet; thence  
(4) north 28°30.3' west 202.1 feet; thence  
(5) north 34°21.0' west 157.3 feet; thence  
(6) north 88°0.7' west 19.4 feet, more or less,  
to a point in the general westerly boundary line of said lands.

Second party shall also have the right from time to time to trim and to cut down and clear away or otherwise control any and all trees and brush now or hereafter on said strip or on said parcel of land or along said route, as hereinbefore set forth, and shall have the further right from time to time to trim and to cut down and clear away any trees on either side of said strip or said parcel of land or along said route, as hereinbefore set forth, which now or hereafter in the opinion of second party may be a hazard to the facilities installed hereunder by reason of the danger of falling thereon, provided, however, that all trees which second party is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of first party, but all tops, lops and brush shall be burned or removed by second party.

First party shall not erect or construct any building or other structure or drill or operate any well under second party's electrical conductors or within 10 feet of the center line of said pole line facilities.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF first party has executed these presents this 15 day of Feb 1990.

*[Handwritten Signature]*  
Gary Rosenberg

Executed in the presence of:

\_\_\_\_\_  
WITNESS

REDWOOD REGION - Ukiah Division  
WO 419045D - 35ED2837  
D&C 3589272 - T-944-C  
Map Q-2 - UK 573  
T16NR17W - MDB&M  
Sec. 16 - NE 1/4 of SW 1/4

Prepared TM/sm  
Checked KC 124-30-90

STATE OF CALIFORNIA

COUNTY OF Sonoma

On this 15 day of Feb, in the year 1990

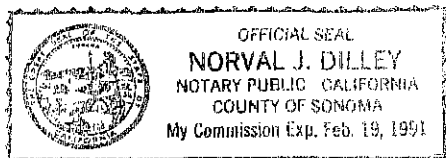
ss. Norval J. Dilley, before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared Gary Rosenberg

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is

subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Sonoma County of

in this certificate. Sonoma on the date set forth above

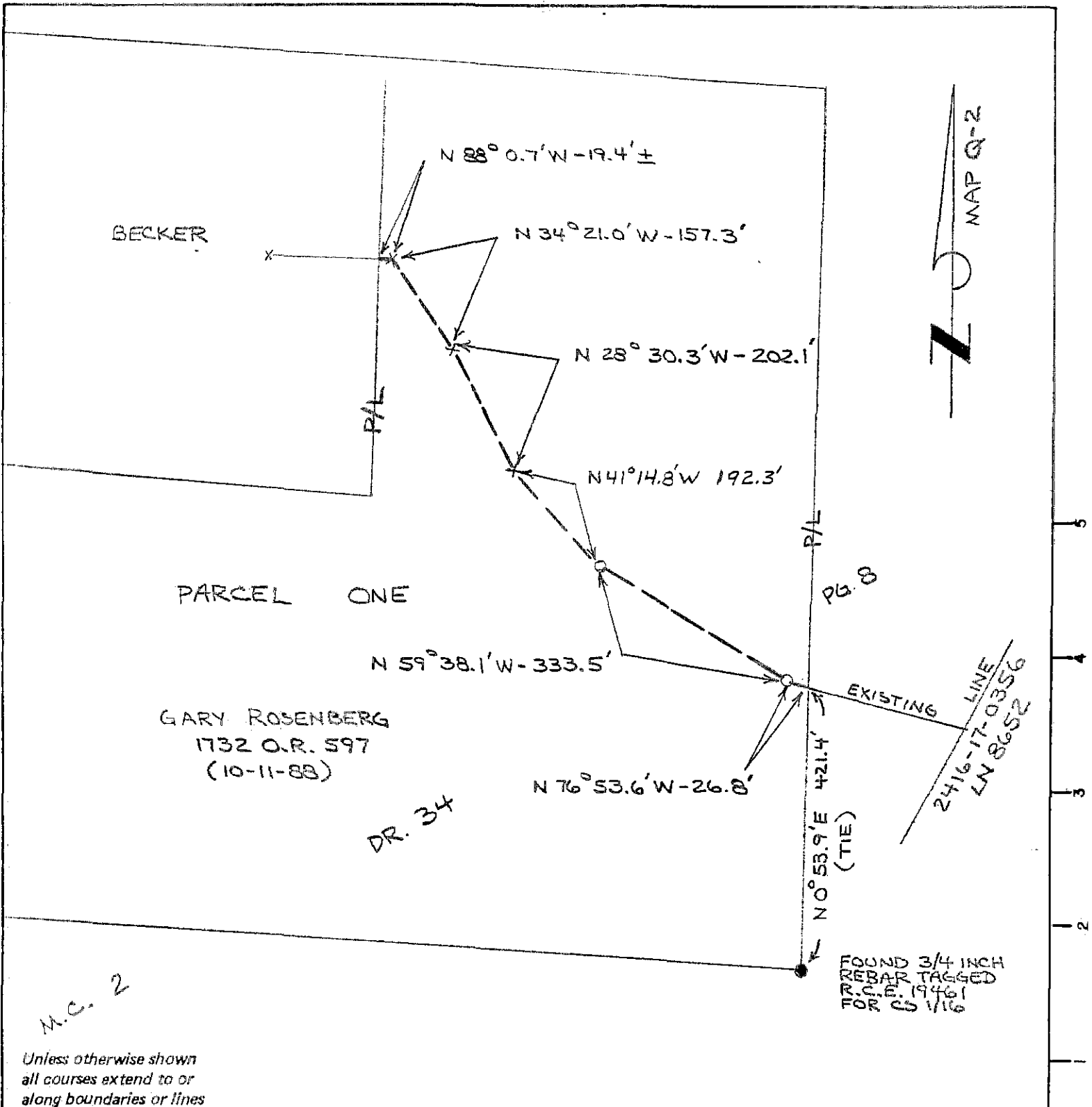


Norval J. Dilley  
Notary Public, State of California

My commission expires 2-19-91

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

BOOK 1815 PAGE 189



CITY, RANCHO, SUBDIVISION, ETC.				SCALE		DATE	
OH ELECTRIC SERVICE TO BECKER				1" = 200'		12-27-89	
SECTION		TOWNSHIP		RANGE		MERIDIAN	
16		16 N		17 W		MDB&M	
COUNTY OF MENDOCINO							
CHG.	DATE	DESCRIPTION	AUTH.	BY	CH.	F.B.:	DR. BY: TM CH. BY:
REFERENCES		NE 1/4 OF SW 1/4, 35E 02837	PG	E		UKIAH DIVISION	WO 419045D UK-573
						AUTHORIZATION	DRAWING NO. CHG.

