COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

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

September 16, 2025

Planning –Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Assessor
Farm Advisor
Forestry Advisor
Air Quality Management
Mendocino County Waterworks District
- #2 Anchor Bay
Mendocino County Farm Bureau
Sonoma State University
Caltrans
Department of Forestry/ CalFire
-Land Use
-Resource Management
CA Department of Fish and Wildlife
US Department of Fish and Wildlife
California Coastal Commission
Regional Water Quality Control Board
Gualala Municipal Advisory Council
Cloverdale Rancheria
Cahto Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe
North Gualala Water Company
South Coast Fire District
Gualala Community Services

CASE#: CDP_2024-0018
DATE FILED: 5/2/2024
OWNER: PACIFIC GAS & ELECTRIC (PG&E)
APPLICANT: Valerie Walker, Env Supervisor, PG&E
AGENT: Jeremiah Davis, PG&E
REQUEST: Standard Coastal Development Permit to authorize Major Vegetation Removal of forty-three (43) trees adjacent to PG&E distribution lines.
LOCATION: In the Coastal Zone, at various locations within the southern coastal region of Mendocino County, no further north than Slick Rock Creek and no further south than China Gulch. Multiple sites are adjacent to South Highway 1 (SR 1) at Post Mile Markers: 3.25, 5.17, 7.29, 9.96, 19.7, 38.84, 42.4, 44.7, 46.07, 48.23, 51.98, 57.87, 66.94, 71.82, 76.57, 79.1, 81.64, 83.8, 91.04. Located on both State, County and Privately owned parcels.
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: JESSIE WALDMAN
RESPONSE DUE DATE: September 30, 2025

PROJECT INFORMATION CAN BE FOUND AT:
www.mendocinocounty.org
Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

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

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

☐ No comment at this time.

☐ Recommend conditional approval (attached).

☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)

☐ Recommend denial (Attach reasons for recommending denial).

☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).

☐ Other comments (attach as necessary).

_____

_____

_____

_____

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2024-0018

OWNER: PACIFIC GAS & ELECTRIC (PG&E)

APPLICANT: VALERIE WALKER, ENV SUPERVISOR, PG&E

AGENT: JEREMIAH DAVIS, PG&E

REQUEST: Standard Coastal Development Permit to authorize Major Vegetation Removal of forty-three (43) trees adjacent to PG&E distribution lines.

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APN/S: Various, see Work Areas and Scope of Work map of the attached packet.

PARCEL SIZE: Various, see Adjacent Parcels maps of the attached packet.

GENERAL PLAN: Multiple designations, see General Plan maps of the attached packet.

ZONING: Multiple designations, see Zoning maps of the attached packet.

EXISTING USES: Various

DISTRICT: 5 (Williams)

RELATED CASES: Various

REFERRAL AGENCIES

LOCAL

- ☒ Air Quality Management District
- ☒Assessor's Office
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH) (FB)
- ☒ Farm Advisor
- ☒ Forestry Advisor
- ☒ South Coast Fire Protection District
- ☒ Gualala MAC
- ☒ Gualala Community Services District
- ☒ Mendocino County Waterworks District #2 Anchor Bay
- ☒ North Gualala Water Company
- ☒ Planning Division (Ukiah)
- ☒ Sonoma State University
- ☒ Mendocino County Farm Bureau
- ☒ CALFIRE (Land Use)
- ☒ CALFIRE (Resource Management)
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife
- ☒ CALTRANS
- ☒Regional Water Quality Control Board

FEDERAL

- ☒ US Department of Fish & Wildlife

TRIBAL

- ☒ Cloverdale Rancheria
- ☒ Cahto Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians
- ☒ Round Valley Rancheria

ADDITIONAL INFORMATION:

STAFF PLANNER: JESSIE WALDMAN **DATE:** 9/16/2025

ENVIRONMENTAL DATA

1. MAC:
GIS
Gualala Municipal Advisory Council

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
VERY HIGH

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
CAL FIRE (SRA)
SOUTH COAST FIRE PROTECTION DISTRICT (LRA)

4. FARMLAND CLASSIFICATION:
GIS
VARIOUS

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
CRITICAL & CRITICAL BEDROCK

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
VARIOUS

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
ADJACENT TO 199

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:
GIS
YES

11. WETLANDS CLASSIFICATION:
GIS
ADJACENT

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:
GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:
CA Dept. of Fish & Wildlife Rarefind Database/GIS
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
VARIOUS

18. WATER EFFICIENT LANDSCAPE REQUIRED:
Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
ADJACENT

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:
Policy
YES

22. OAK WOODLAND AREA:
USDA
NO

23. HARBOR DISTRICT:
Sec. 20.512
NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
LCP LAND USE MAPS:30: ANCHOR BAY, 31: GUALALA

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
VARIOUS

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
VARIOUS

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
VARIOUS

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS
NO

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
HIGHLY SCENIC

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9
VARIOUS

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
NO

Bundle #3

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

Case No(s)	CDP2024-0018
CDF No(s)	
Date Filed	May 2, 2024
Fee	$8,145-
Receipt No.	
Received by	Sandy Avellano

Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Valerie Walker, Environmental Supervisor, PG&E (valerie.walker@pge.com)
Mailing Address: 850 Stillwater Road
City: West Sacramento State: CA Zip Code: 95605 Phone: 916.407.6264

PROPERTY OWNER

Name: Please refer to Attachments 3 - 4 for further details.
Mailing Address:
City: State: Zip Code: Phone:

AGENT

Name: Jeremiah Davis, Senior Land Planner, PG&E (jeremiah.davis@pge.com)
Mailing Address: 300 Lakeside Drive
City: Oakland State: CA Zip Code: 94612 Phone: 916.203.0768

PARCEL SIZE

Attachments 3 - 4
☐ Square feet
☐ Acres

STREET ADDRESS OF PROJECT

Attachments 3 - 4

ASSESSOR'S PARCEL NUMBER(S)

Attachments 3 - 4

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

Valerie Walker — Digitally signed by Valerie Walker Date: 2024.04.15 10:18:12 -07'00'

Signature of Applicant/Agent | Date | Signature of Owner | Date

RECEIVED
MAY 02 2024
PLANNING & BUILDING SERV
FORT BRAGG, CA

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

The project includes routine vegetation management activities along two 12kV routine distribution lines in Mendocino County, California. Work activities include 43 tree removals at 35 work areas. Please refer to Attachment 1: Additional Information for further details.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☐ Single Family	N/A	N/A
☐ Mobile Home	N/A	N/A
☐ Duplex	N/A	N/A
☐ Multifamily	N/A	N/A

If Multifamily, number of dwelling units per building: N/A

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

Total square footage of structures: N/A
Estimated employees per shift: N/A
Estimated shifts per day: N/A
Type of loading facilities proposed: N/A

4. Will the proposed project be phased? ☐ Yes ■ No
If Yes, explain your plans for phasing.

5. Are there existing structures on the property? ■ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

All work areas are located along the two 12kV routine distribution lines. Existing structures on the various properties where work areas are located include PG&E-owned and -maintained routine distribution lines and supporting structures. Where work areas are located on private property, existing structures include private residences.

6. Will any existing structures be demolished? ☐ Yes ■ No
Will any existing structures be removed? ☐ Yes ■ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

N/A

7. Project Height. Maximum height of structure N/A feet.

8. Lot area (within property lines): N/A ☐ square feet ☐ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	N/A square feet	N/A square feet	N/A square feet
Paved area	N/A square feet	N/A square feet	N/A square feet
Landscaped area	N/A square feet	N/A square feet	N/A square feet
Unimproved area	N/A square feet	N/A square feet	N/A square feet

GRAND TOTAL: N/A square feet
(Should equal gross area of parcel)

10. Gross floor area: N/A square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing N/A Proposed N/A Total N/A

Number of covered spaces	N/A	Size N/A
Number of uncovered spaces	N/A	Size N/A
Number of standard spaces	N/A	Size N/A
Number of handicapped spaces	N/A	Size N/A

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

A. Electricity
- ☐ Utility Company (service exists to the parcel).
- ☐ Utility Company (requires extension of services to site: _____ feet _____ miles
- ☐ On Site generation, Specify: _____
- ■ None

B. Gas
- ☐ Utility Company/Tank
- ☐ On Site generation, Specify: _____
- ■ None

C. Telephone: ☐ Yes ■ No

13. Will there by any exterior lighting? ☐ Yes ■ No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

There will be no exterior lighting. Work will be conducted during daylight hours; no temporary lighting will be required.

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier N/A
- ☐ Septic Tank
- ■ Other, specify N/A - No sewage disposal methods are necessary for this project

15. What will be the domestic water source?

- ☐ Community water system, specify supplier N/A
- ☐ Well
- ☐ Spring
- ■ Other, specify N/A - No water supply is necessary for this project

16. Is any grading or road construction planned? ☐ Yes ■ No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: N/A cubic yards
B. Amount of fill: N/A cubic yards
C. Maximum height of fill slope: N/A feet
D. Maximum height of cut slope: N/A feet
E. Amount of import or export: N/A cubic yards
F. Location of borrow or disposal site: N/A

17. Will vegetation be removed on areas other than the building sites and roads? ■ Yes ☐ No
If yes, explain:

Please refer to Attachment 1 for further details.

18. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ■ No
If yes, detailed extraction, reclamation and monitoring may be required.
N/A

19. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ■ No
If yes, how many acres will be converted? N/A acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? ☐ Yes ■ No
If yes, explain:
N/A

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? ■ Yes ☐ No
B. Park, beach or recreation area? ☐ Yes ■ No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ■ No
If yes, explain:

The project will not involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives.

The project will not involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives.

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

A. Diking ☐ Yes ■ No
B. Filling ☐ Yes ■ No
C. Dredging ☐ Yes ■ No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ■ No

Amount of material to be dredged or filled? N/A cubic yards.

Location of dredged material disposal site: N/A

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ■ No

If you need additional room to answer any question, attach additional sheets.

ATTACHMENT 1: ADDITIONAL INFORMATION

This application is for routine vegetation management work along two of Pacific Gas and Electric's (PG&E's) distribution lines: Gualala 1112 12kV Routine CZ Distribution Line and CZ Gualala 1111 & 1112 12kV CEMA CT Highway 1 Distribution Line. 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 two distribution lines in Mendocino County. The work area falls within the Coastal Zone and are subject to the requirements of PG&E's Multi Region Habitat Conservation Plan (MRHCP). The locations are within the "Local" jurisdiction of the Mendocino County-County Balance Local Coastal Program. None of the work locations are in State Retained Jurisdiction.

The proposed vegetation removal will occur at 35 work locations and includes 43 tree removals. All the trees being removed are 14 inches in diameter at breast height (DBH) or greater, with a maximum DBH of 38 inches and a maximum height of 110 feet. No subsurface disturbance will occur during these activities. This work is along existing PG&E distribution lines and would not introduce new infrastructure. Therefore, it is considered maintenance work.

Tree crews will use existing roads to bring vehicles and equipment close to the work area. Vehicles and equipment will remain on existing roads and trees will be accessed on foot. The equipment utilized includes hand tools, chainsaws, climb crews, lift trucks, and chippers. All cut vegetation will be either lopped and scattered or dragged off-site and chipped if accessible. Herbicide use is not prescribed as part of project activities.

A Biological Constraints Report was prepared for the project and is included as Attachment 7. An analysis of cultural resources in the vicinity of the project is included as Attachment 8. The cultural report is confidential and not for general distribution.

PG&E will implement their standard vegetation Management best management practices (BMPs) and avoidance and mitigation measures (AMMs) in accordance with the MRHCP. These practices will minimize impacts such that no risk of substantial adverse impacts are anticipated.

Work areas are within a variety of habitats including ruderal habitats adjacent to roadways or rural residential development, wooded areas next to surface roads, and within existing PG&E rights-of-way. Following the vegetation management activities, the temporary work areas will retain their appearance as forested or wooded lands.

Valerie Walker
Environmental Vegetation Management
850 Stillwater Rd
West Sacramento, CA 95605
916-407-6264
Email: Valerie.Walker@pge.com

August 12, 2024

Jessie Waldman, Planner II
County of Mendocino
Department of Planning & Building Services
120 West Fir Street, Fort Bragg, CA 95437

RE: Request for Additional Information, Coastal Development Permit (CDP) Application CDP_2024-0018 (PG&E, MVR, Gualala, Bundle 3)

Dear Ms. Waldman,

Pacific Gas and Electric Company (PG&E) received a request for additional information from the County of Mendocino (County) dated June 12, 2024, related to Coastal Development Permit (CDP) Application CDP_2024-0018 (PG&E, MVR, Gualala, Bundle 3). Responses to requested information in support of the application are provided below and in the supporting attachments.

Responses to Comments from Mendocino County
Coastal Zone Initial Site and Project Description Questionnaire Provide method of removal for all work areas listed on Table 1: Planning and Building Services Request for Information (RFI).
Response: *The method of removal for* ***Work Areas 1, 5, 6, 7, 9, 11, 14, 15, 16, 20, 21, 24, 25, 26, 28, 29, 30, 31, 32, 33, and 35*** *are included in the Biological Constraints Report (CDP application Attachment 8. CDP BCR) as Best Management Practices (BMPs) 8, 11, 12, and 22 and are included below for reference. It should be noted these BMPs apply to all work areas; however specific measures for Work Areas 19, 23, and 34 are also included below.* *BMP 8: 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 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.*

1. *Trees will be felled away from the bed, bank, and channel, and avoid dragging large debris along the banks of the waterway.*
2. *Rope and lower large limbs to prevent limbs and personnel from entering the bed, bank, and channel.*
3. *No work will be conducted in the wetted active channel. If any pruned limbs fall into standing water, remove with pruning hooks to avoid stepping into water.*

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.

1. *Foot access only in riparian zone. Route off-road access paths and work sites to minimize impacts on plants, shrubs, and small mammal burrows. Minimize number of trips when working in the riparian zone (Per BMP 11 and 22)*
2. *Preserve limbs overhanging the watercourse, where feasible (Per BMP 22)*

***Work Areas 19 and 34** are not accessible by lift bucket and will be accessed by foot and trees climbed by tree crews. Any debris 4 inches or smaller will either be dragged out to the chipper roadside, if accessible, or lopped/scattered in place. Larger wood will be felled and left in place. No helicopters will be used, and tree crews do not use quads and should not need to do excessive mowing or brush removal to access work areas.*

***Work Area 23** will be accessed by a lift bucket from the roadway.*

Botanical / Wildlife Survey

Provide reduced buffer analysis for work areas 19, 23, and 34 and description of use of any and all herbicides.

***Response:** Refer to Attachment 1. Reduced Buffer Analysis for the analysis of work areas 19, 23, and 34.*

Please contact Valerie Walker at (916) 407-6264 or Valerie.Walker@pge.com with any questions regarding the project.

Sincerely,

Valerie Walker
Environmental Supervisor, PG&E

Internal

Enclosures:

Attachment 1. Reduced Buffer Analysis

Pacific Gas and Electric Company
300 Lakeside Drive,
Oakland, CA 94612

August 13, 2024

Julia Krog
Director
County of Mendocino
860 North Bush Street, Ukiah

RE: Mendocino County, Major Vegetation Removal Along Fort Bragg Sta A 12kV and Fort Bragg-Elk 60kV, CDP_2023-0037 and Gualala 1111 & 1112 12kV, CDP 2024-0018

Dear Ms. Krog:

As the wildfire threat in our state continues to grow, Pacific Gas & Electric Company ("PG&E") has committed to keep its customers and communities safe through reliable inspection and maintenance of hazardous vegetation growing near our high voltage electric transmission and distribution lines. As part of that commitment, PG&E had identified important vegetation management work submitted to Mendocino County under Coastal Development Permit Application CDP_2023-0037 and Application CDP_2024-0018(the "Projects") located along PG&E's Fort Bragg Sta A, Gualala 1111 & 1112 12kV distribution line and Fort Bragg-Elk 60kV Transmission line. The work takes place in 78 and 35 work locations respectively that span over private and State Park properties. PG&E has received approval from the State Parks to complete the work. The Projects have identified 135 tree removals near PG&E's electric transmission and distribution facilities at the locations attached and shown herein as "Attachment A" that require timely work to meet regulatory requirements, protect our communities, and maintain essential service.

PG&E submitted the Project to Mendocino County Local Coastal Program for a Coastal Development Permit ("CDP") on November 11, 2023 and May 2, 2024. 276 and 103 days have elapsed since the Project applications were submitted to Mendocino County. Vegetation Management work is time sensitive, as trees identified for pruning continue to grow and the condition of dead, dying, or hazard trees identified for removal continue to decline. This work must be conducted in a timely manner to protect life and public property, mitigate the risk of fire and other emergencies, and to protect communities and maintain essential service.

Mendocino County Code section 20.536.060 provides that "When immediate action by a person … is required to protect life and public property from imminent danger,…" then a CDP may be waived. If work identified in the Project is not conducted by the first week of Septembers the condition of these trees will continue decline and become dire enough that immediate action will

Internal

Pacific Gas and Electric Company
300 Lakeside Drive,
Oakland, CA 94612

be necessary treat the vegetation in order to protect life and property and to maintain safe utility service.

Mendocino County has recognized that unmanaged dead and dying trees present ongoing emergency conditions within the County. The Board of Supervisors of the County of Mendocino adopted Resolution No. 22-218 to declare a local emergency related to tree mortality. Mendocino County Ordinance No 4531 notes that wildfires and damage to public and private property have resulted from falling trees and tree branches. Further, this ordinance supports the County taking action to allow for fast removal of "dead, diseased or otherwise hazardous trees" and recognizes that climate emergency and local tree mortality emergency trees requires removal of hazardous trees in order to mitigate the emergency and protect life and property.

This work to remove hazardous vegetation must be completed to mitigate an emergency situation, and it must occur before the procedures for a ordinary permit can be completed. (20.536.060(F)(1)). Given the circumstances, and in accordance with the emergency provisions provide for in Mendocino County Code 20.536.060 of the Mendocino County Code, PG&E will conduct a final inspection of the trees to confirm their condition, will provide a final notification of work within seven days, and will proceed with emergency work.

The work will be conducted in accordance with the plan outlined in the submitted project materials and be scheduled over the course of approximately 2 weeks and will consist of tree crews using existing roads 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 hand tools and chainsaws. All cut vegetation will be either lopped and scattered or dragged offsite and chipped if accessible. No herbicide use is prescribed.

PG&E will work with the Mendocino County to obtain the proper after the fact emergency CDP, if the permit requirement is not waived. (MCC 20.536.060(H))

PG&E is committed to working cooperatively with Mendocino County to permit the Project over the coming weeks and months. Please feel free to reach out to me if you have any questions about the Project. Thank you for your cooperation regarding this matter.

Sincerely,

Signed: Jeremiah Davis Date 8/13/2024
Pacific Gas & Electric Company

Attachments:

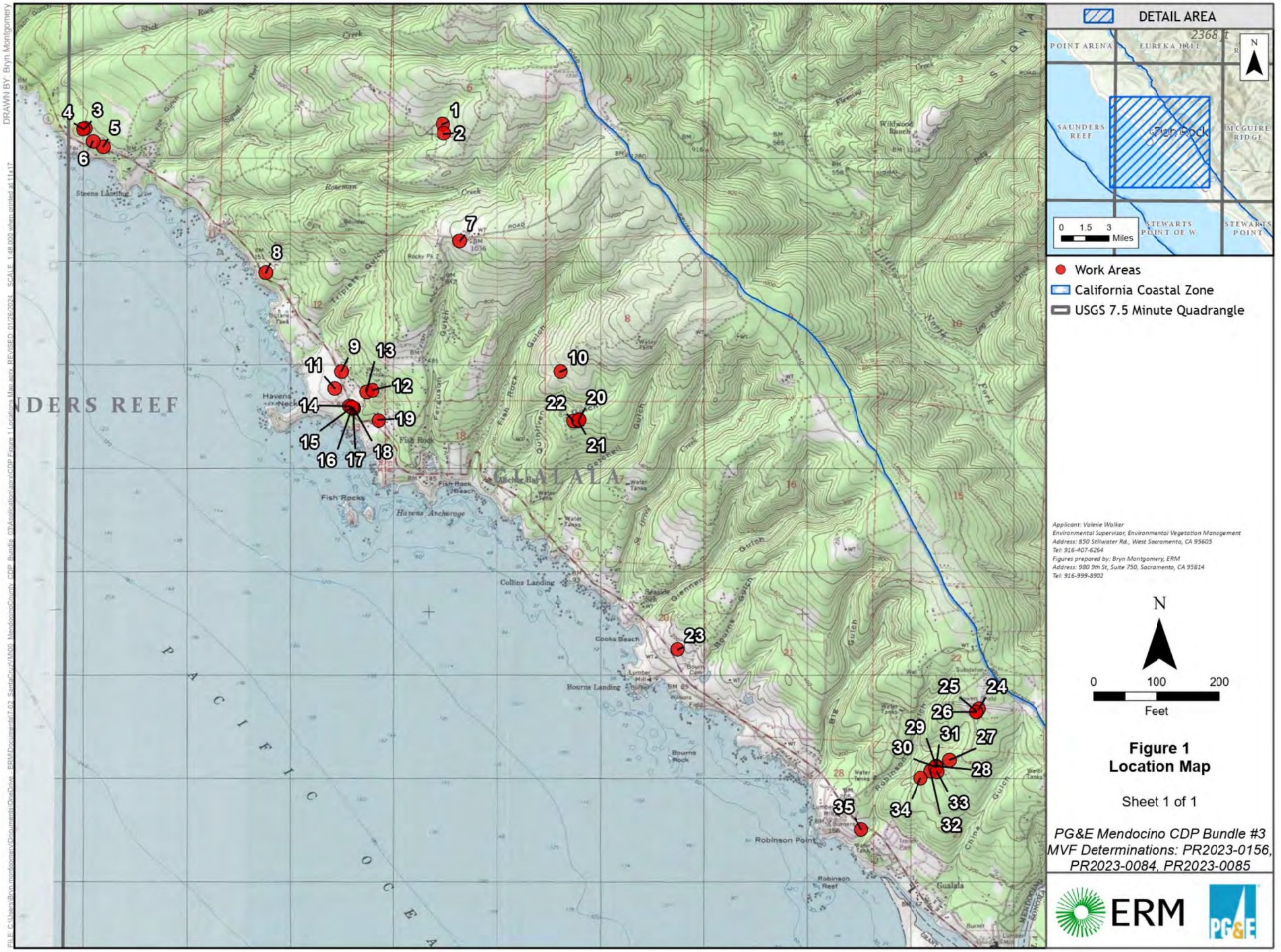
- Attachment A – Project Scope

Internal

Attachment 5. Work Areas and Scope of Work

New Work Area ID	Common Name	Scientific Name	Quantity	Height (feet)	DBH (inches)	Circumference (inches)	% Slope* (5m radius)	% Slope* (10m radius)	Parcel Size (acres)	Latitude	Longitude	Dead or Dying (Y/N)	Scope of Work
1	Douglas fir	*Pseudotsuga menziesii*	1	60	14	30	42	39	7	38.834079	-123.583235	Yes	Removal
2	Bishop pine	*Pinus muricata*	1	60	20	43	19	19	12	38.833288	-123.583107	Yes	Removal
3	Bishop pine	*Pinus muricata*	1	80	18	39	20	23	6	38.833497	-123.623093	Unknown	Removal
4	Bishop pine	*Pinus muricata*	1	80	22	47	37	27	7	38.833443	-123.623355	Unknown	Removal
5	Bishop pine	*Pinus muricata*	1	50	24	75	6	9	6	38.831895	-123.621079	Yes	Removal
6	Bishop pine	*Pinus muricata*	1	80	30	94	19	17	2	38.832360	-123.622205	Yes	Removal
7	Douglas fir	*Pseudotsuga menziesii*	1	45	15	47	12	12	10	38.823882	-123.581272	Yes	Removal
8	Bishop pine	*Pinus muricata*	1	68	16	50	21	32	7	38.821016	-123.602842	Yes	Removal
9	Bishop pine	*Pinus muricata*	9	58	15	47	12	11	3	38.812430	-123.594344	Yes	Removal
10	Bishop pine	*Pinus muricata*	1	68	22	69	32	25	16	38.812555	-123.569932	Yes	Removal
11	Bishop pine	*Pinus muricata*	1	60	27	85	1	1	10	38.810947	-123.595074	Yes	Removal
12	Bishop pine	*Pinus muricata*	1	75	23	72	26	28	1	38.810808	-123.590904	Yes	Removal
13	Bishop pine	*Pinus muricata*	1	78	17	53	30	27	3	38.810661	-123.591564	Yes	Removal
14	Bishop pine	*Pinus muricata*	1	68	29	91	12	14	2	38.809415	-123.593430	Yes	Removal
15	Bishop pine	*Pinus muricata*	1	65	16	50	10	11	2	38.809315	-123.593183	Yes	Removal
16	Bishop pine	*Pinus muricata*	1	70	21	66	11	11	2	38.809305	-123.593154	Yes	Removal
17	Bishop pine	*Pinus muricata*	1	75	18	57	15	19	2	38.809221	-123.593028	Yes	Removal
18	Bishop pine	*Pinus muricata*	1	60	19	69	20	19	2	38.809221	-123.593003	Yes	Removal
19	Bishop pine	*Pinus muricata*	1	58	21	66	13	14	1	38.808172	-123.590180	Yes	Removal
20	Douglas fir	*Pseudotsuga menziesii*	1	95	21	66	13	12	3	38.808342	-123.567818	Unknown	Removal
21	Douglas fir	*Pseudotsuga menziesii*	1	95	25	79	11	12	3	38.808287	-123.567860	Unknown	Removal
22	Bishop pine	*Pinus muricata*	1	63	14	44	10	10	3	38.808238	-123.568419	Yes	Removal
23	Bishop pine	*Pinus muricata*	1	44	18	39	24	17	0.47	38.788380	-123.556702	Unknown	Removal
24	Bishop pine	*Pinus muricata*	1	110	33	104	13	13	19	38.783345	-123.523085	Unknown	Removal
25	Bishop pine	*Pinus muricata*	1	110	38	119	22	14	77	38.783074	-123.523386	Unknown	Removal
26	Bishop pine	*Pinus muricata*	1	110	27	85	17	14	77	38.783053	-123.523320	Unknown	Removal
27	Manzanita	*Arctostaphylos* sp.	1	22	21	45	16	17	69	38.778854	-123.526312	Unknown	Removal
28	Tanoak	*Notholithocarpus densiflorus*	1	40	18	39	4	7	69	38.778320	-123.527773	Unknown	Removal
29	Tanoak	*Notholithocarpus densiflorus*	1	40	16	34	4	5	69	38.778307	-123.527761	Yes	Removal
30	Tanoak	*Notholithocarpus densiflorus*	1	42	16	34	8	7	69	38.778259	-123.527843	Unknown	Removal
31	Tanoak	*Notholithocarpus densiflorus*	1	45	16	34	6	9	69	38.778222	-123.527810	Yes	Removal
32	Douglas fir	*Pseudotsuga menziesii*	1	80	20	63	14	14	69	38.777887	-123.528357	Unknown	Removal
33	Tanoak	*Notholithocarpus densiflorus*	1	62	25	54	13	13	69	38.777831	-123.527673	Unknown	Removal
34	Tanoak	*Notholithocarpus densiflorus*	1	45	25	54	7	9	69	38.777259	-123.529536	Unknown	Removal
35	Douglas fir	*Pseudotsuga menziesii*	1	42	26	82	15	12	0.30	38.772760	-123.536129	Unknown	Removal

*Note: Slopes calculated using slope raster in ArcGIS and are not field verified."



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Figures prepared by: Bryn Montgomery, ERM
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Tel: 916-999-8902

Figure 1
Location Map

Sheet 1 of 1

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

ERM

PG&E



DETAIL AREA



- Work Areas
- Assessor's Parcels
- Coastal Zone
- Streams
- Elevation Contour Lines

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N

0 100 200
Feet

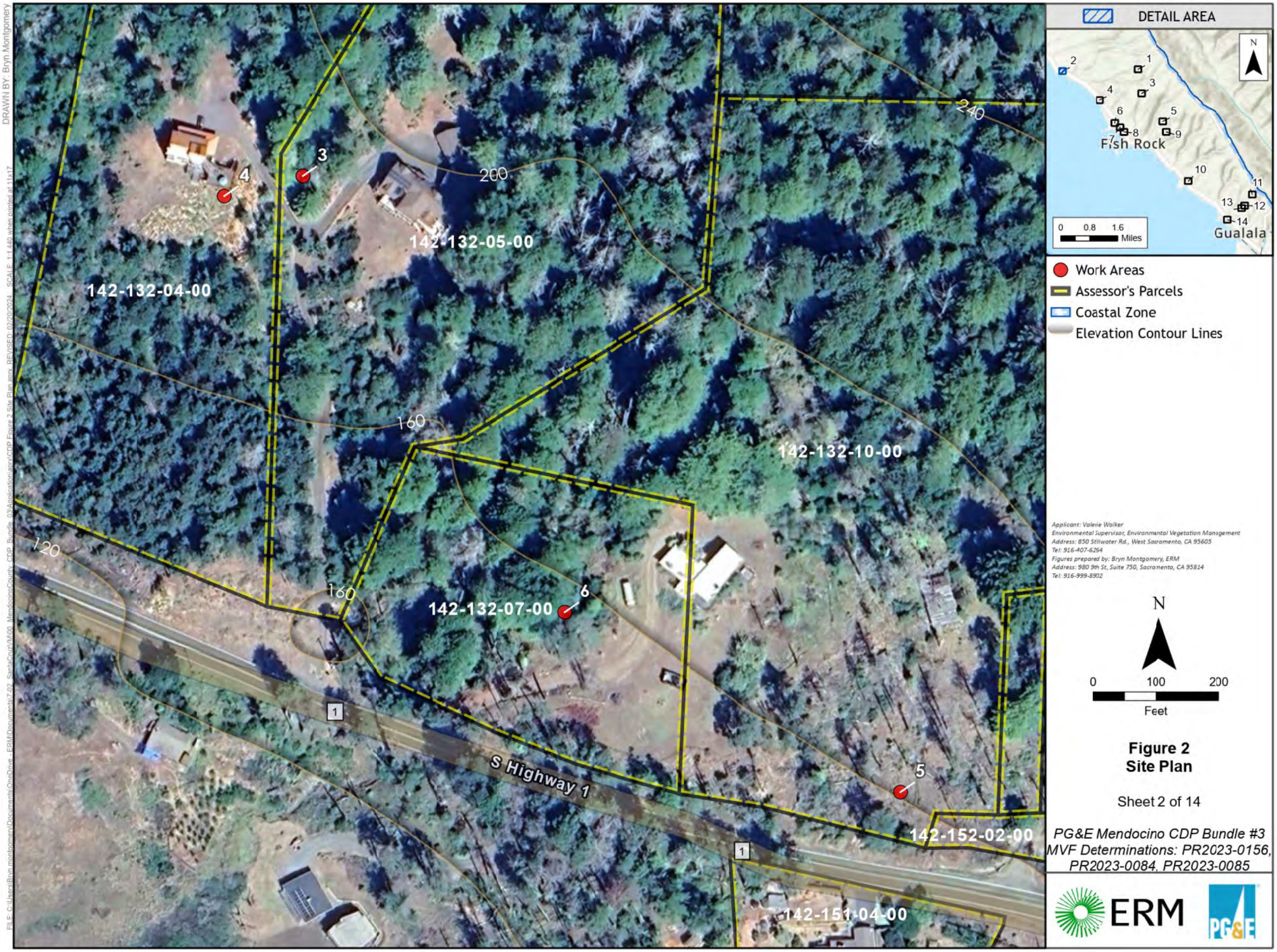
Figure 2
Site Plan

Sheet 1 of 14

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

ERM PG&E

DRAWN BY: Bryn Montgomery
FILE: C:\Users\Bryn.montgomery\Documents\OneDrive - ERM\Documents\7.26_SantaRosaNM3_MendocinoCounty_CPB_Bundle_#3\Locations\Maps\CPB Figure 2 Site Plan.mxd REVISED: 09/09/2024 SCALE: 1:1440 plotted at 11x17



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Figure 2
Site Plan

Sheet 2 of 14

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

ERM

PG&E

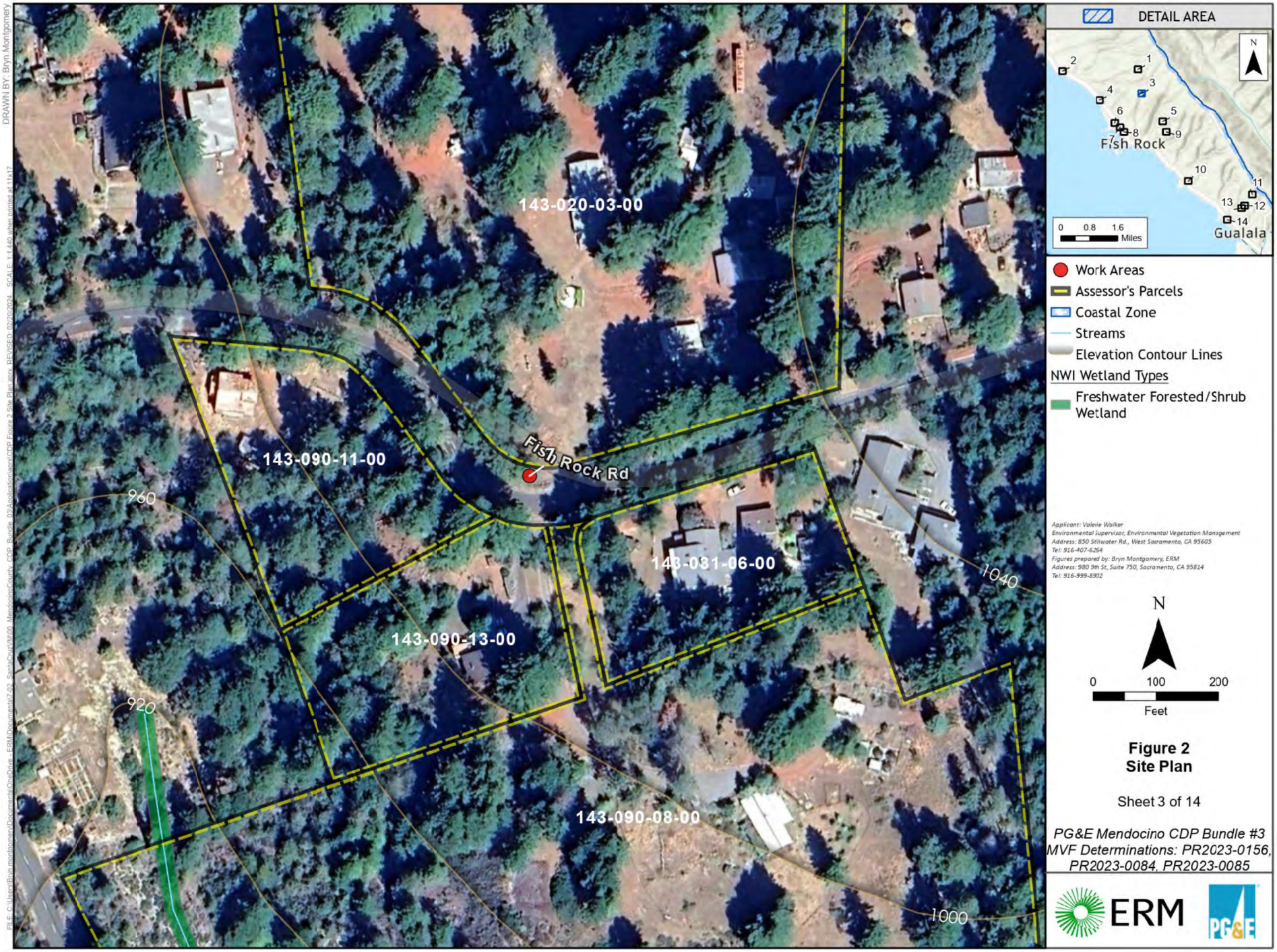
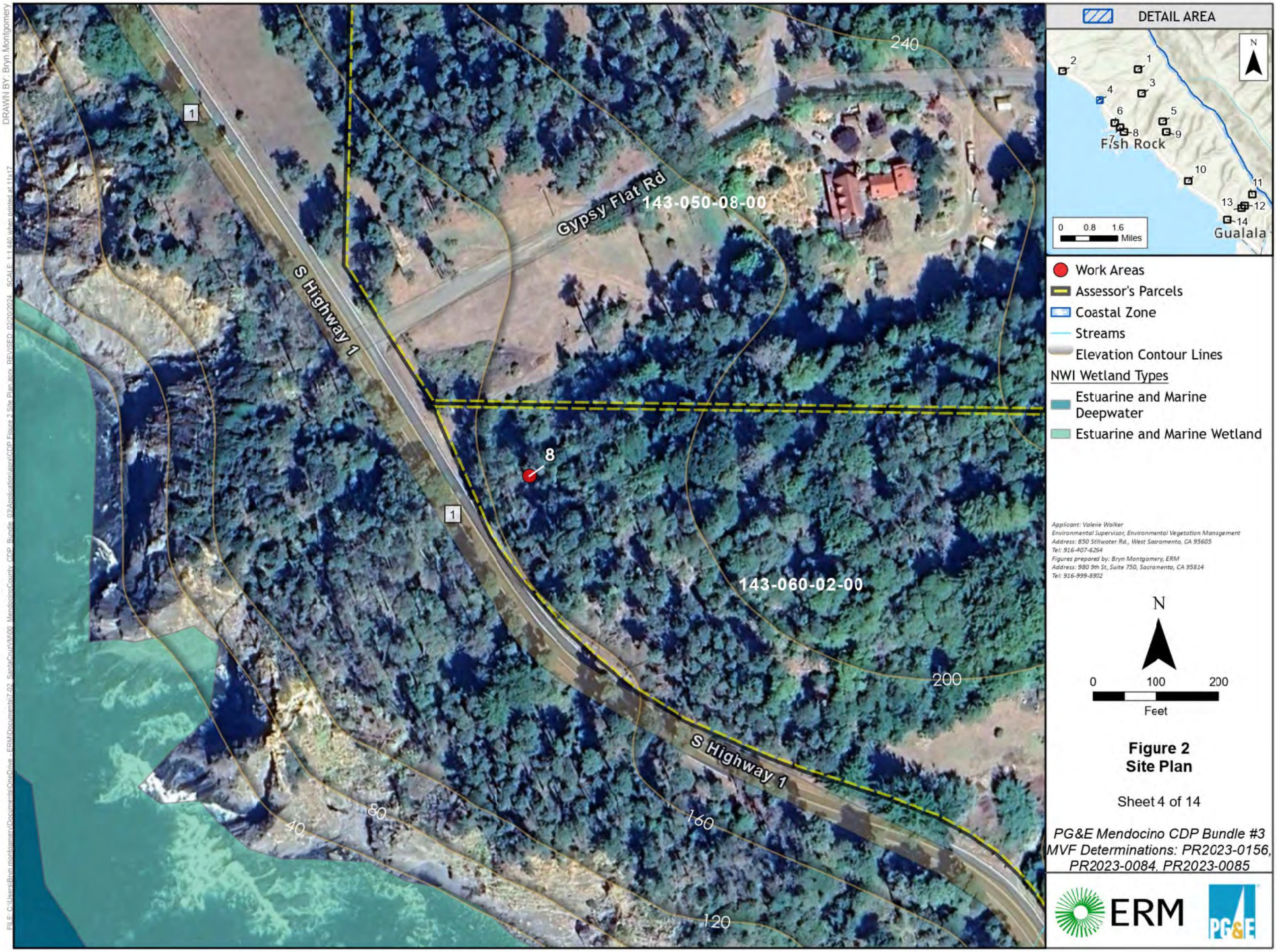


Figure 2
Site Plan

Sheet 3 of 14

PG&E Mendocino CDP Bundle #3
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Figure 2
Site Plan

Sheet 4 of 14

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

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PG&E

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DETAIL AREA



Work Areas
Assessor's Parcels
Coastal Zone
Elevation Contour Lines

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Tel: 916-999-8902

N

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Feet

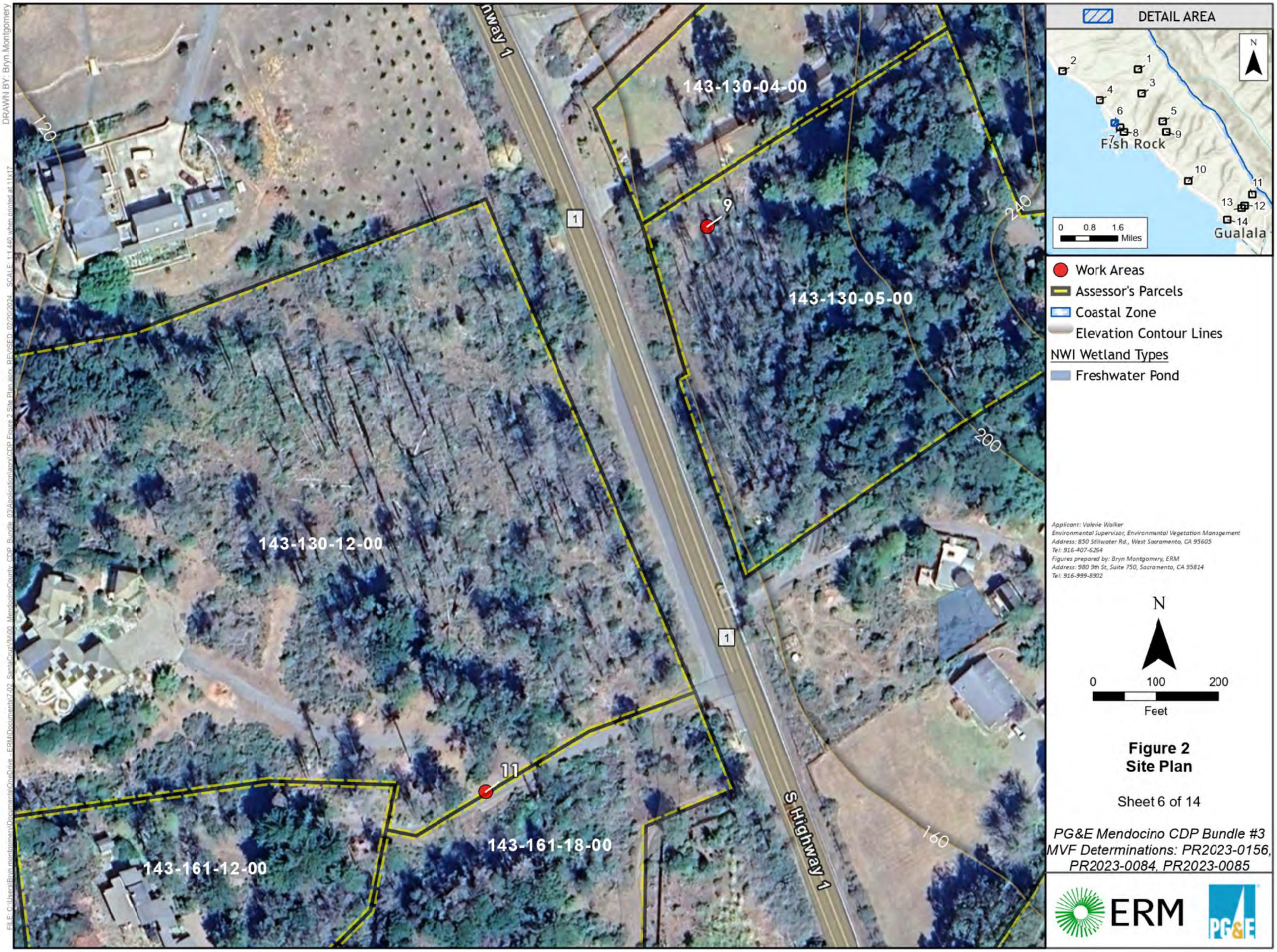
Figure 2
Site Plan

Sheet 5 of 14

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

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Figure 2
Site Plan

Sheet 6 of 14

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

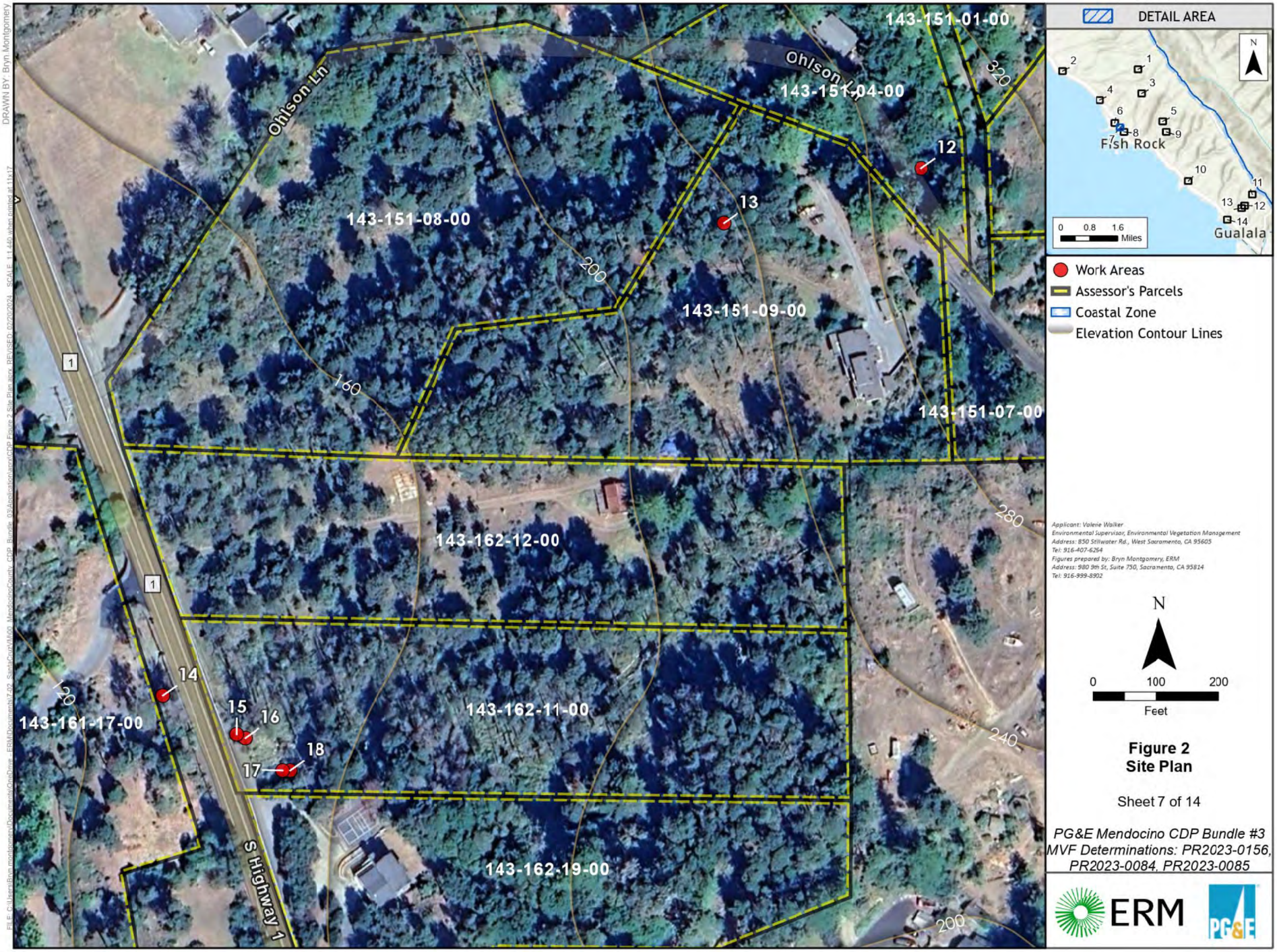
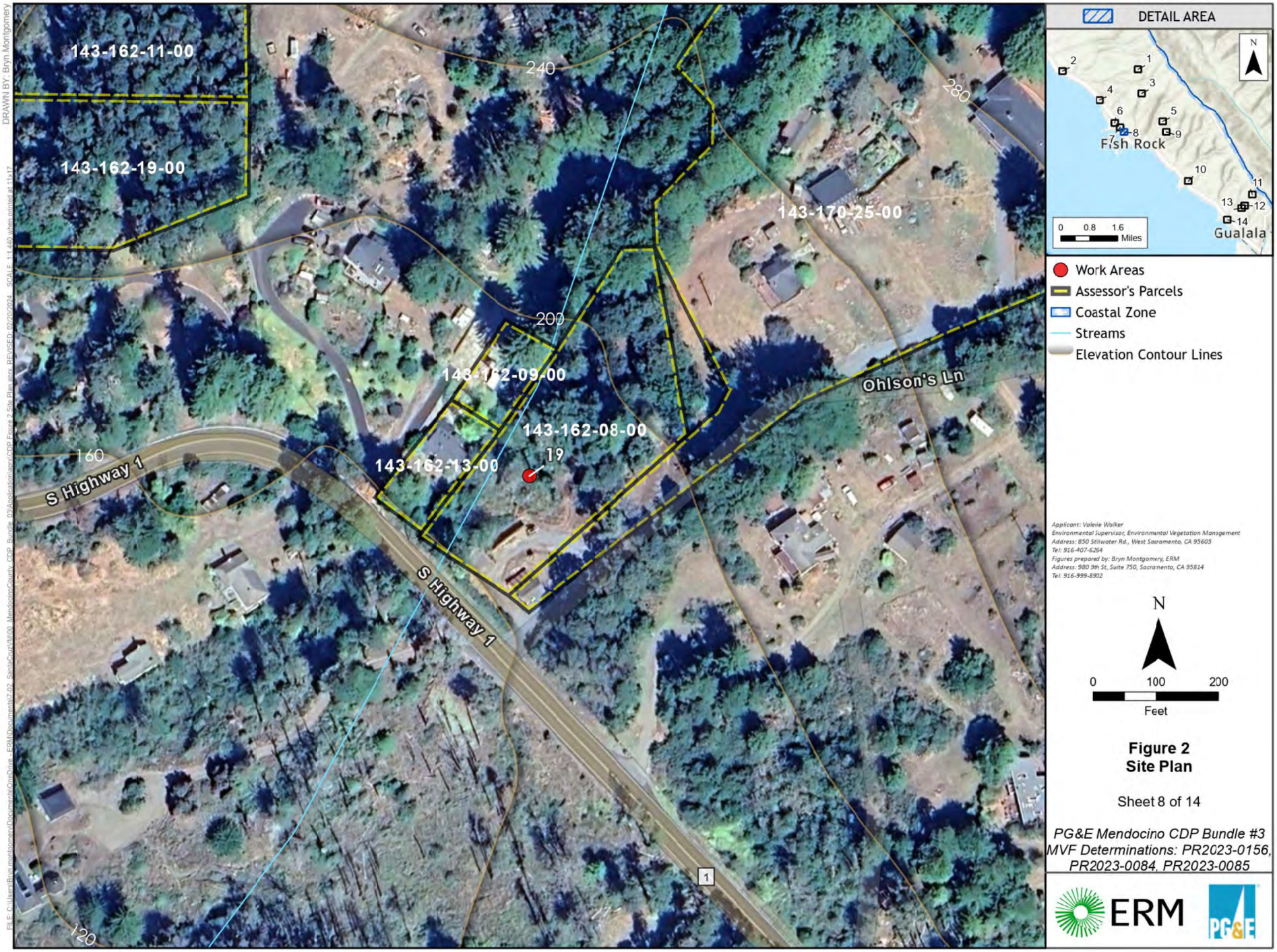


Figure 2
Site Plan

Sheet 7 of 14

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

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143-162-11-00
143-162-19-00
143-170-25-00
143-162-09-00
143-162-08-00
143-162-13-00
19
240
280
200
160
120
S Highway 1
S Highway 1
Ohlson's Ln
1
DETAIL AREA
N
Fish Rock
Gualala
0 0.8 1.6
Miles
Work Areas
Assessor's Parcels
Coastal Zone
Streams
Elevation Contour Lines
Applicant: Valerie Walker
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Tel: 916-999-8902
N
0 100 200
Feet
Figure 2
Site Plan
Sheet 8 of 14
PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156,
PR2023-0084, PR2023-0085
ERM
PG&E

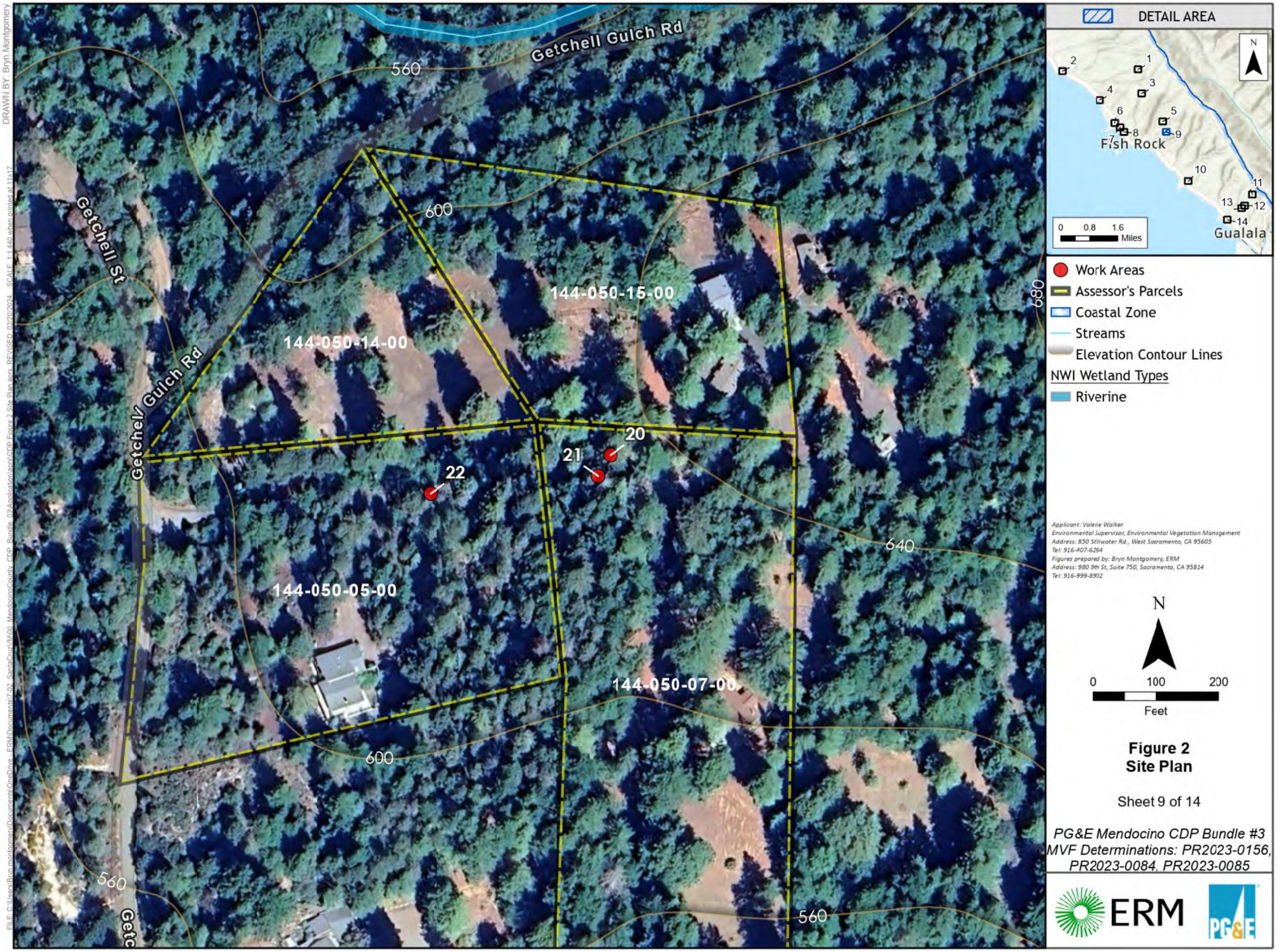


Figure 2
Site Plan

Sheet 9 of 14

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085



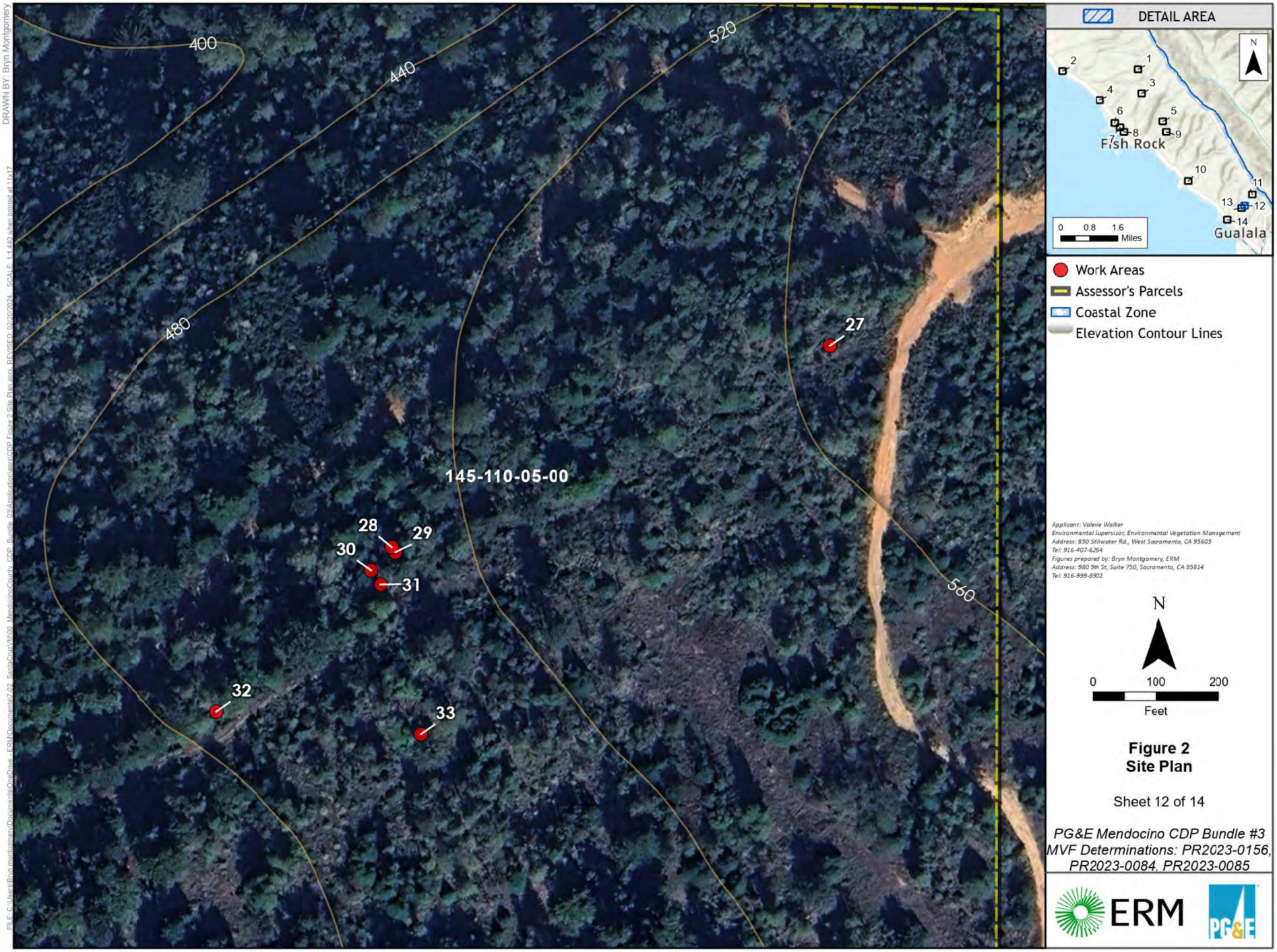
Figure 2
Site Plan

Sheet 10 of 14

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

ERM PG&E


145-091-20-00
145-110-03-00
Substation Rd
720
640
600
680
24
25
26
DETAIL AREA
Fish Rock
Gualala
1
2
3
4
5
6
7
8
9
10
11
12
13
14
0 0.8 1.6 Miles
N
Work Areas
Assessor's Parcels
Coastal Zone
Streams
Elevation Contour Lines
NWI Wetland Types
Riverine
Applicant: Valerie Walker
Environmental Supervisor, Environmental Vegetation Management
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Tel: 916-999-8902
N
0 100 200
Feet
Figure 2
Site Plan
Sheet 11 of 14
PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156,
PR2023-0084, PR2023-0085
ERM
PG&E


DETAIL AREA
N
1
2
3
4
5
6
7
8
9
10
11
12
13
14
Fish Rock
Gualala
0 0.8 1.6
Miles
Work Areas
Assessor's Parcels
Coastal Zone
Elevation Contour Lines
400
440
480
520
560
145-110-05-00
27
28
29
30
31
32
33
Applicant: Valerie Walker
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Tel: 916-999-8902
N
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Feet
Figure 2
Site Plan
Sheet 12 of 14
PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156,
PR2023-0084, PR2023-0085
ERM
PG&E



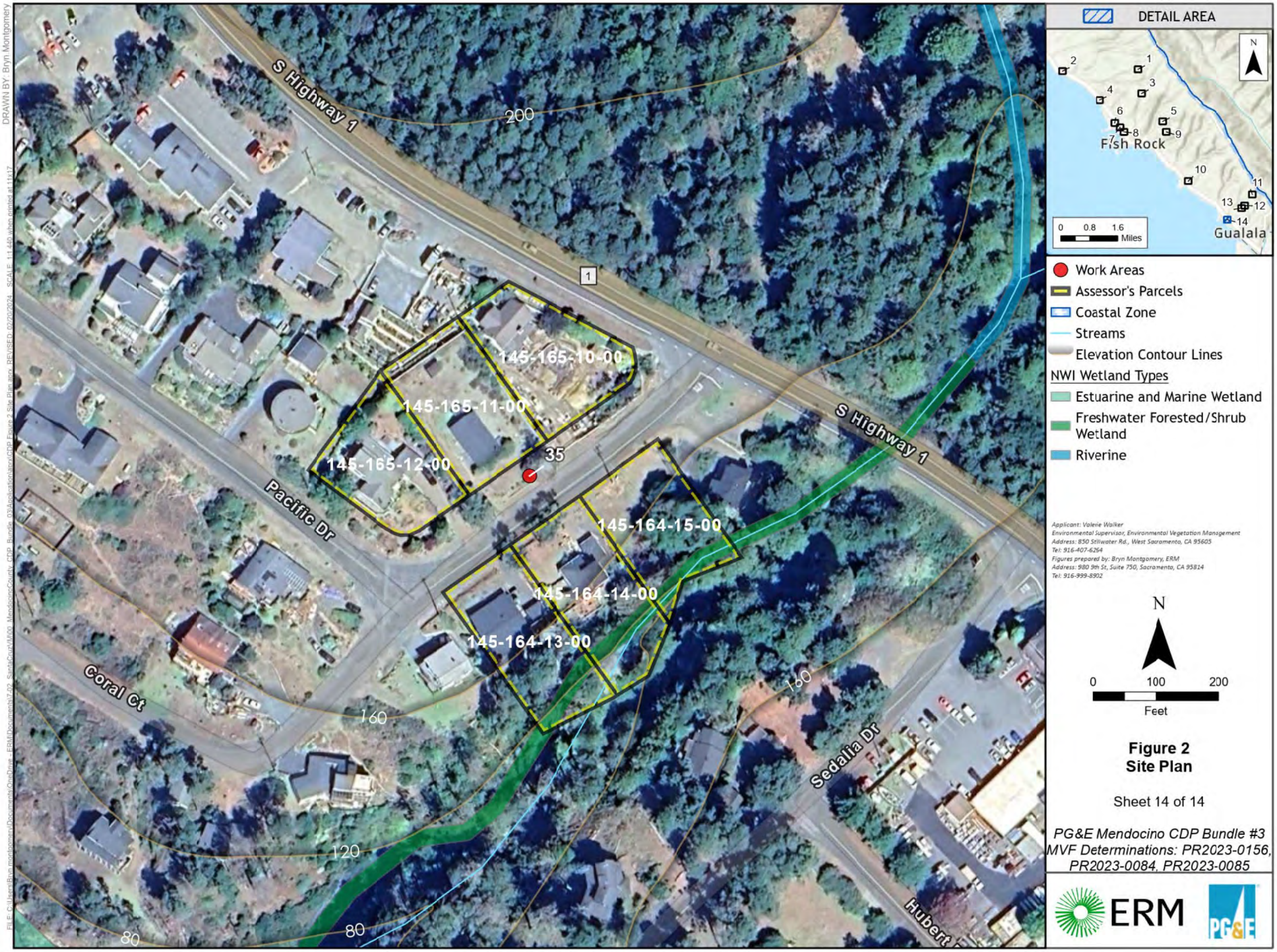
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Figure 2
Site Plan

Sheet 13 of 14

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

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S Highway 1
200
1
145-165-10-00
145-165-11-00
145-165-12-00
35
Pacific Dr
S Highway 1
145-164-15-00
145-164-14-00
145-164-13-00
Coral Ct
160
160
120
80
80
Sedalia Dr
Hubert
DETAIL AREA
N
Fish Rock
Gualala
0 0.8 1.6
Miles
Work Areas
Assessor's Parcels
Coastal Zone
Streams
Elevation Contour Lines
NWI Wetland Types
Estuarine and Marine Wetland
Freshwater Forested/Shrub Wetland
Riverine
Applicant: Valerie Walker
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Tel: 916-999-8902
N
0 100 200
Feet
Figure 2
Site Plan
Sheet 14 of 14
PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085
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- Work Areas
- Assessor's Parcels
- Coastal Zone
- Streams
- Elevation Contour Lines

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N

0 120 240
Feet

Figure 2
Site Plan

Sheet 1 of 12

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

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Figure 2
Site Plan

Sheet 2 of 12

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DETAIL AREA



- Work Areas
- Assessor's Parcels
- Coastal Zone
- Streams
- Elevation Contour Lines

NWI Wetland Types

- Freshwater Forested/Shrub Wetland

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N

0 120 240
Feet

Figure 2
Site Plan

Sheet 3 of 12

PG&E Mendocino CDP Bundle #3
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- Work Areas
- Assessor's Parcels
- Coastal Zone
- Streams
- Elevation Contour Lines

NWI Wetland Types

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

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N

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Feet

Figure 2
Site Plan

Sheet 4 of 12

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DETAIL AREA



- Work Areas
- Assessor's Parcels
- Coastal Zone
- Elevation Contour Lines

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N

0 120 240
Feet

Figure 2
Site Plan

Sheet 5 of 12

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MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

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- Work Areas
- Assessor's Parcels
- Coastal Zone
- Elevation Contour Lines

NWI Wetland Types

- Freshwater Pond

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Tel: 916-999-8902

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0 120 240
Feet

Figure 2
Site Plan

Sheet 6 of 12

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- Work Areas
- Assessor's Parcels
- Coastal Zone
- Streams
- Elevation Contour Lines

NWI Wetland Types

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

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Feet

Figure 2
Site Plan

Sheet 7 of 12

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MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

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DETAIL AREA



- Work Areas
- Assessor's Parcels
- Coastal Zone
- Streams
- Elevation Contour Lines

NWI Wetland Types

- Riverine

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Feet

Figure 2
Site Plan

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DETAIL AREA



- Work Areas
- Assessor's Parcels
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- Streams
- Elevation Contour Lines

NWI Wetland Types

- Freshwater Emergent Wetland

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N

0 120 240
Feet

Figure 2
Site Plan

Sheet 9 of 12

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- Work Areas
- Assessor's Parcels
- Coastal Zone
- Streams
- Elevation Contour Lines

NWI Wetland Types

- Riverine

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N

0 120 240
Feet

Figure 2
Site Plan

Sheet 10 of 12

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

Environmental Resources Management
www.erm.com

ERM PG&E

FILE: C:\Users\Bryn.montgomery\Documents\OneDrive - ERM\Documents\7.0_SantaCruzMA\00_MendocinoCounty_CDP_Bundle_2\04Applications\prjx\CDP Figure 2 Site Plan.aprx, REVISED: 02/20/2024, SCALE: 1:1,440 when printed at 11x17
DRAWN BY: Bryn Montgomery



DETAIL AREA



- Work Areas
- Assessor's Parcels
- Coastal Zone
- Streams
- Elevation Contour Lines

NWI Wetland Types

- Riverine

Applicant: Valerie Walker
Environmental Supervisor, Environmental Vegetation Management
Address: 850 Stillwater Rd., West Sacramento, CA 95605
Tel: 916-407-6264
Figures prepared by: Bryn Montgomery, ERM
Address: 980 9th St, Suite 750, Sacramento, CA 95814
Tel: 916-999-8902

N

0 120 240
Feet

Figure 2
Site Plan

Sheet 11 of 12

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

Environmental Resources Management
www.erm.com

ERM PG&E



DETAIL AREA



- Work Areas
- Assessor's Parcels
- Coastal Zone
- Streams
- Elevation Contour Lines

NWI Wetland Types

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

Applicant: Valerie Walker
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0 120 240
Feet

Figure 2
Site Plan

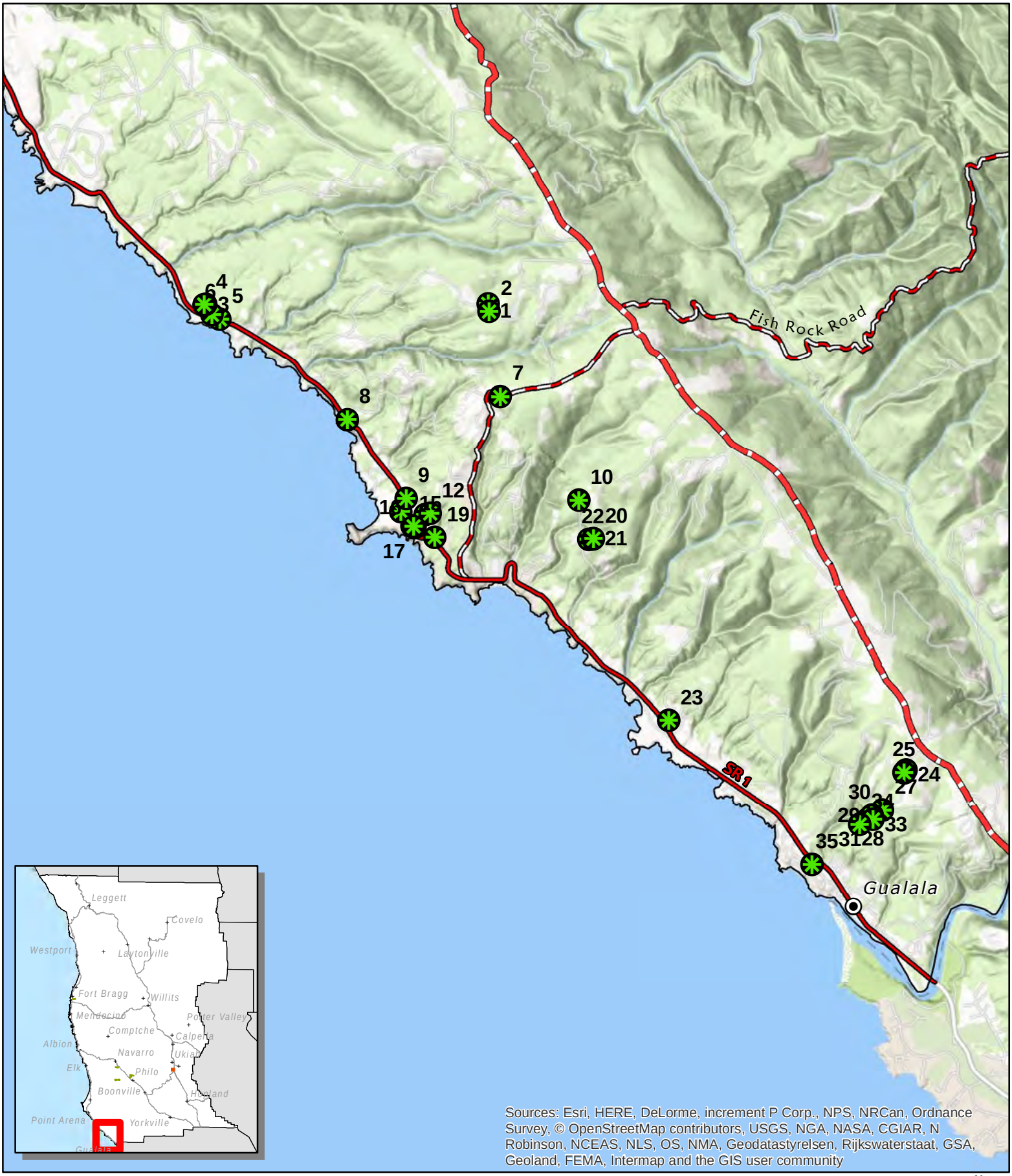
Sheet 12 of 12

PG&E Mendocino CDP Bundle #3
MVF Determinations: PR2023-0156, PR2023-0084, PR2023-0085

Environmental Resources Management
www.erm.com

ERM PG&E

DRAWN BY: Bryn Montgomery
SCALE: 1:1,440 when printed at 11x17
FILE: C:\Users\Bryn.montgomery\Documents\OneDrive - ERM\Documents\7-03_SantaCruz\M400_MendocinoCounty_CDP_Bundle_03\Applications\gis\mxd\CDP Figure 2 Site Plan.aprx, REVISED: 02/20/2024



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Major Towns & Places
Major Roads
Coastal Zone Boundary
Tree Removal Locations
Highways

0 2,625 5,250 Feet
0 0.5 1 Miles

1:60,000

LOCATION

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
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AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 225 450 Feet
0 0.04 0.08 Miles
1:5,000

N W E S

AERIAL IMAGERY

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Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 225 450 Feet
0 0.04 0.08 Miles

N W E S

1:5,000

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AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S

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AERIAL IMAGERY

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Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

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Highways (2017)

Private Roads

Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

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Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

N W E S

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Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

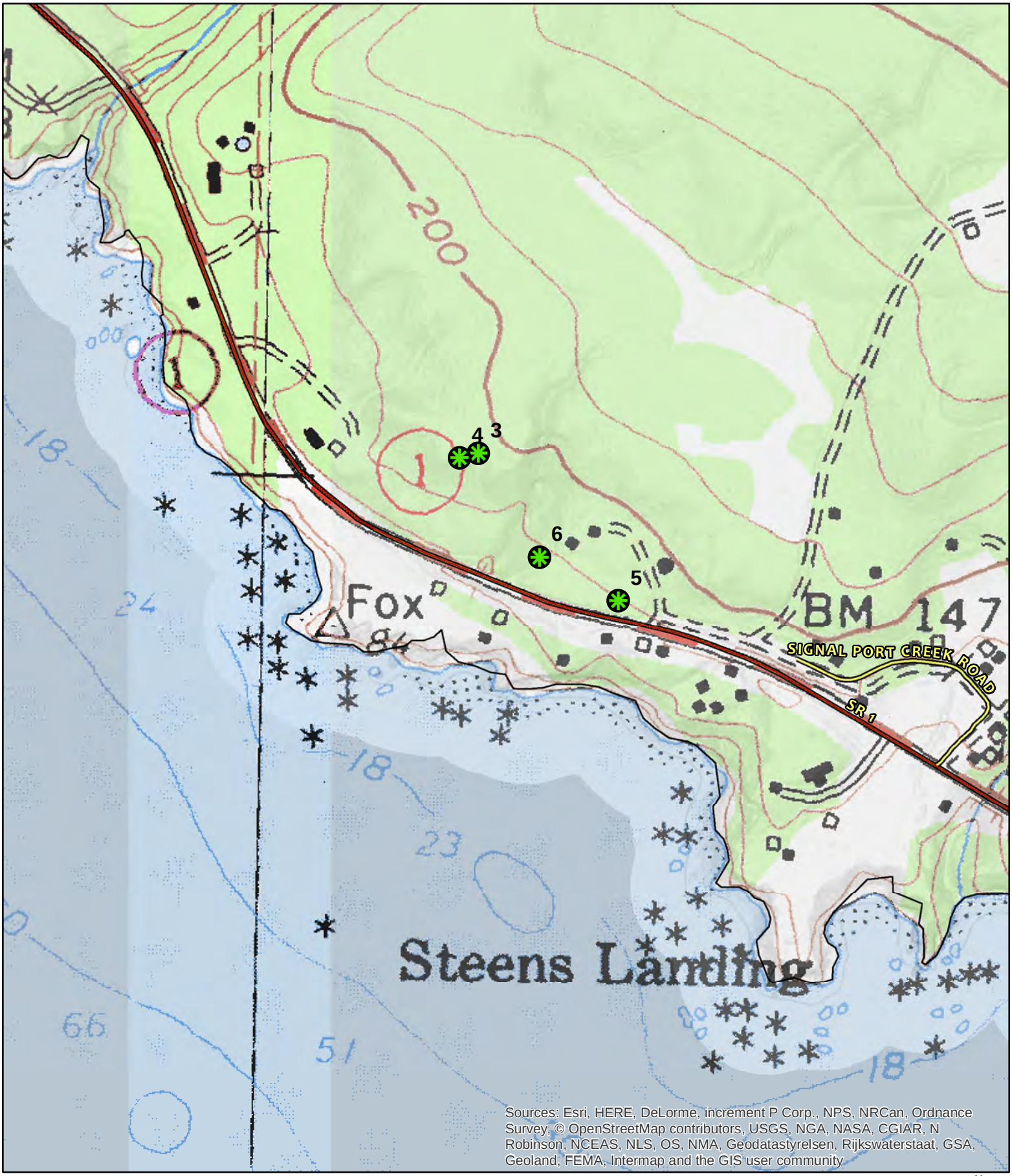
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0 0.05 0.1 Miles

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Highways (2017)

Public Roads

Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

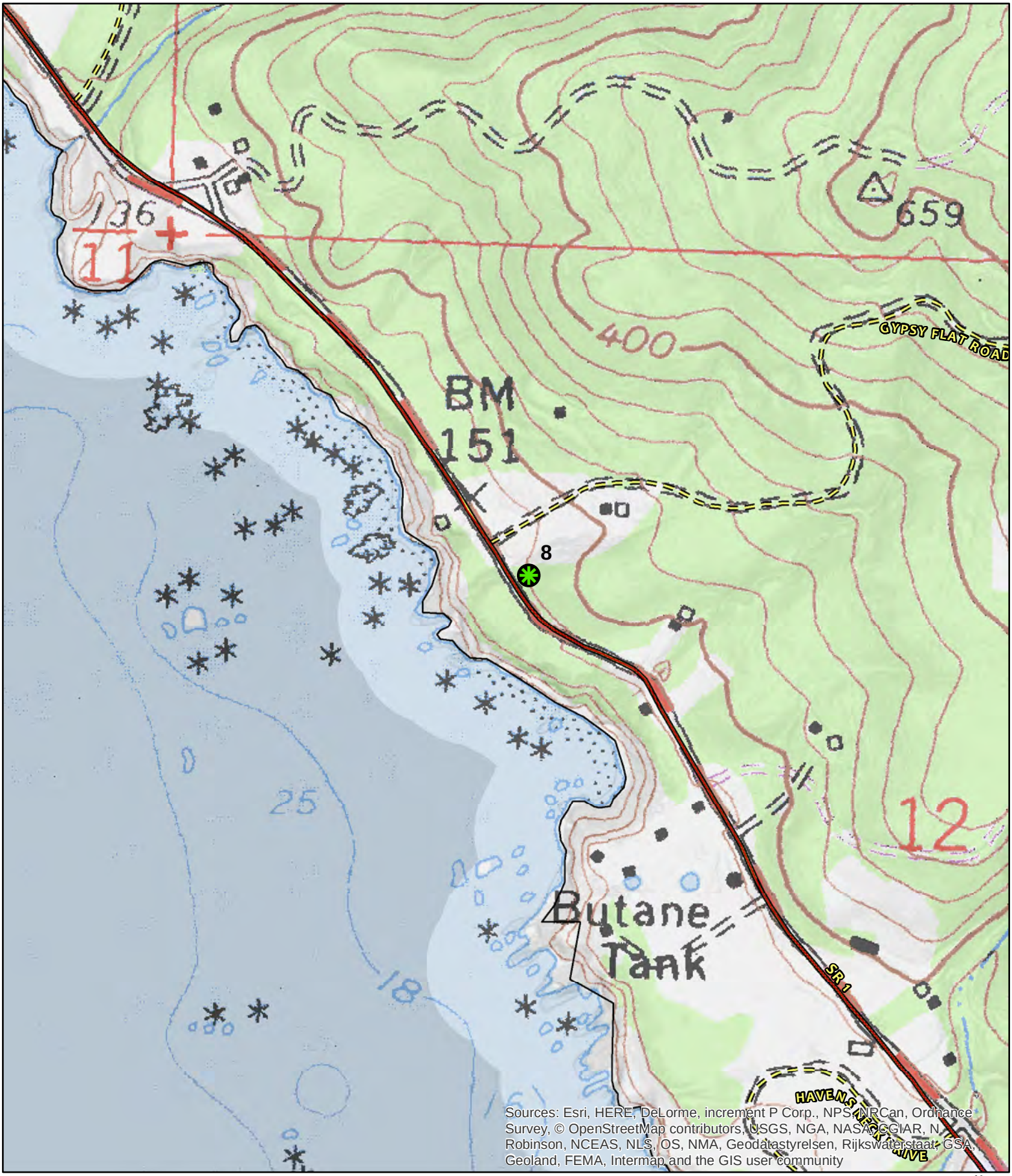
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TOPOGRAPHIC MAP

CONTOUR INTERVAL IS 40 FEET

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Highways (2017)
Public Roads
Private Roads
Tree Removal Locations

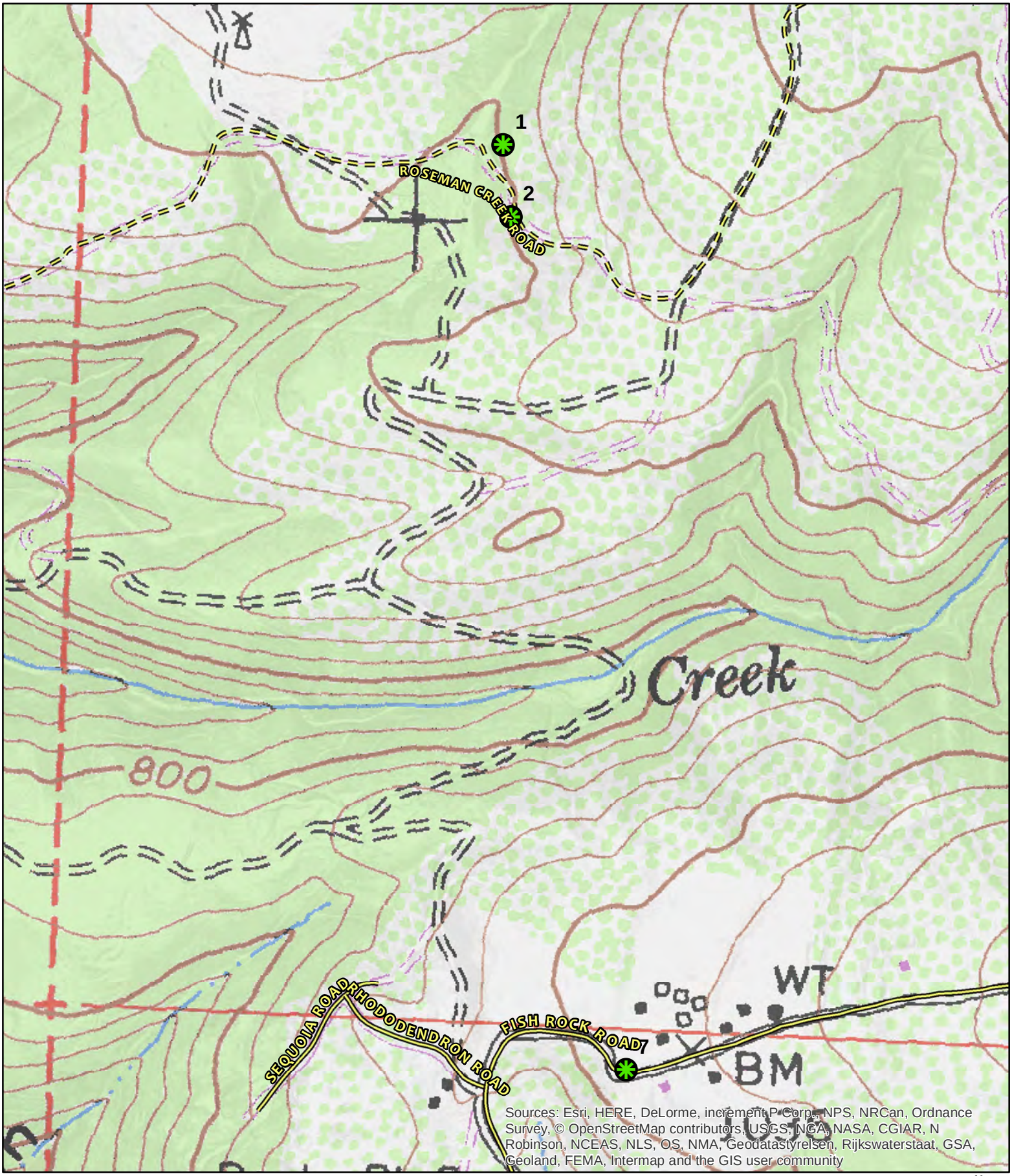
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Public Roads
Private Roads
Tree Removal Locations

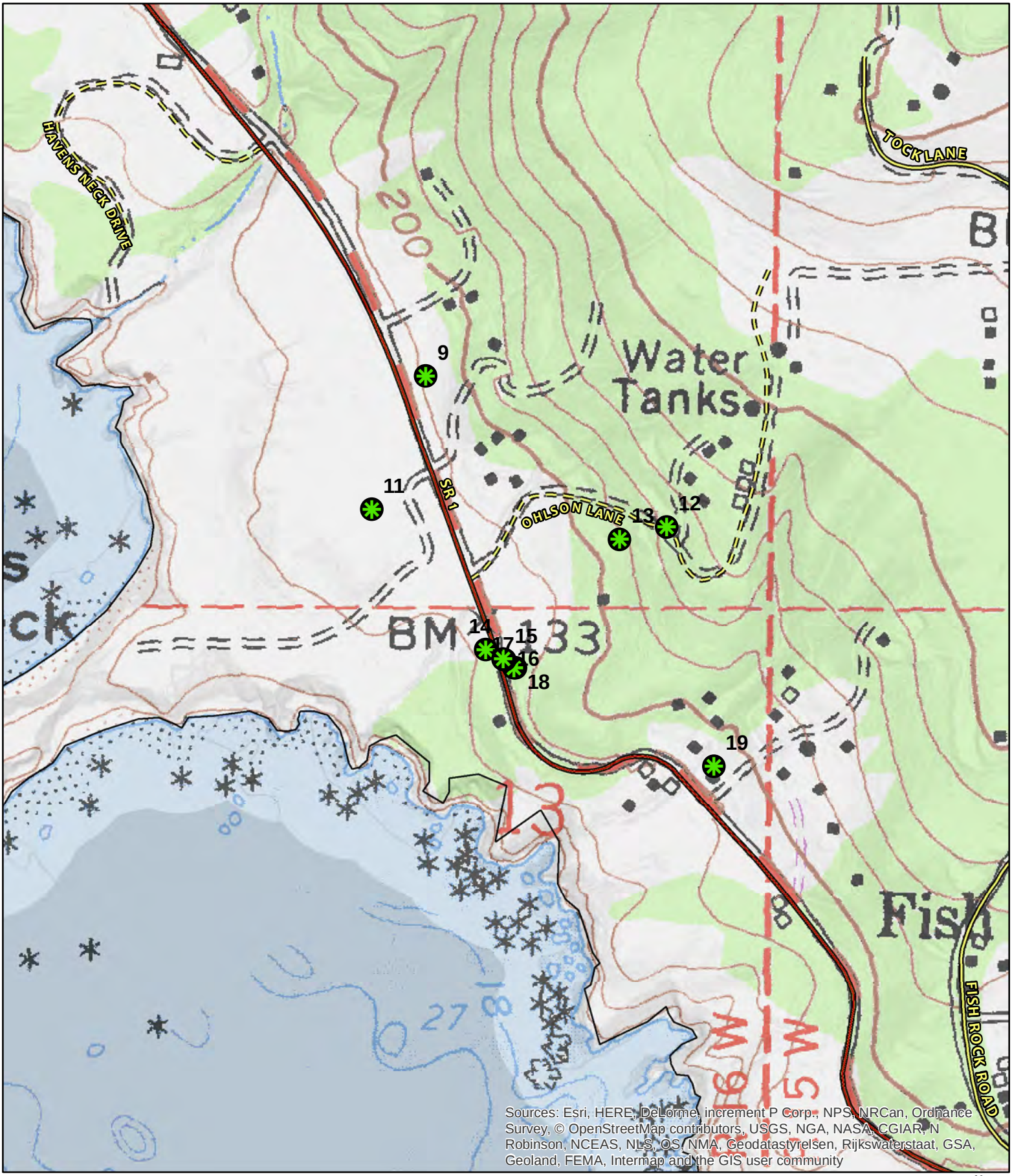
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Highways (2017)
Public Roads
Private Roads
Tree Removal Locations

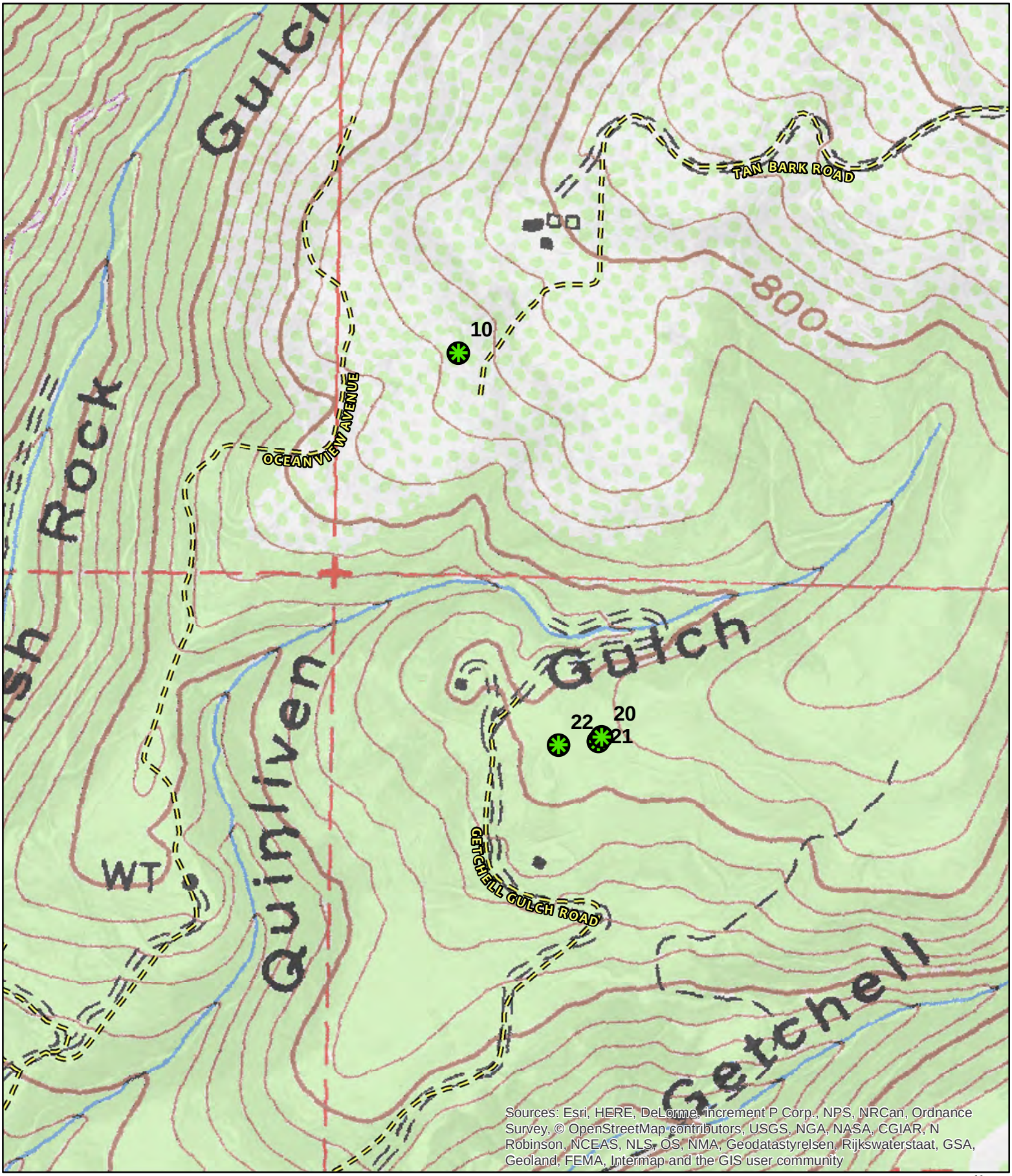
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AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

= = = Private Roads

Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

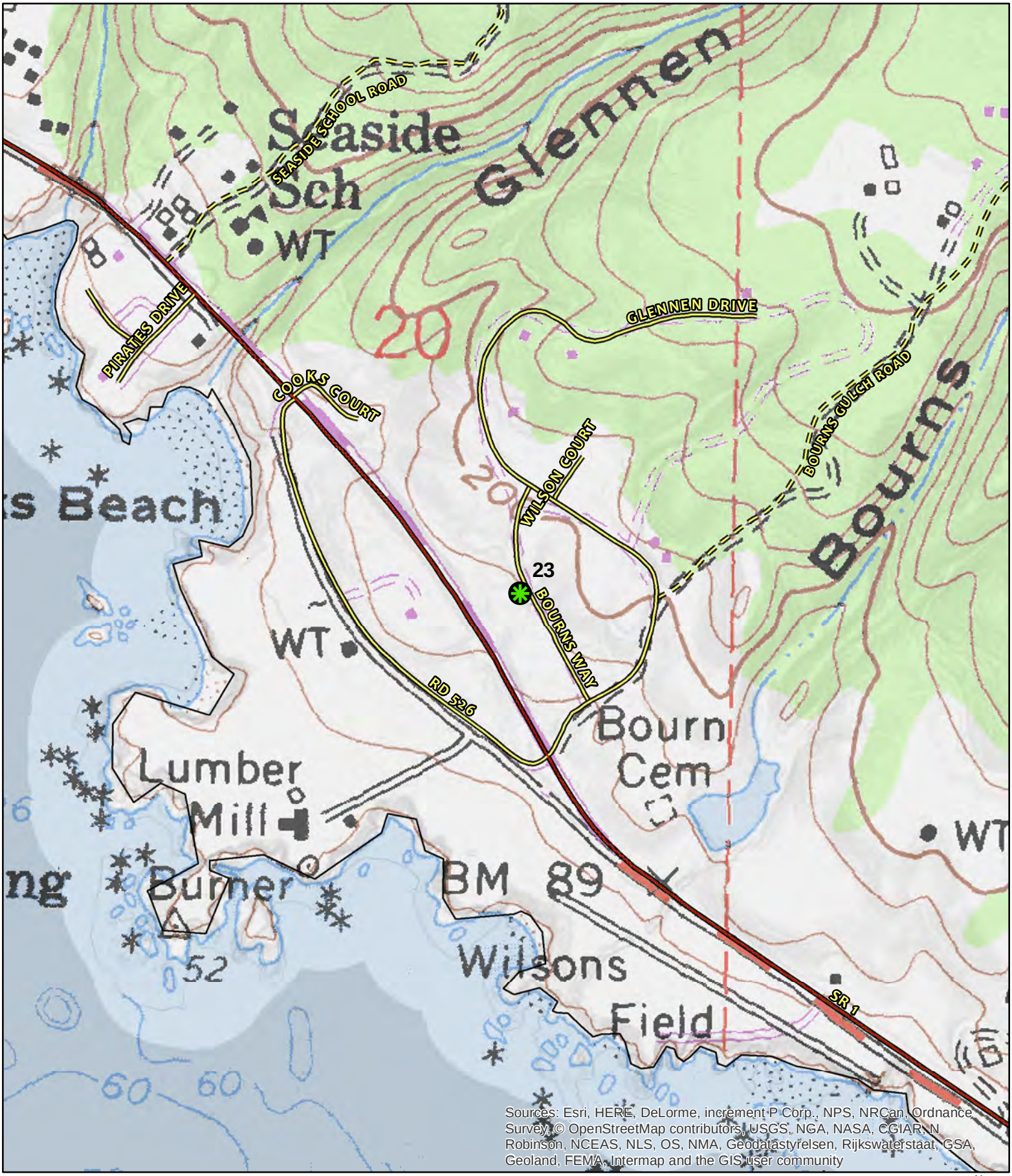
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Highways (2017)
Public Roads
Private Roads
Tree Removal Locations

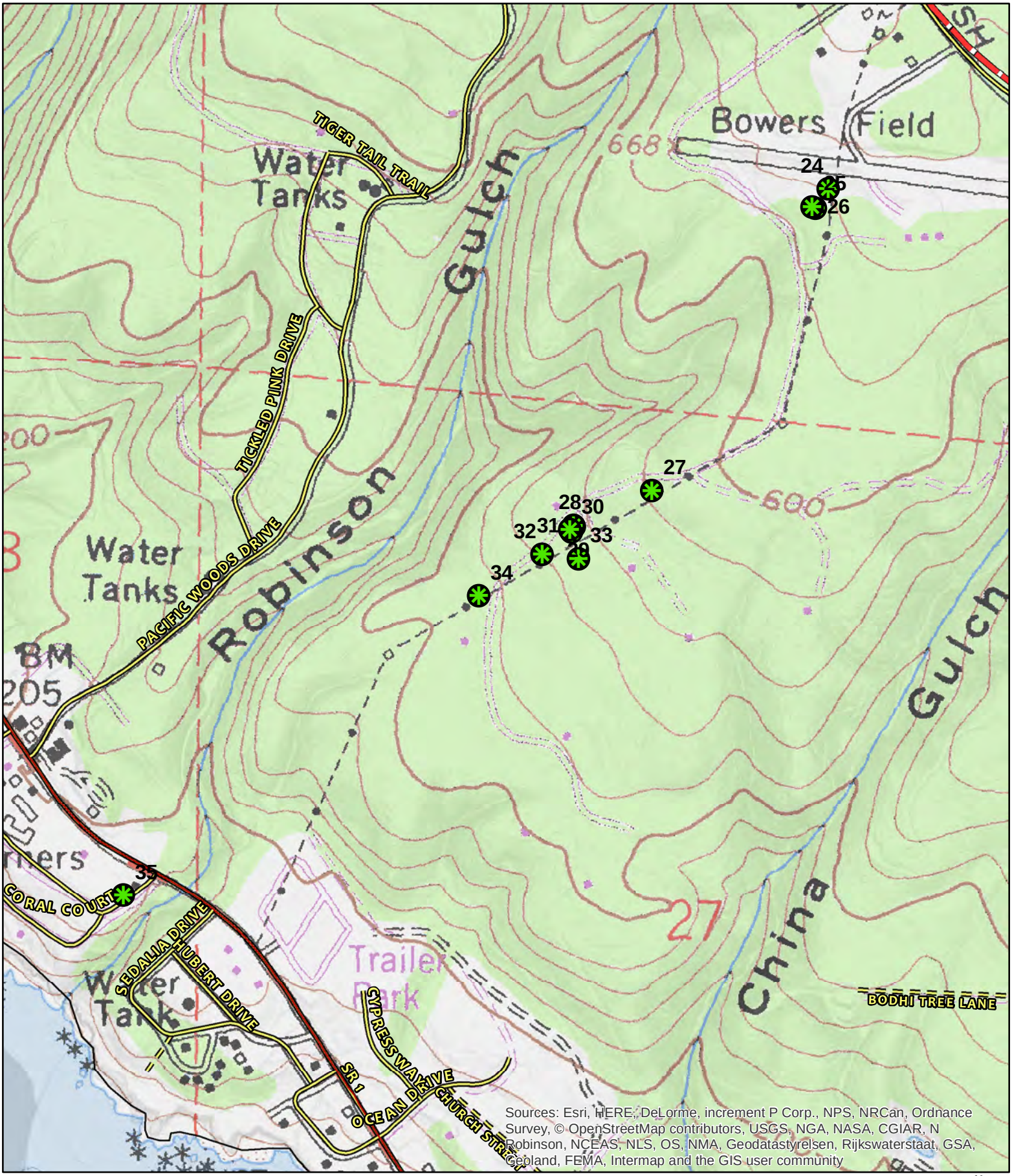
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Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
Tree Removal Locations

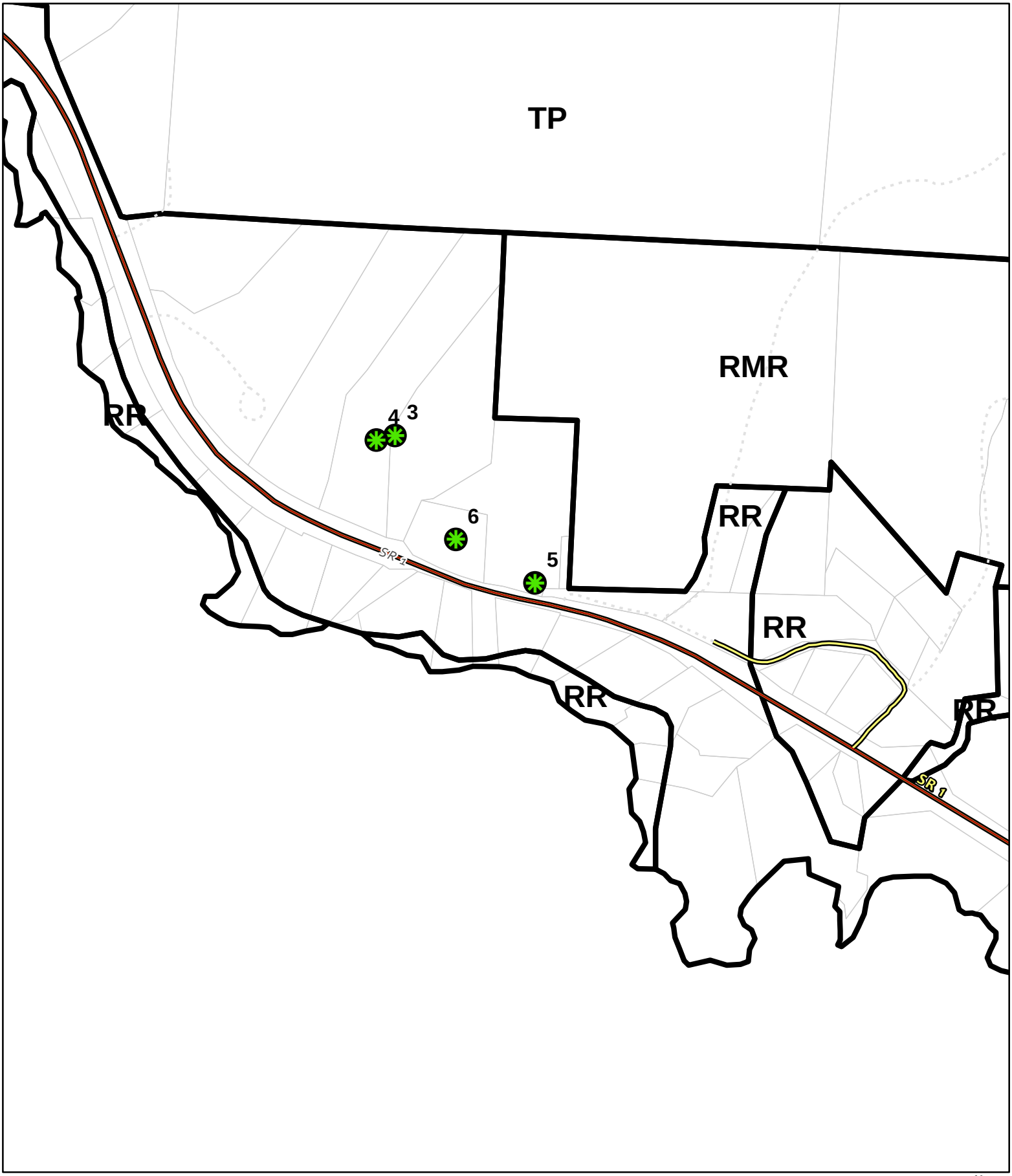
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TOPOGRAPHIC MAP
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Highways (2017)
Public Roads
Driveways/Unnamed Roads
Zoning Districts
Public Roads
Assessors Parcels
Tree Removal Locations

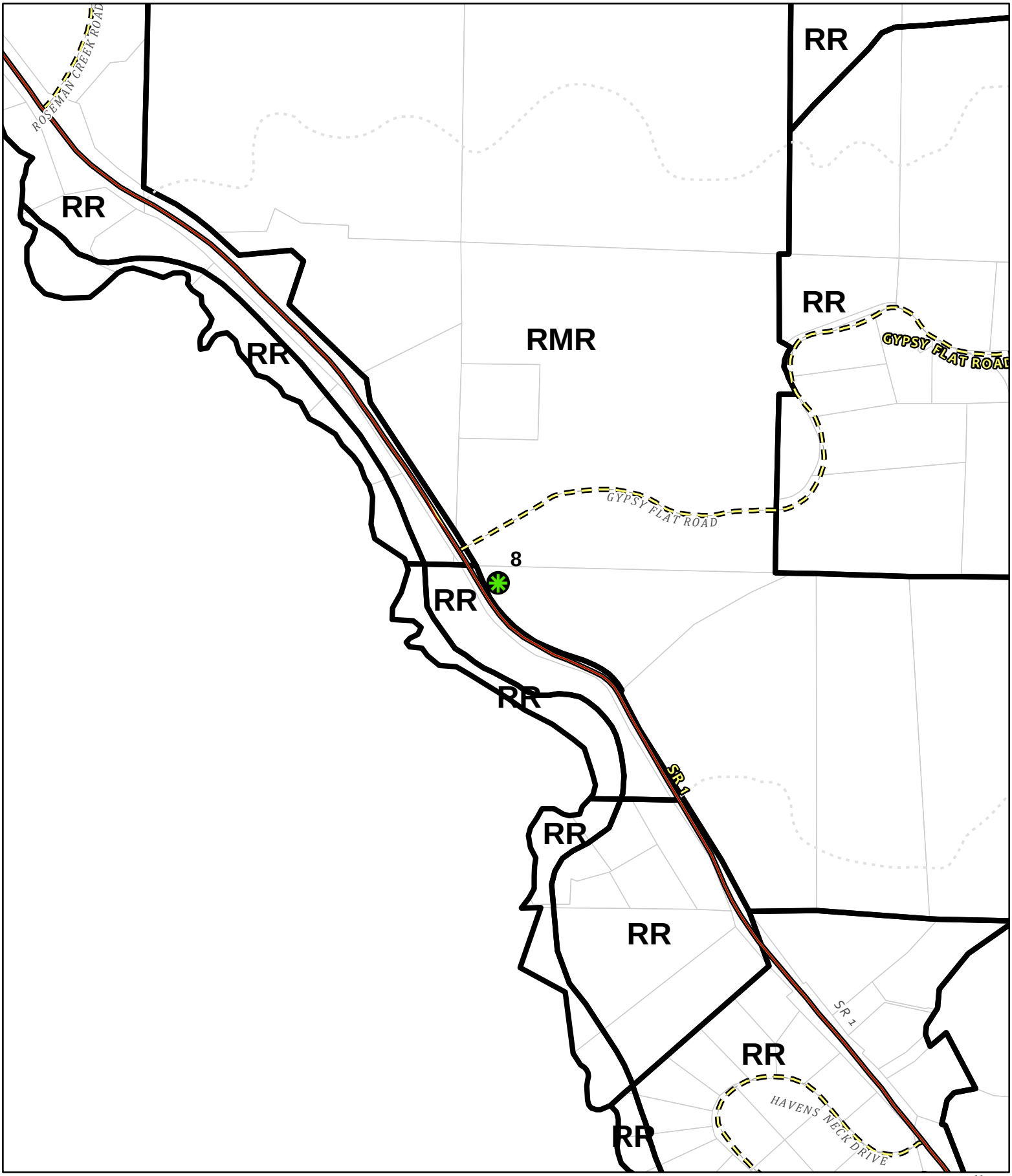
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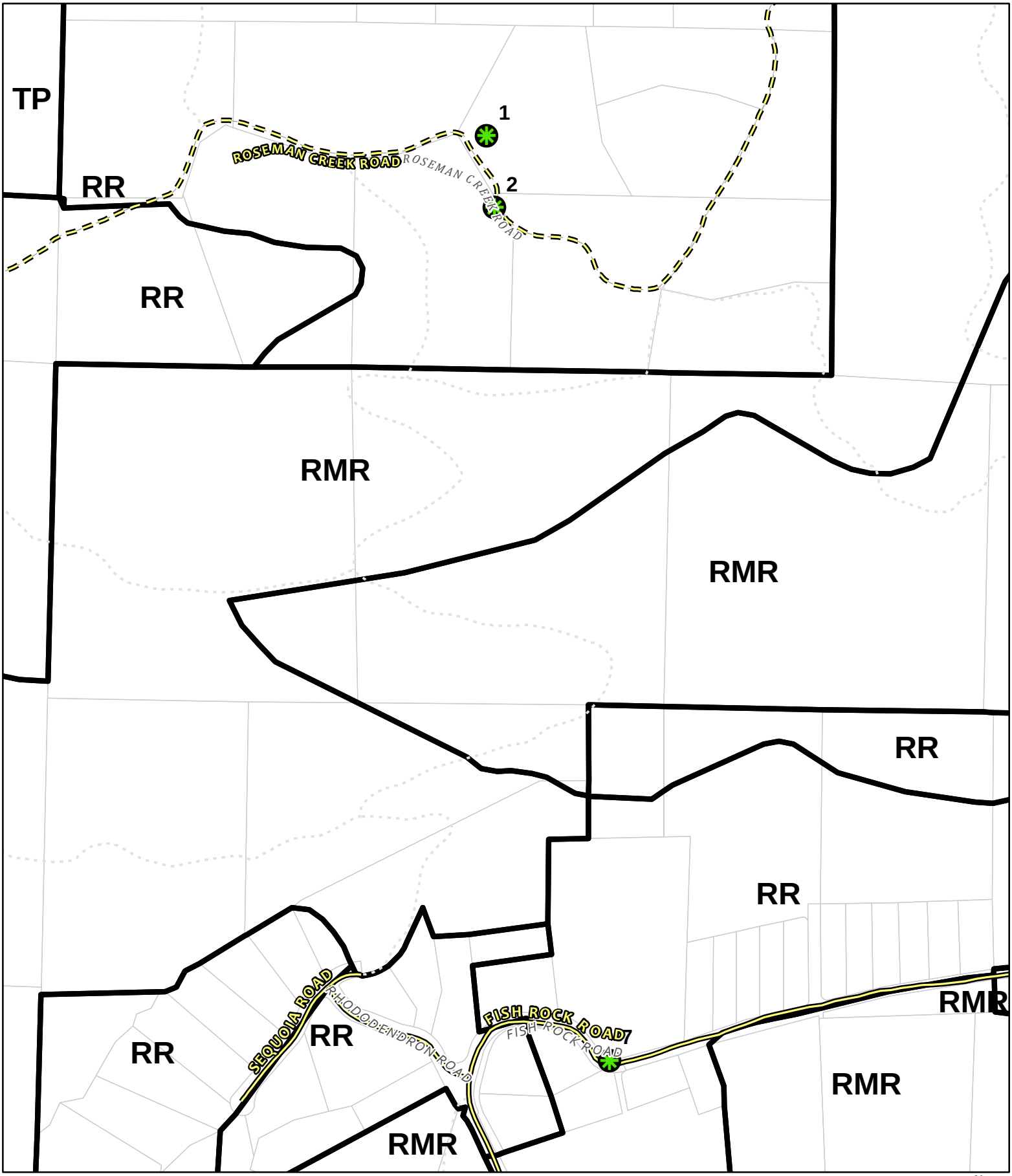
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Zoning Districts
Public Roads
Private Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
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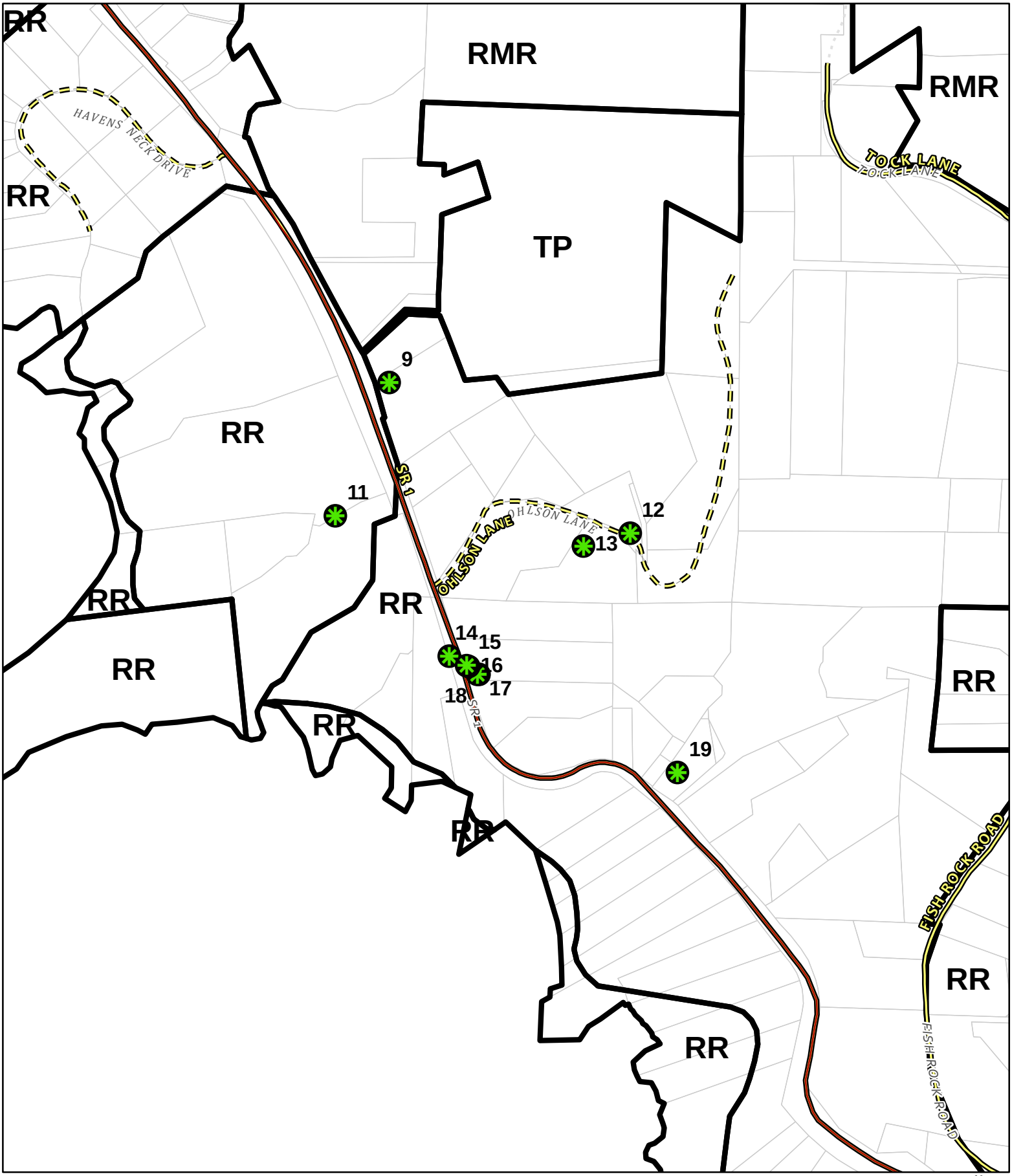
Public Roads
Private Roads
Driveways/Unnamed Roads
Zoning Districts
Public Roads
Private Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
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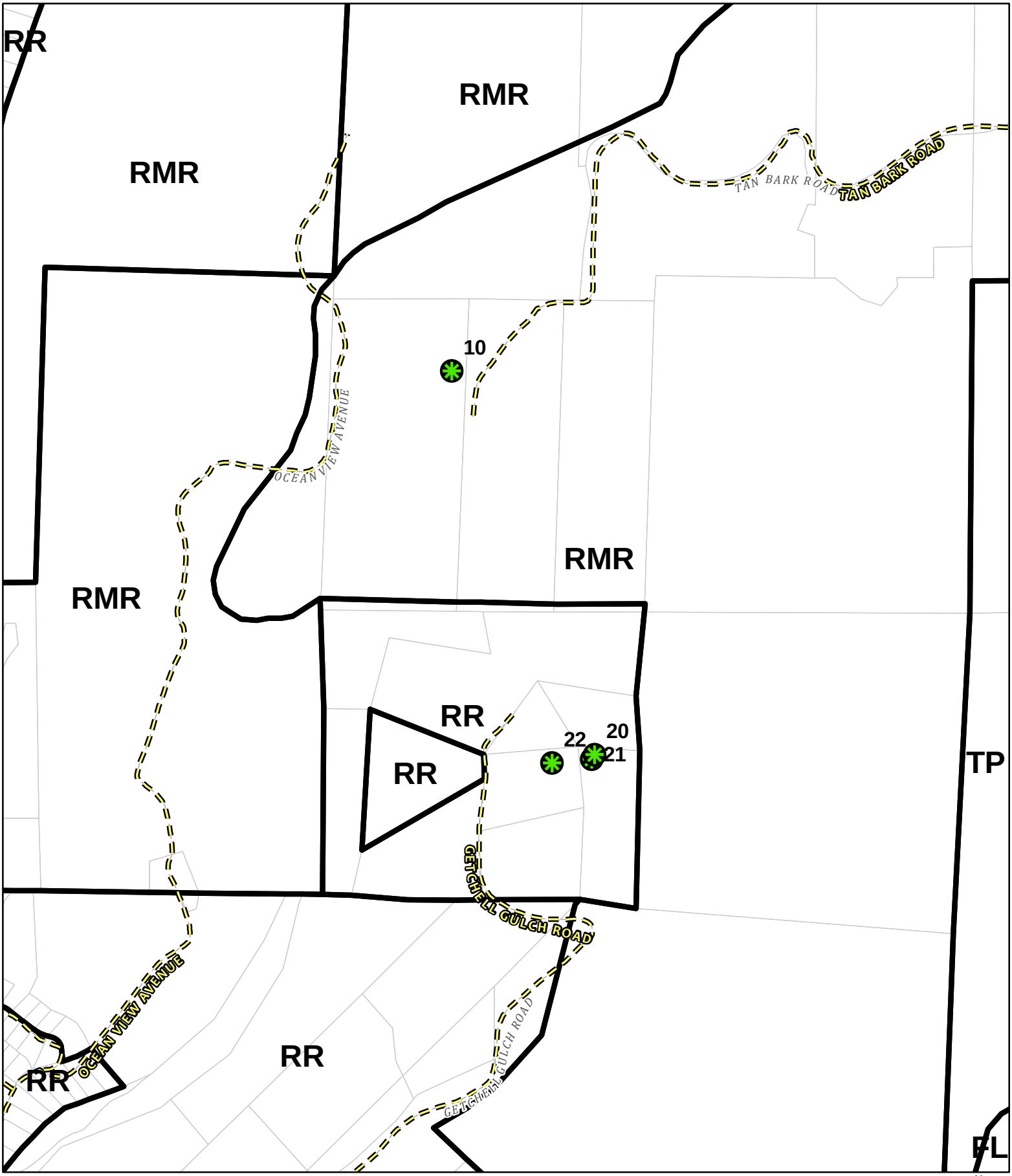
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Zoning Districts
Public Roads
Private Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
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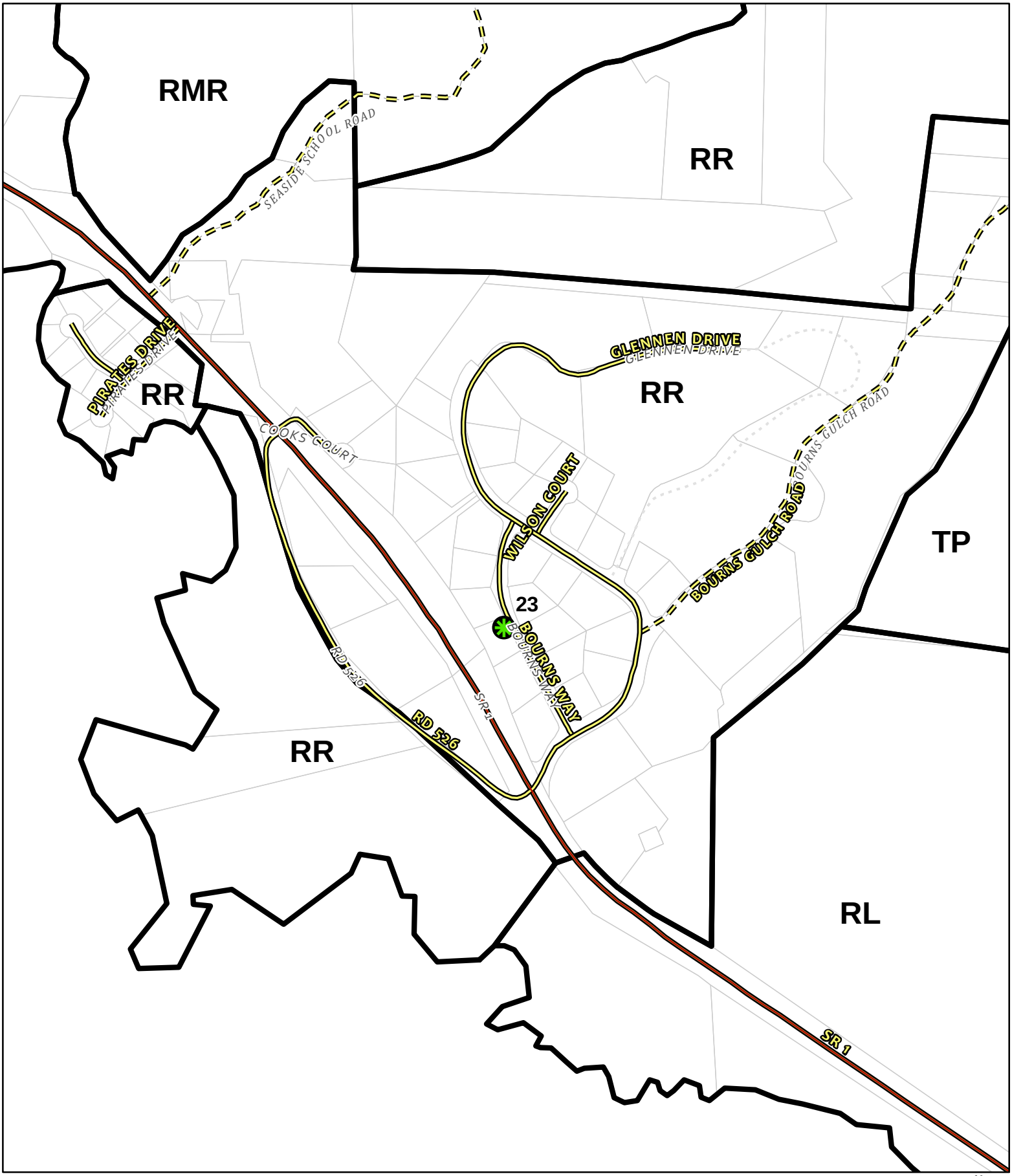
Private Roads
Zoning Districts
Private Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
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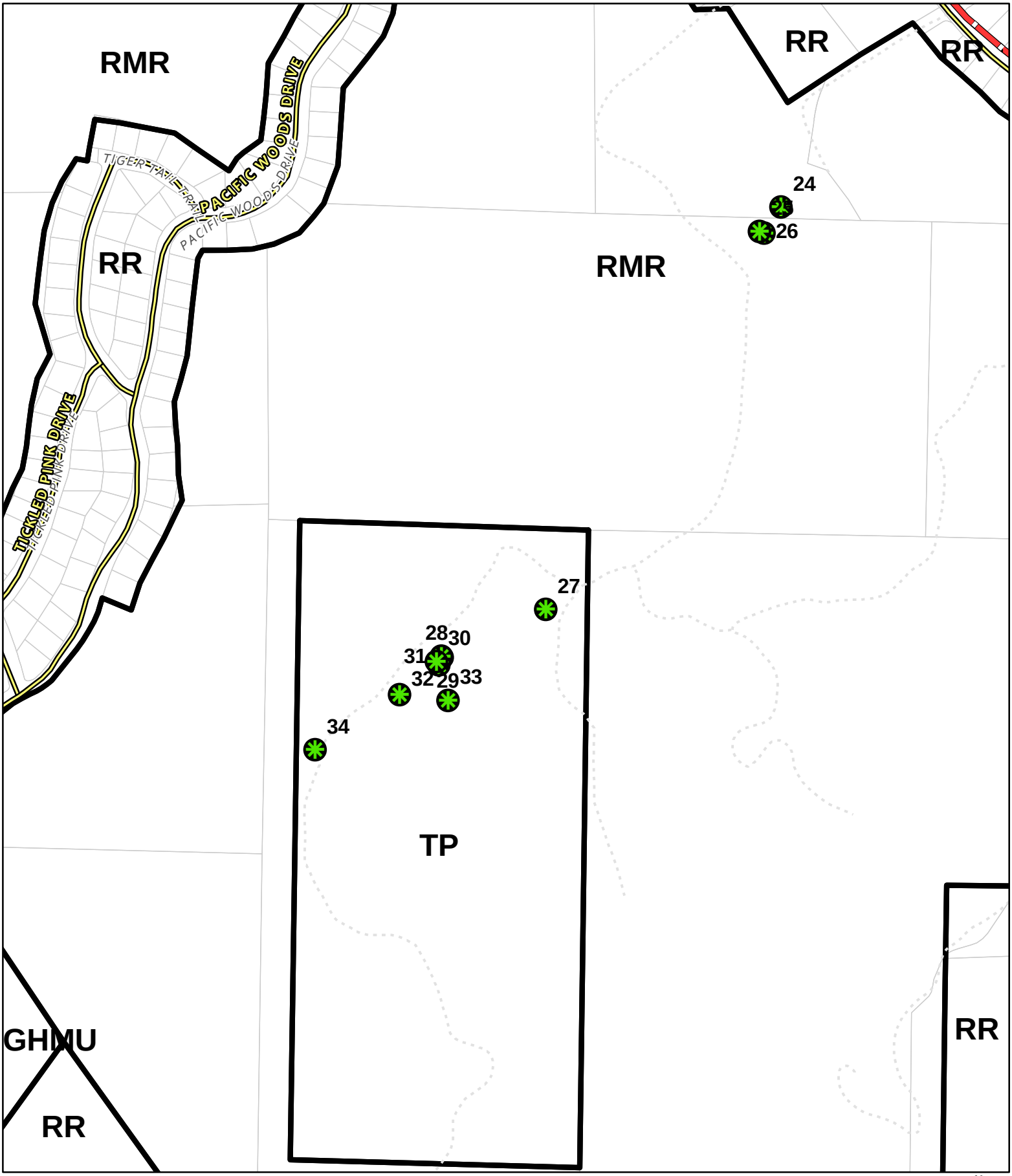
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Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Zoning Districts
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
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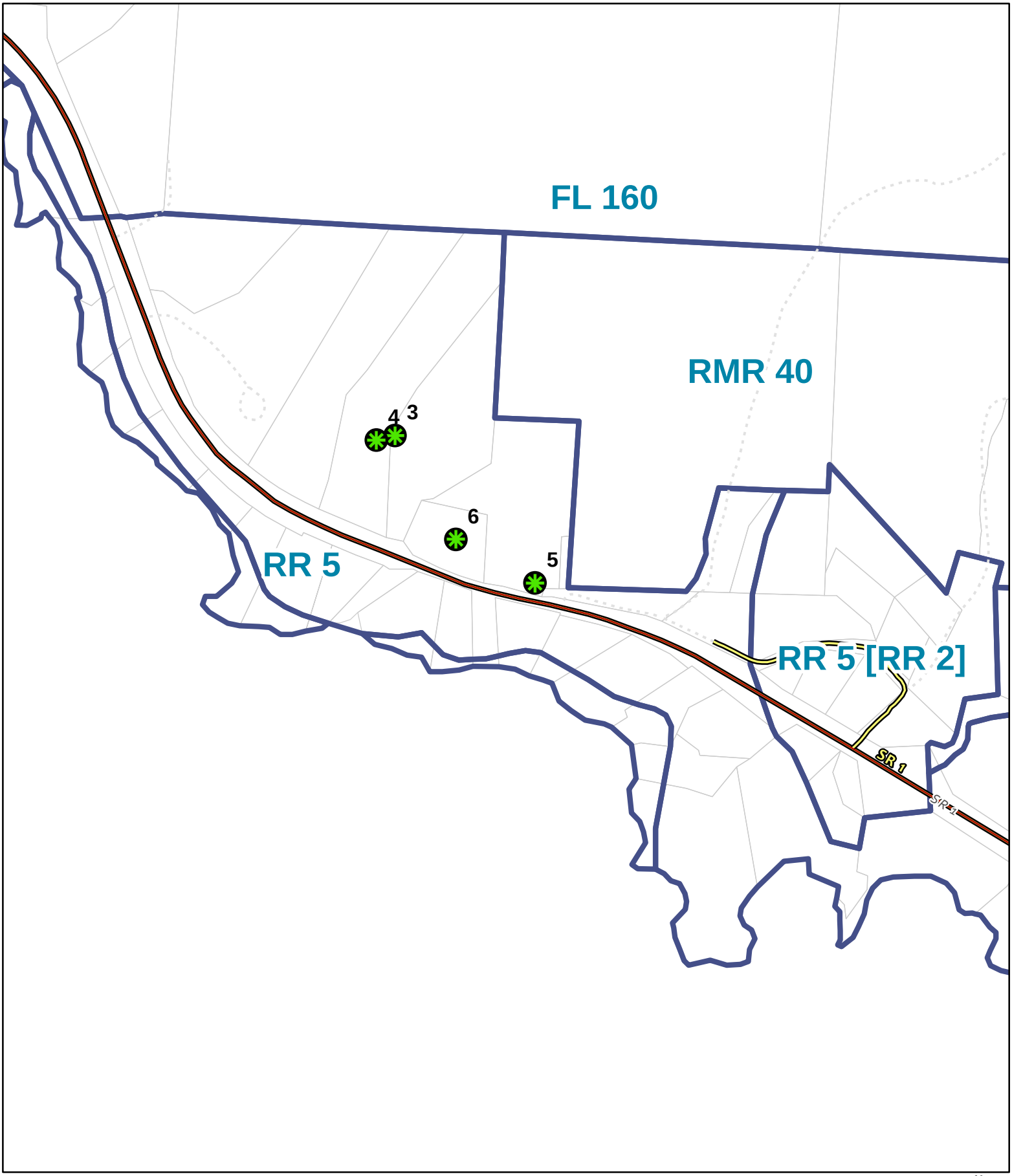
Coastal Zone Boundary
Public Roads
Driveways/Unnamed Roads
Zoning Districts
Public Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
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Highways (2017)
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Tree Removal Locations

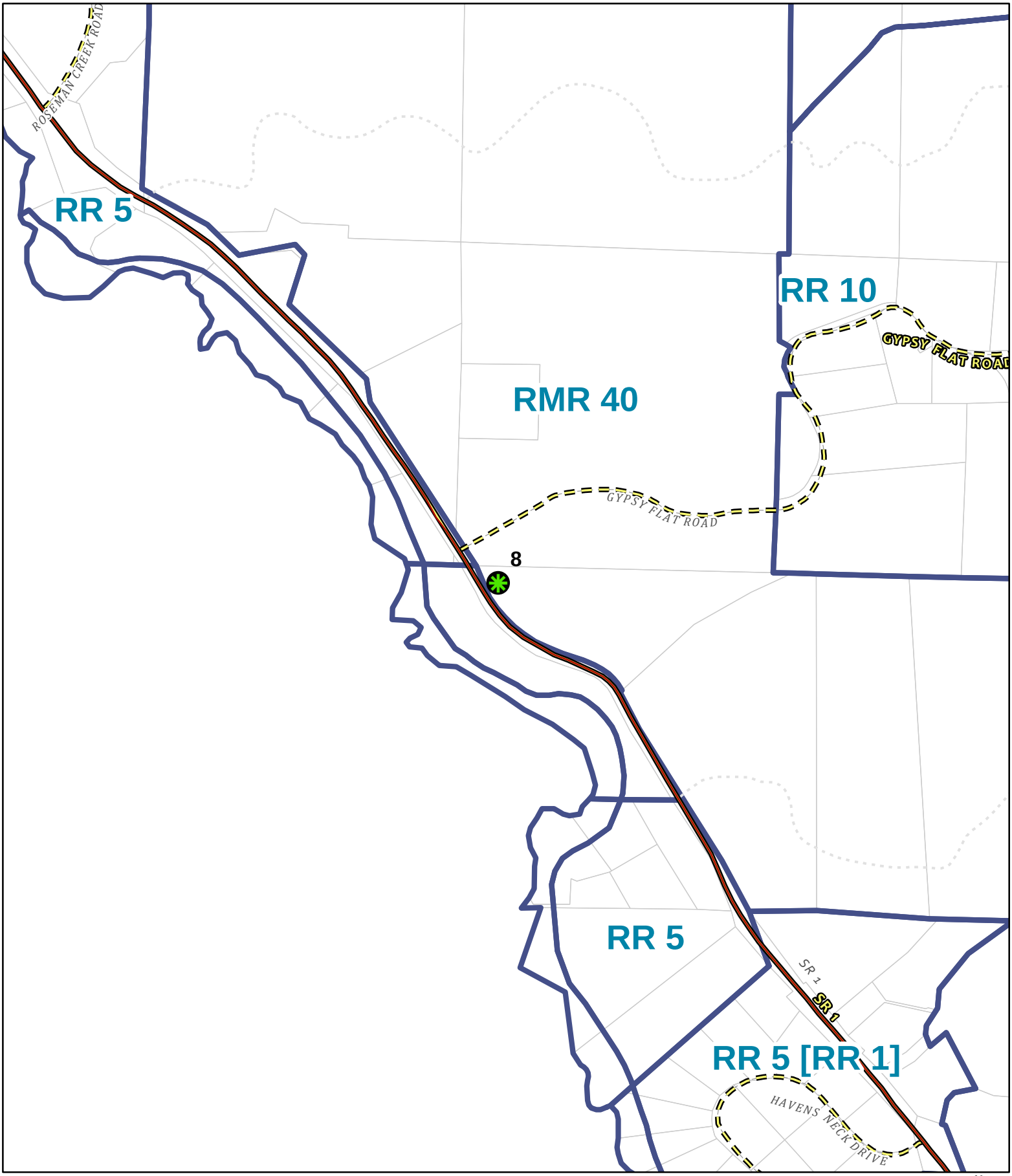
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Driveways/Unnamed Roads
Public Roads
Private Roads
Assessors Parcels
Tree Removal Locations

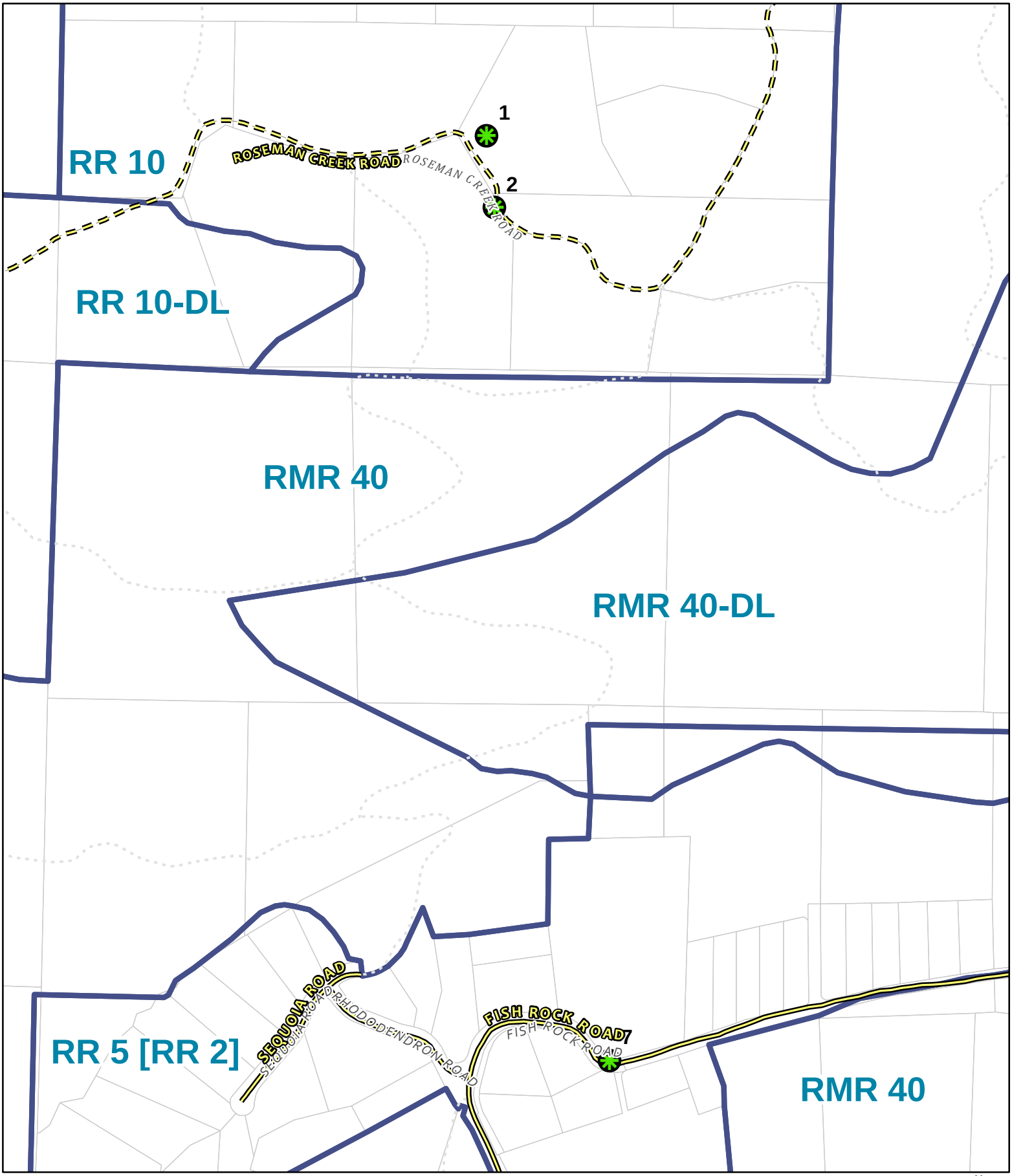
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Assessors Parcels
Tree Removal Locations

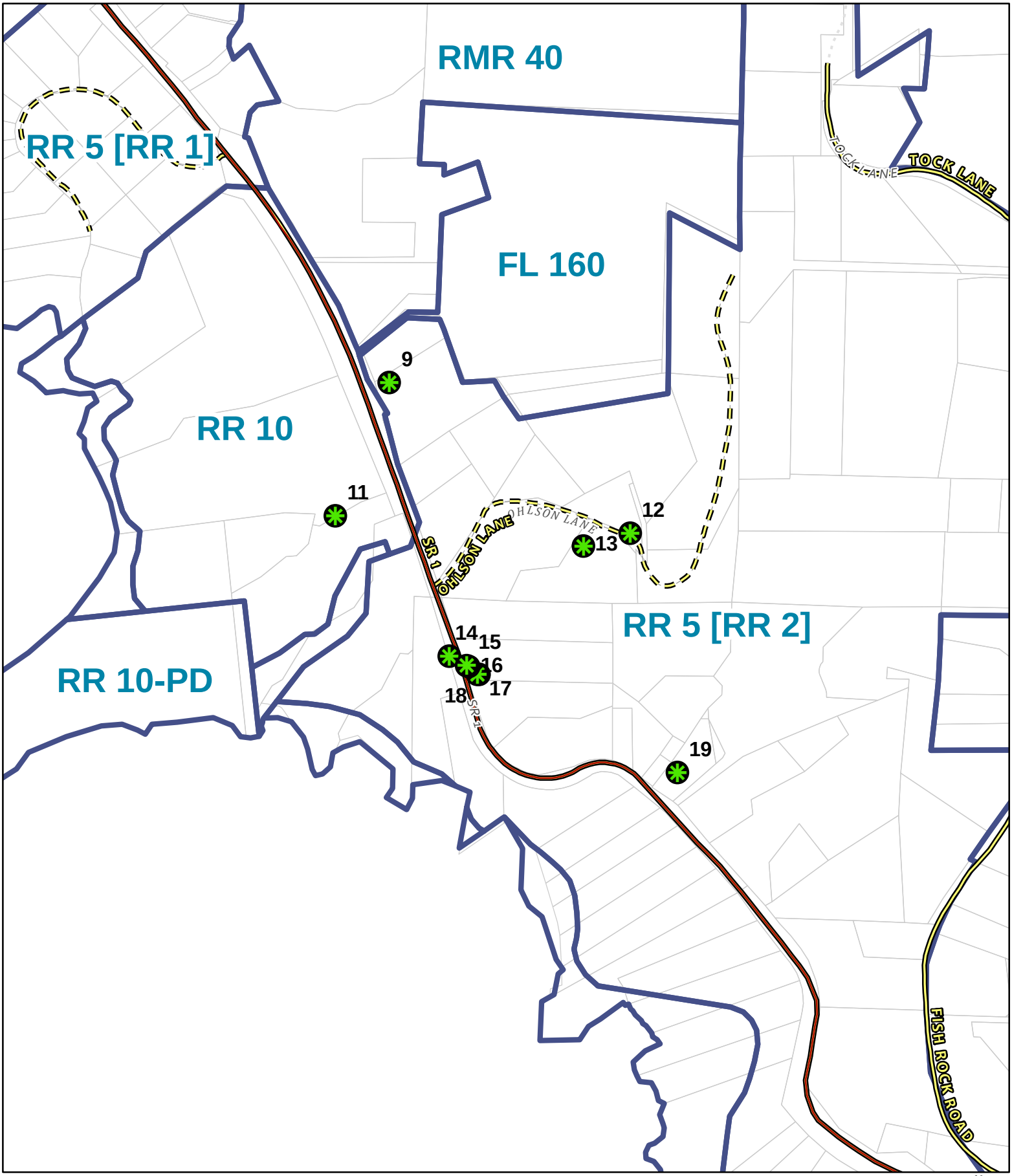
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Highways (2017)
Public Roads
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Driveways/Unnamed Roads
Public Roads
Private Roads
Assessors Parcels
Tree Removal Locations

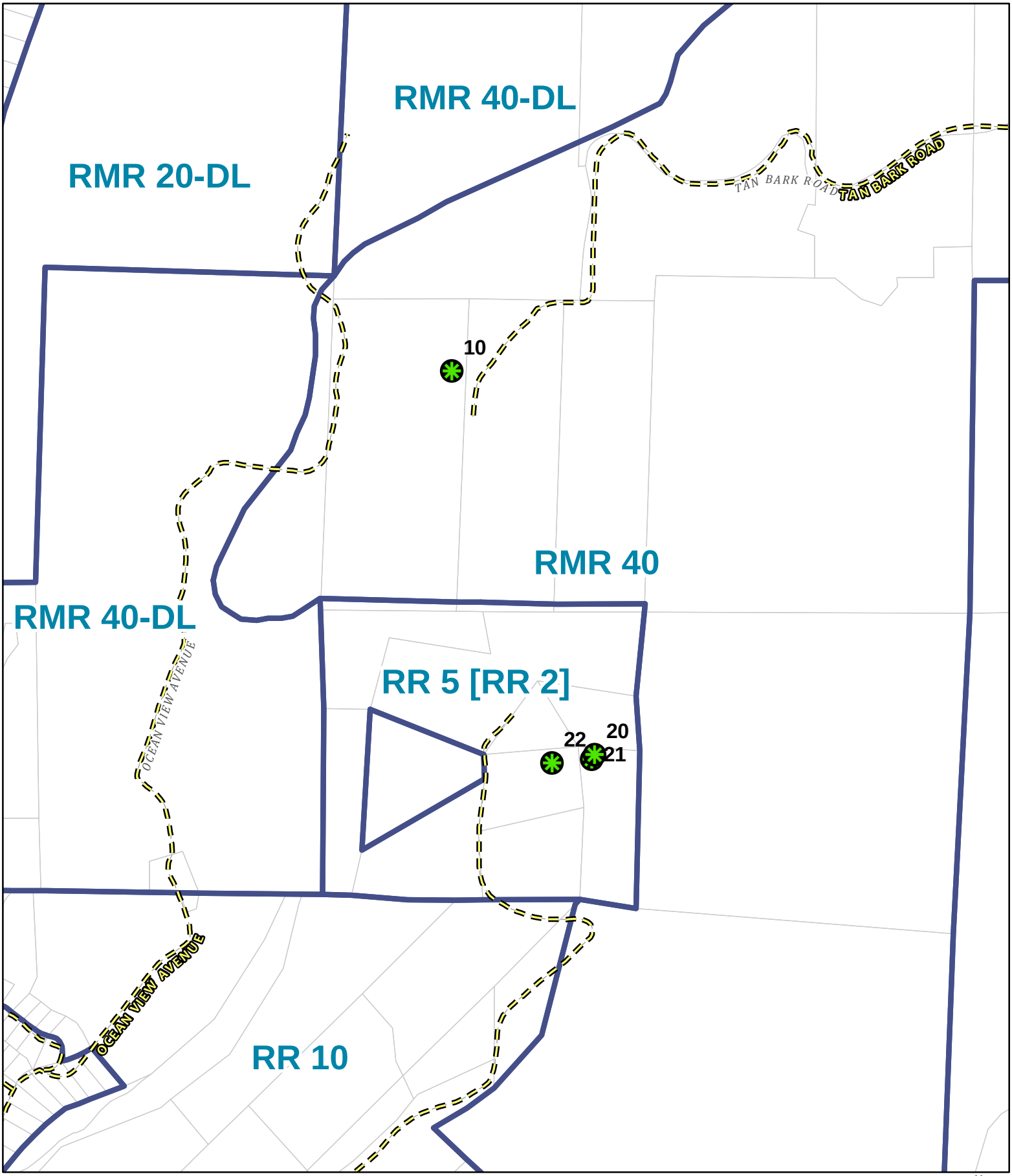
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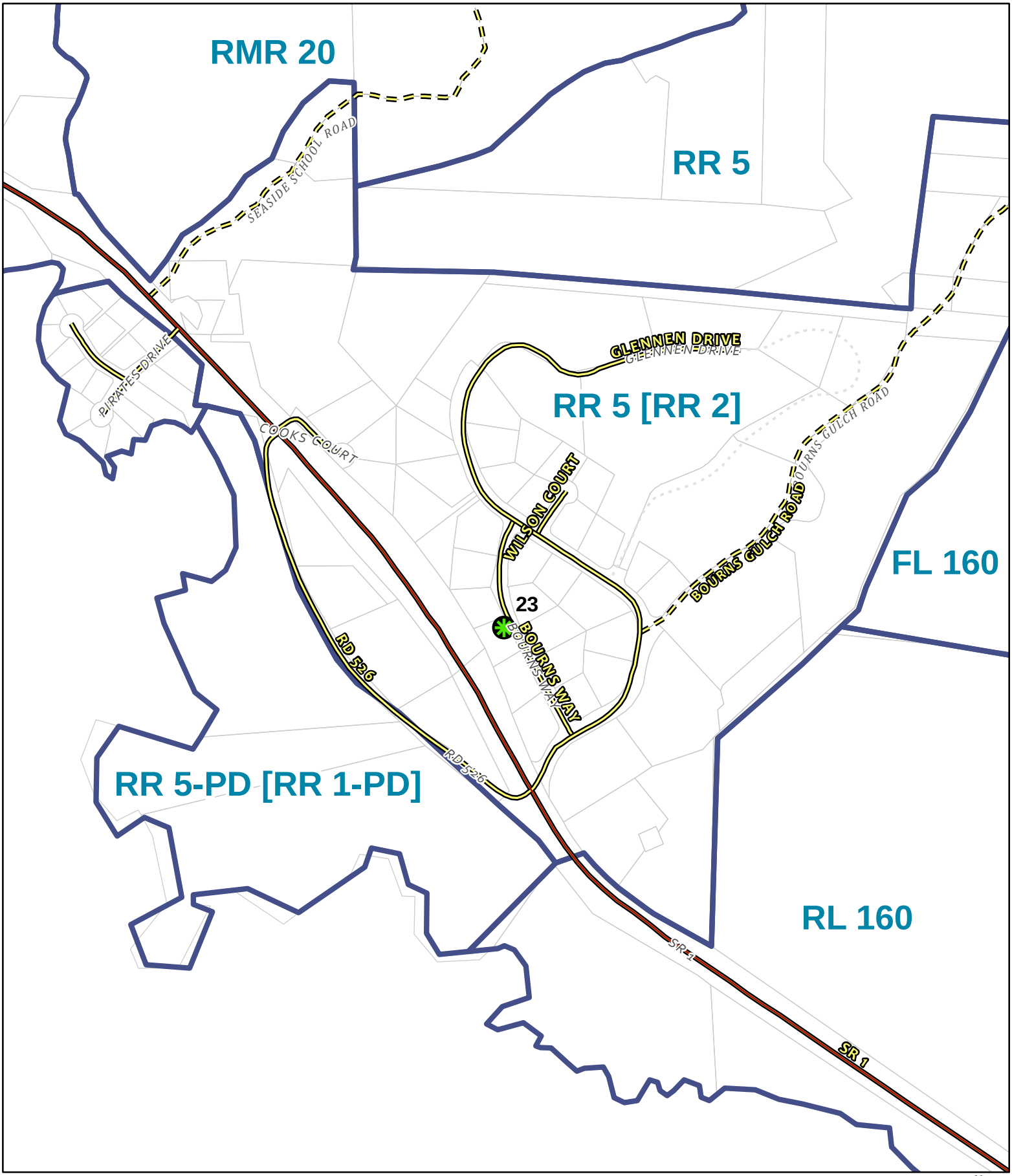
CASE: CDP 2024-0018
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Private Roads
Private Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

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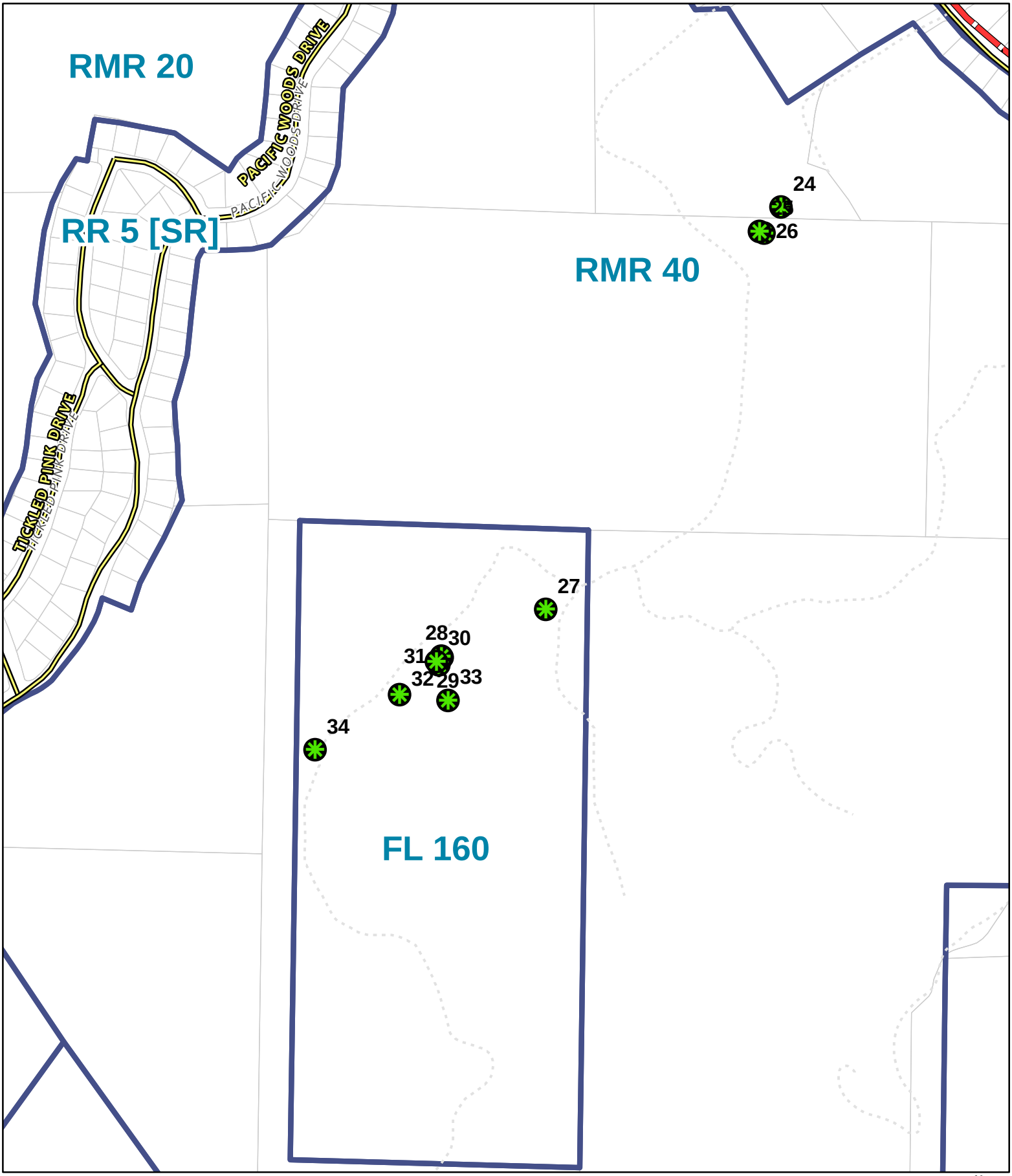
0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

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 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Coastal Zone Boundary
Public Roads
Driveways/Unnamed Roads
Public Roads
Assessors Parcels
Tree Removal Locations

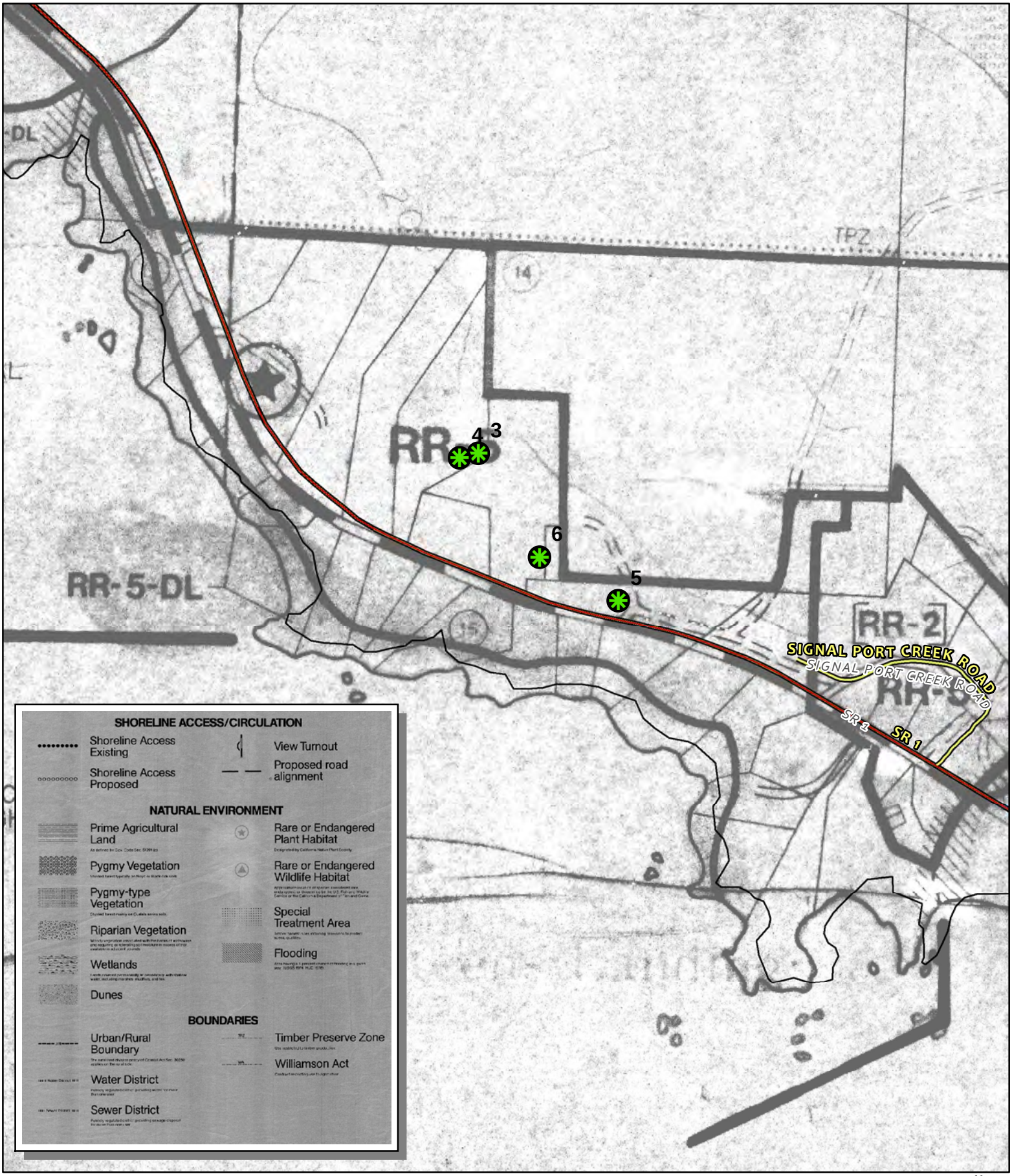
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

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



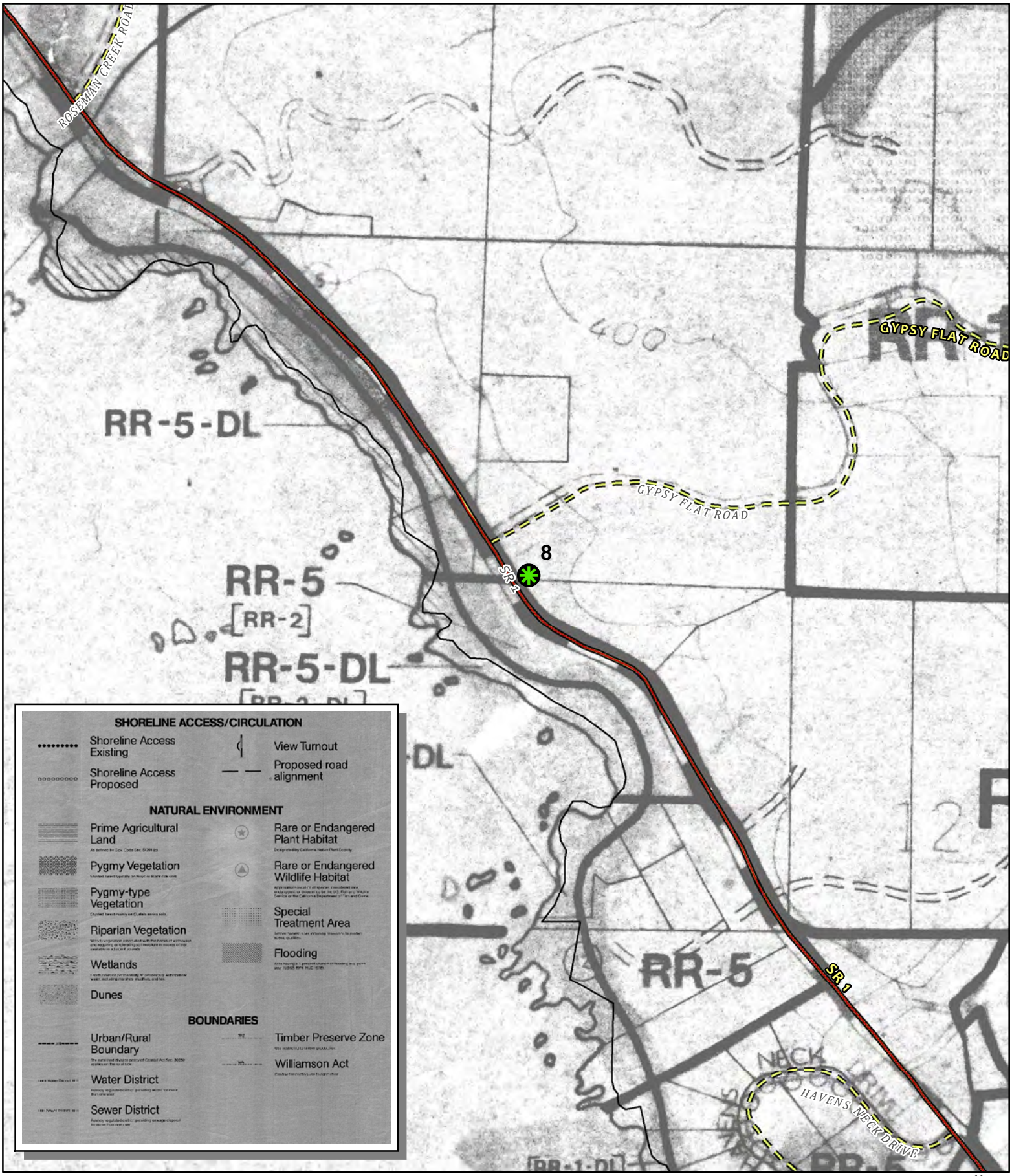
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Driveways/Unnamed Roads
Public Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

LCP LAND USE MAP 30: ANCHOR BAY

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

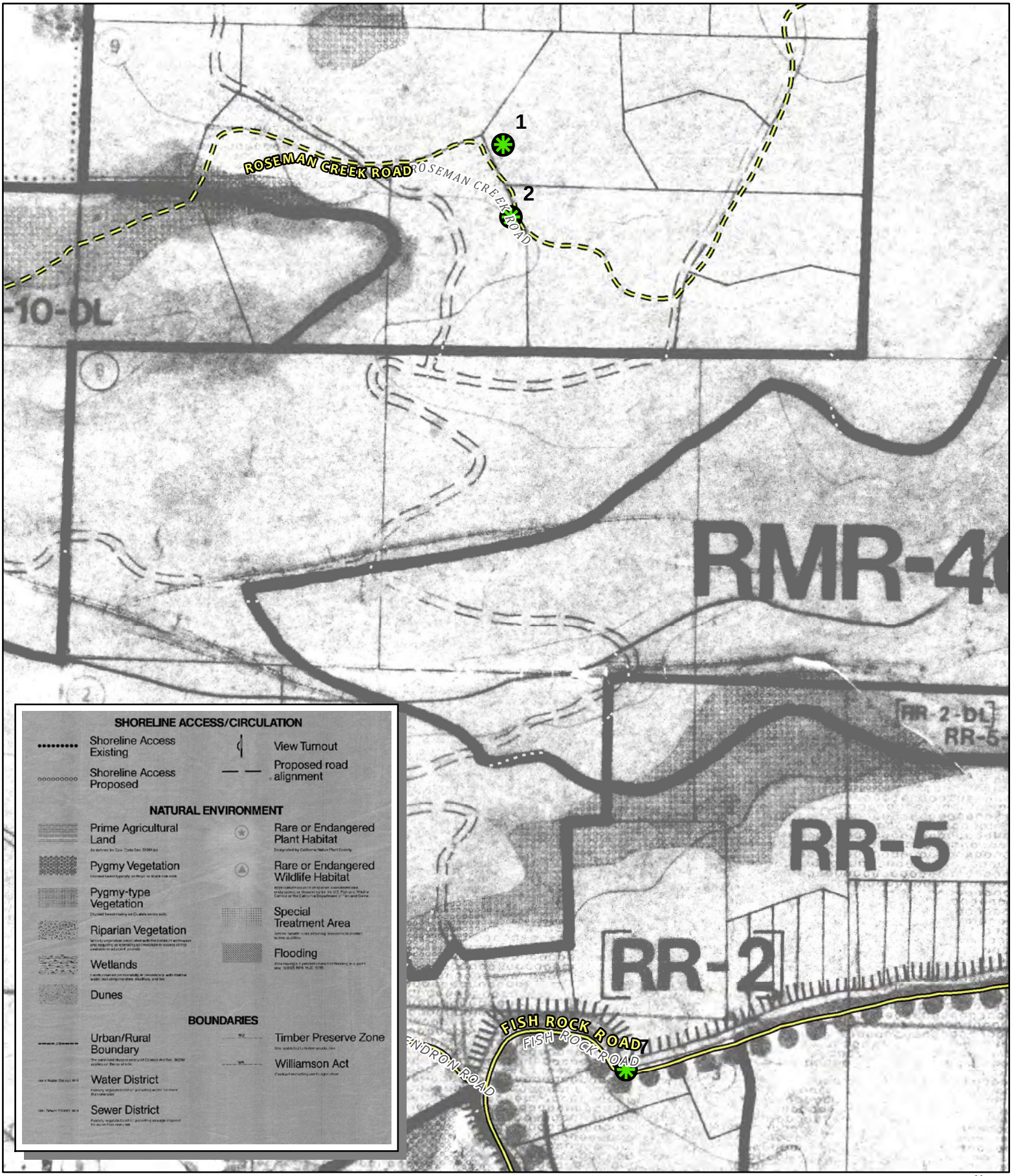
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

LCP LAND USE MAP 30: ANCHOR BAY

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



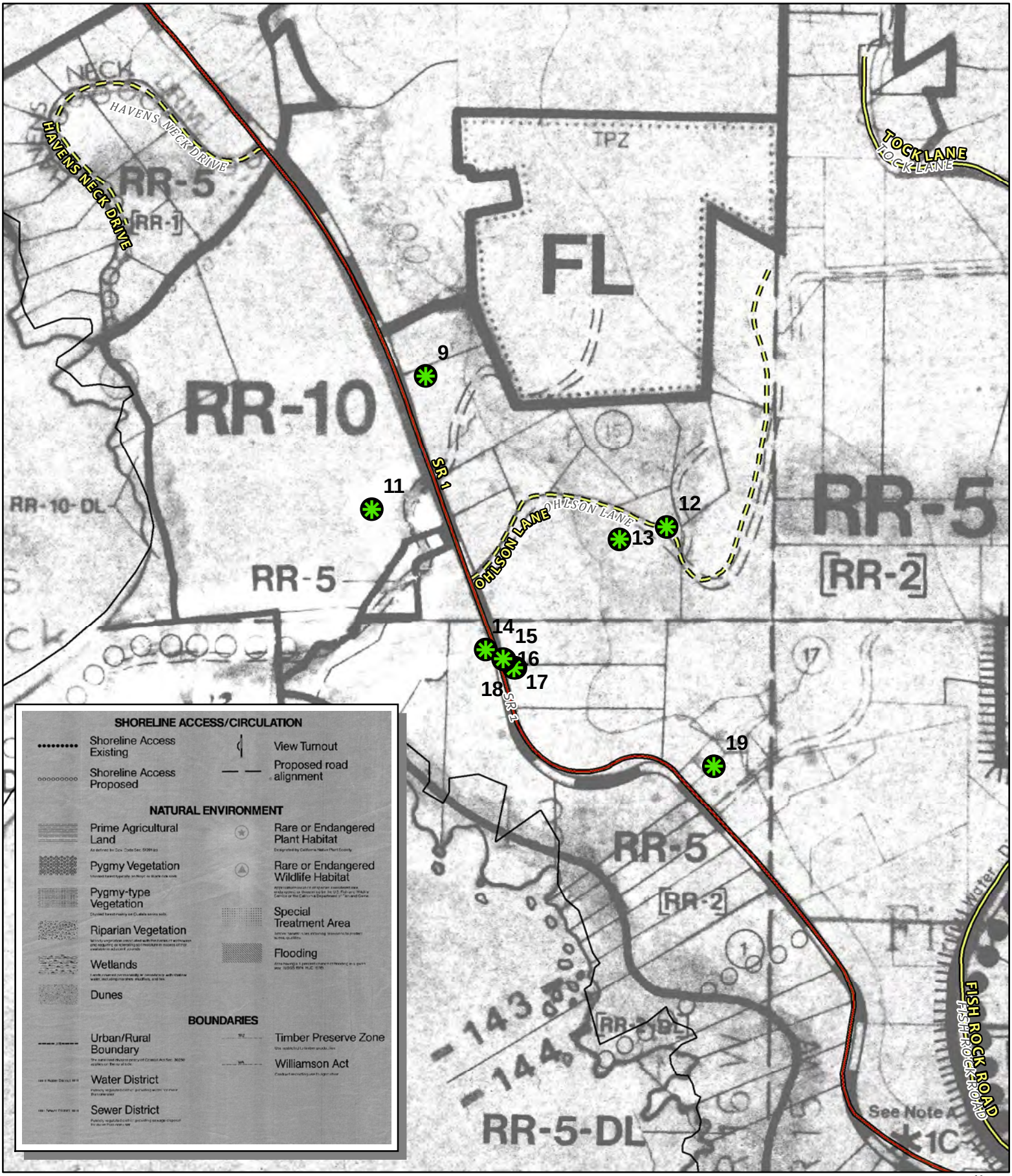
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

LCP LAND USE MAP 30: ANCHOR BAY

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

LCP LAND USE MAP 30: ANCHOR BAY

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Private Roads

Private Roads

Tree Removal Locations

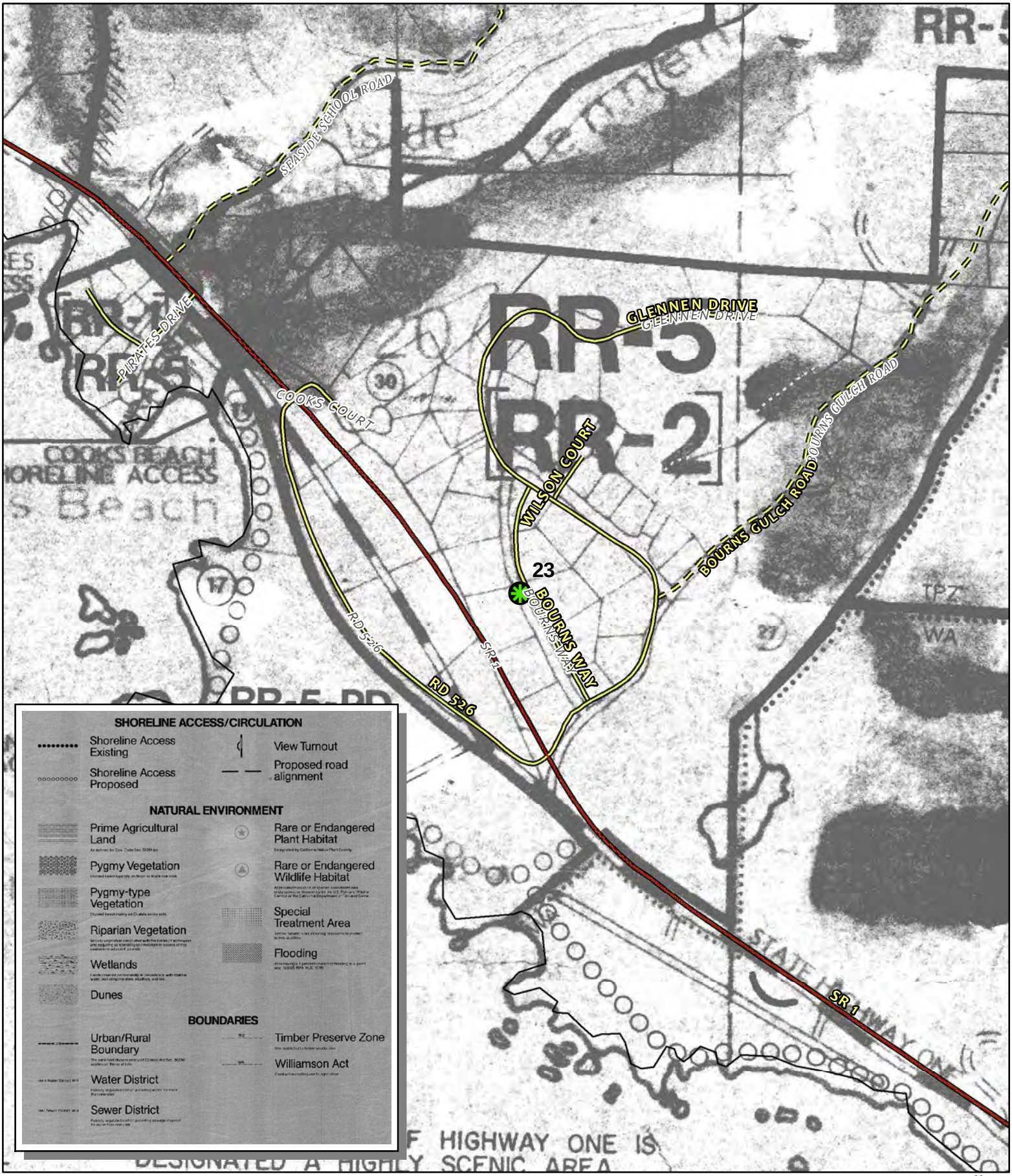
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

LCP LAND USE MAP 30: ANCHOR BAY

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



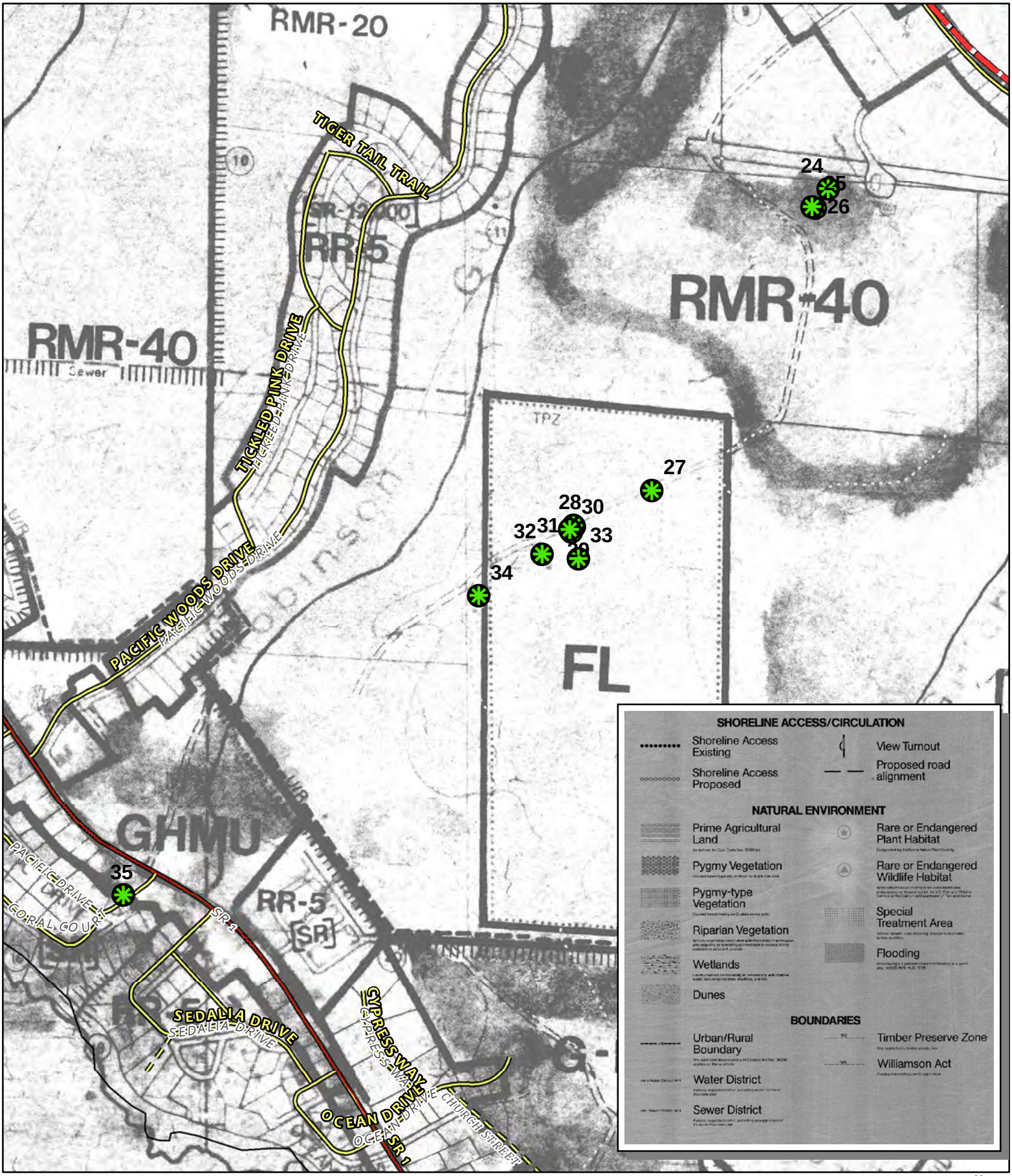
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

LCP LAND USE MAP 31: GUALALA

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



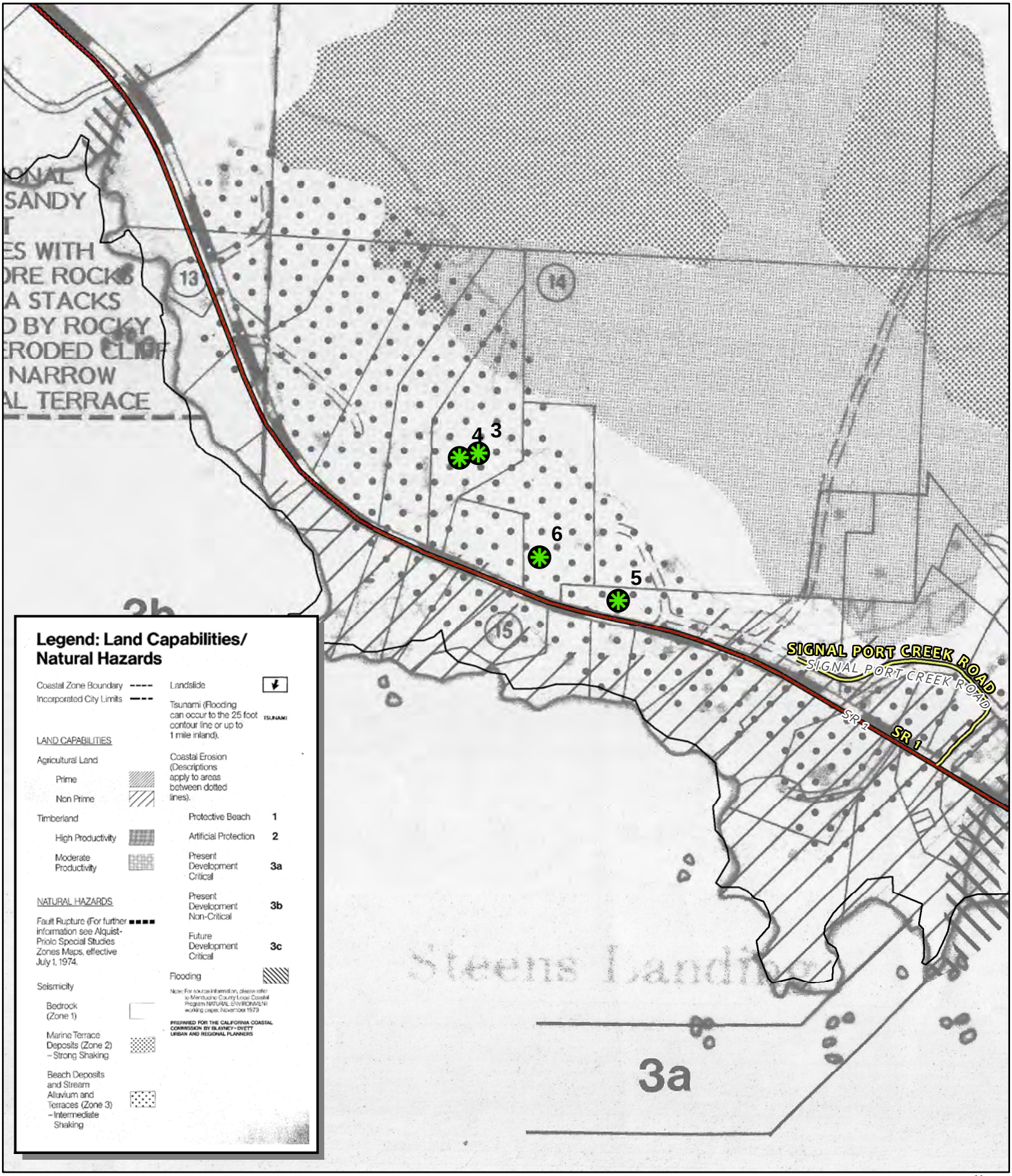
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 360 720 Feet
0 0.05 0.1 Miles
1:8,000

LCP LAND USE MAP 31: GUALALA

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



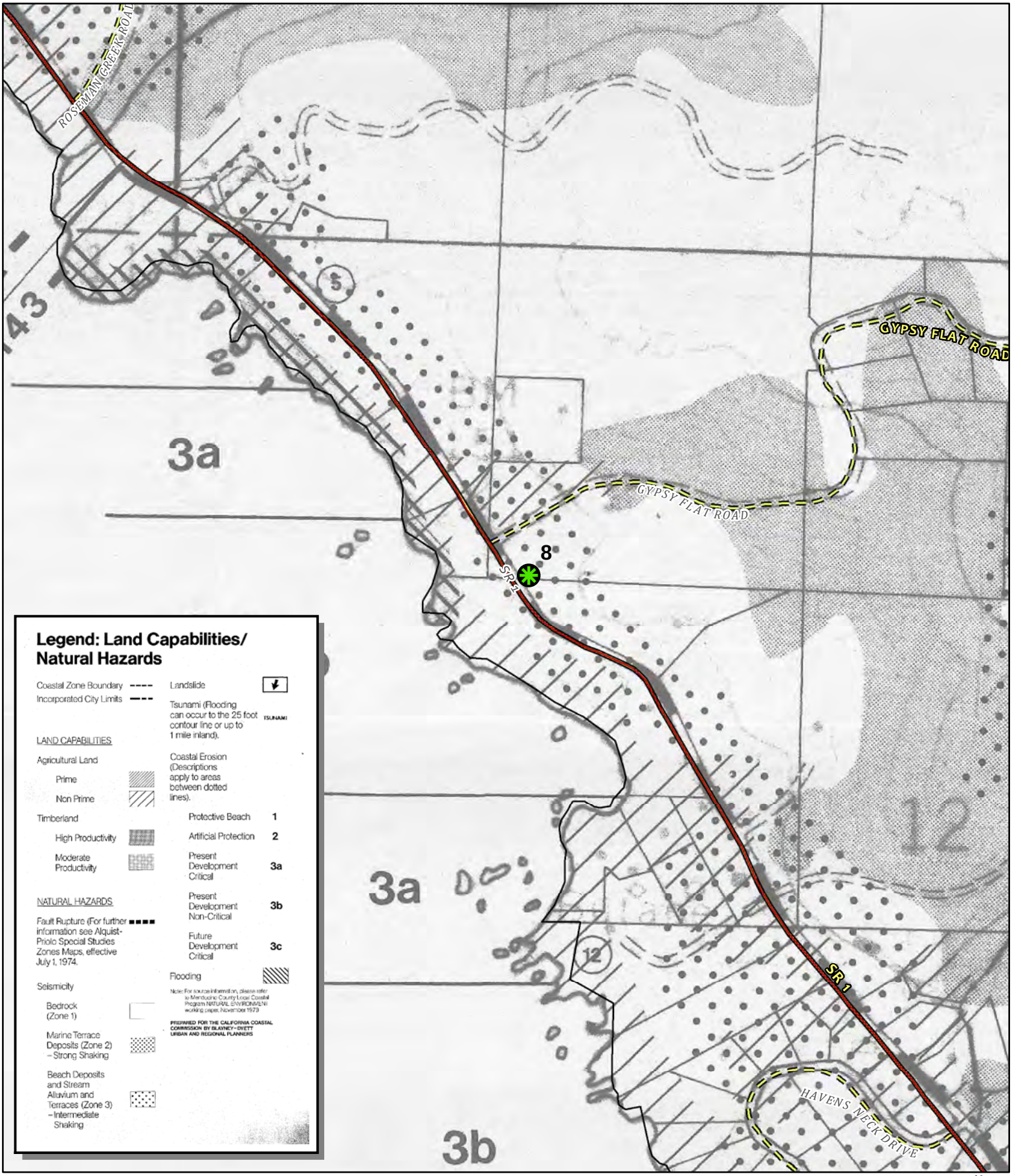
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Driveways/Unnamed Roads
Public Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

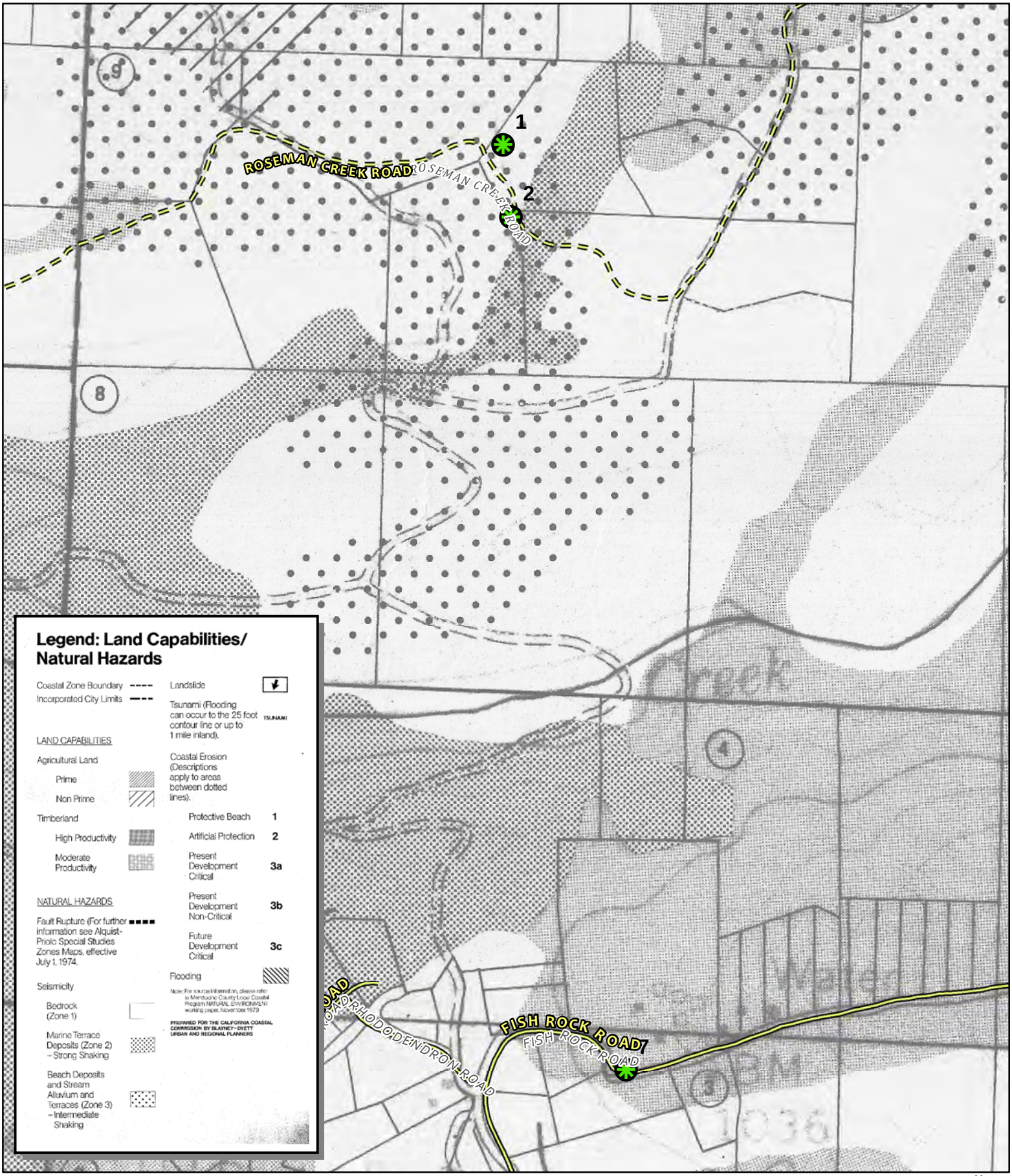
Highways (2017) — Public Roads — Private Roads
Driveways/Unnamed Roads — Public Roads — Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N W E S

LCP LAND CAPABILITIES & NATURAL HAZARDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

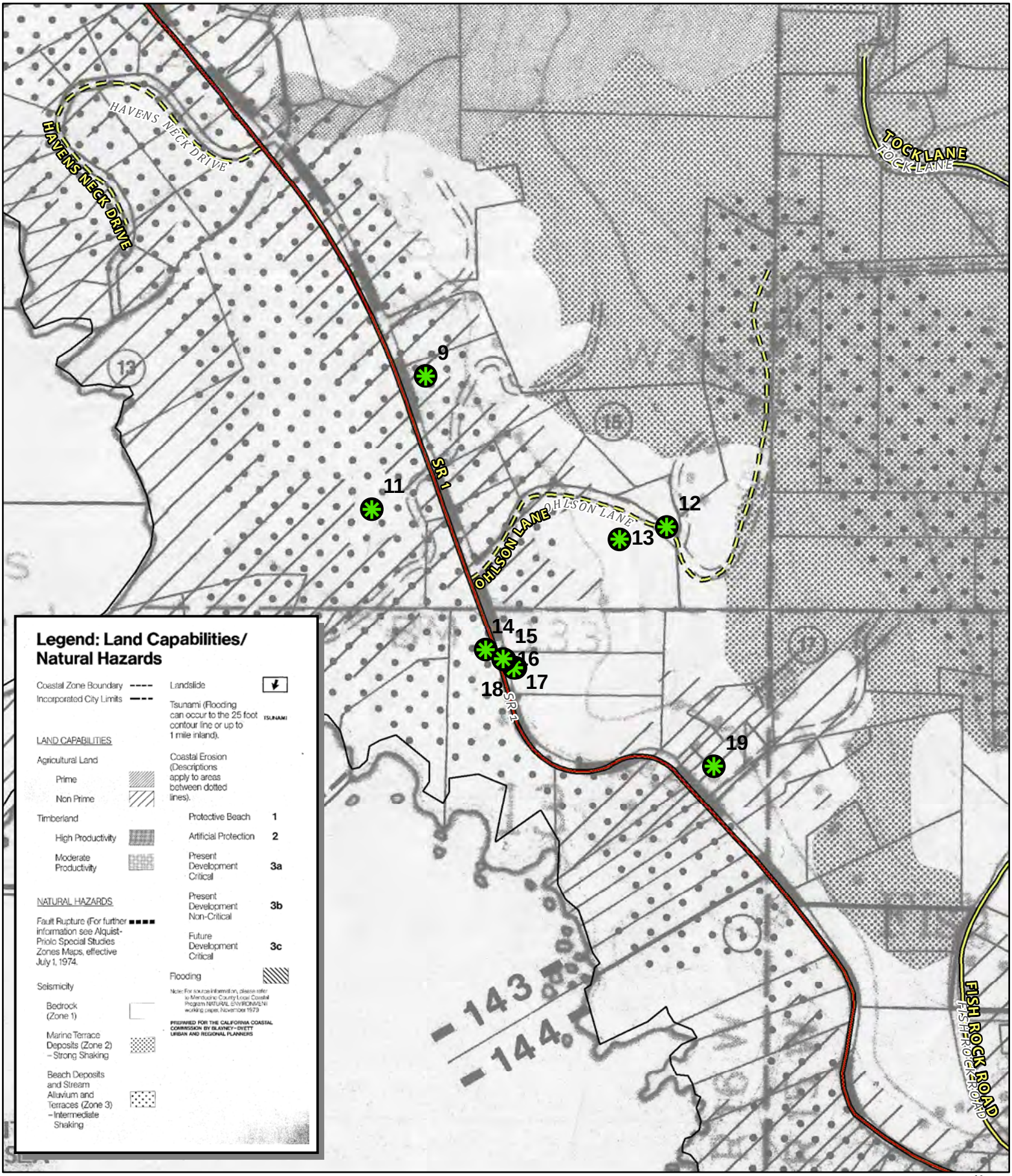
Public Roads
Driveways/Unnamed Roads
Private Roads
Private Roads
Public Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

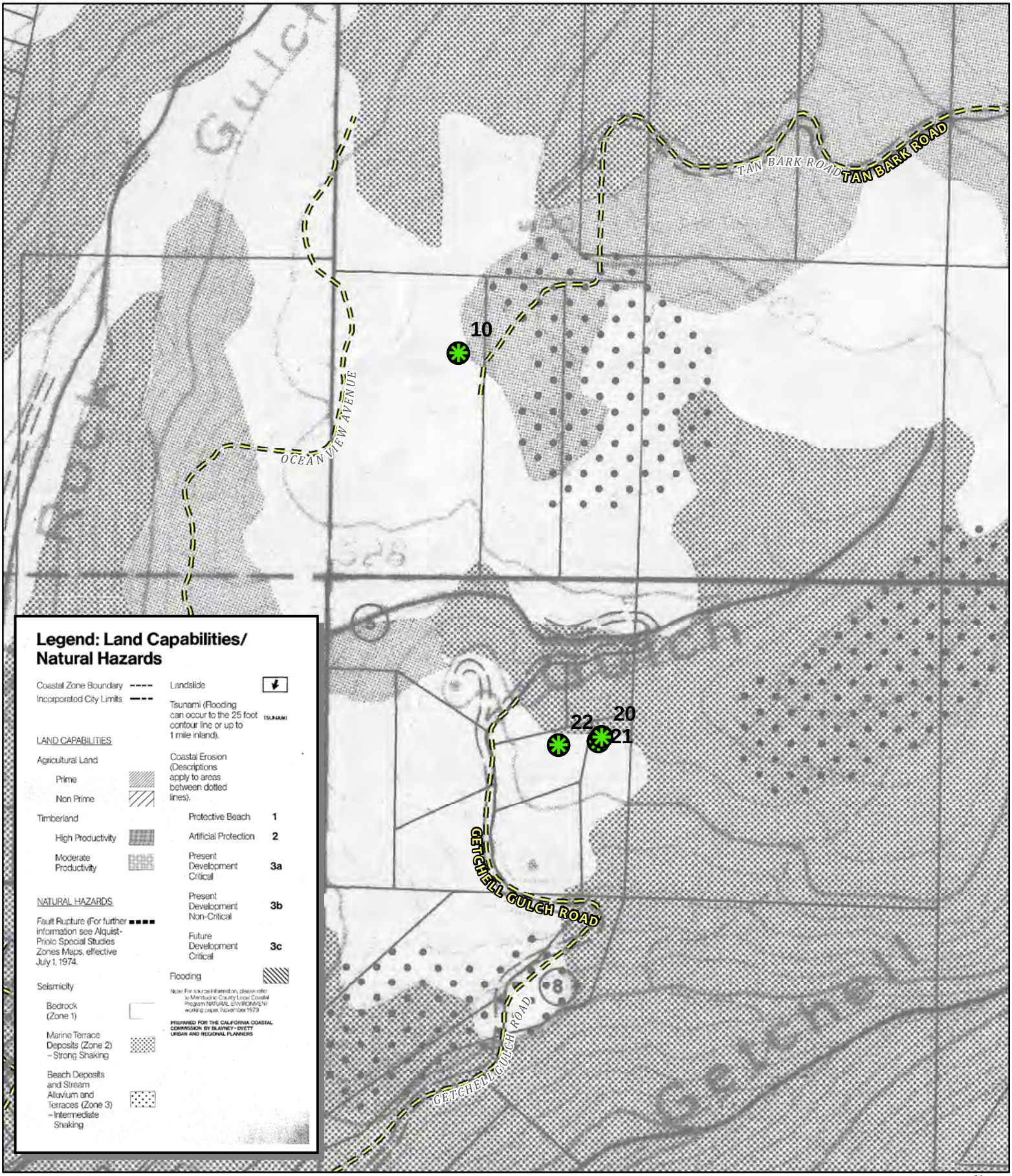
Highways (2017) | Private Roads | Public Roads | Tree Removal Locations
Public Roads | Driveways/Unnamed Roads | Private Roads

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N W E S

LCP LAND CAPABILITIES & NATURAL HAZARDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



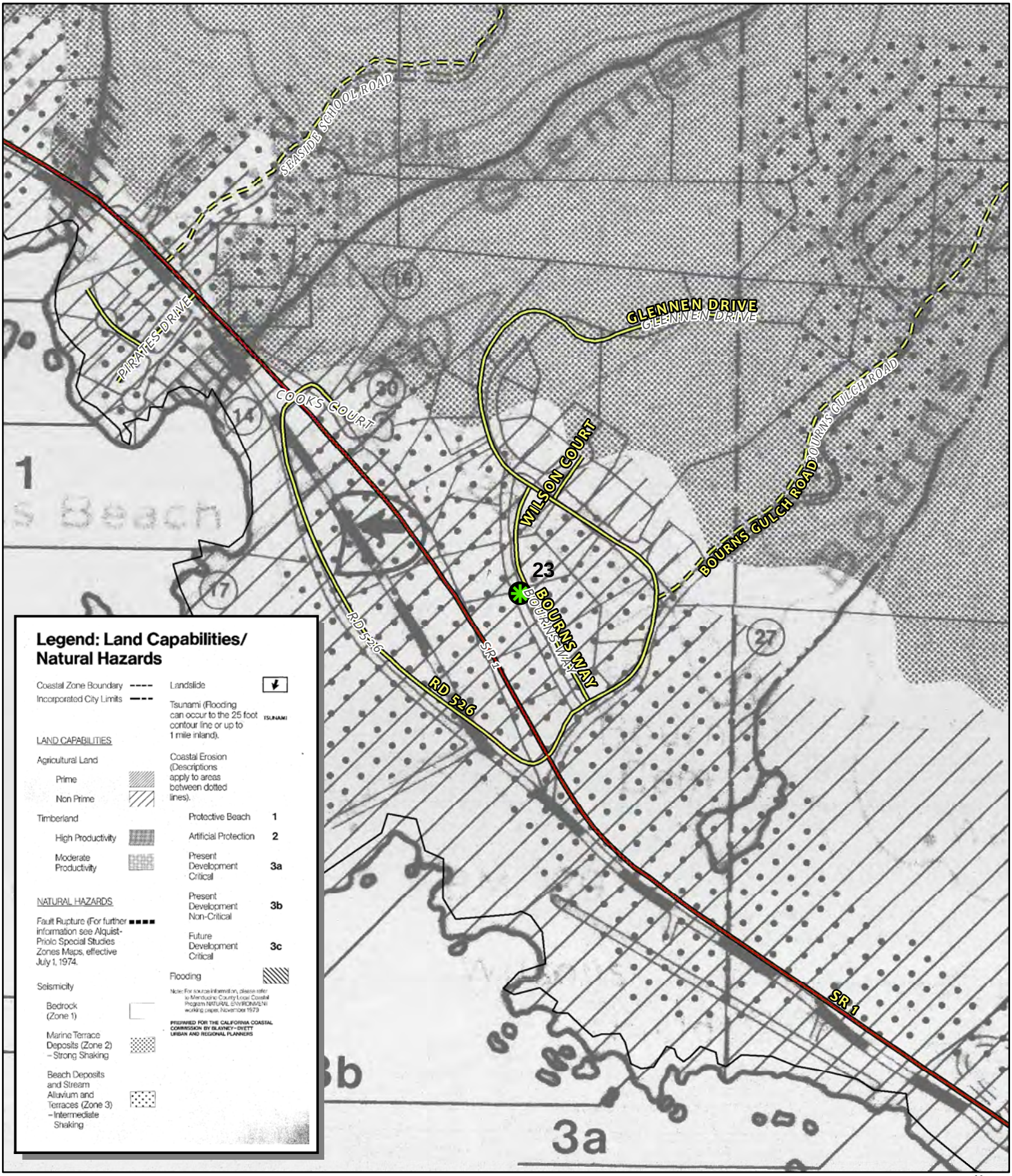
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

= = = Private Roads
- - - - - Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017) — Public Roads — Private Roads
Driveways/Unnamed Roads — Public Roads — Private Roads
Tree Removal Locations

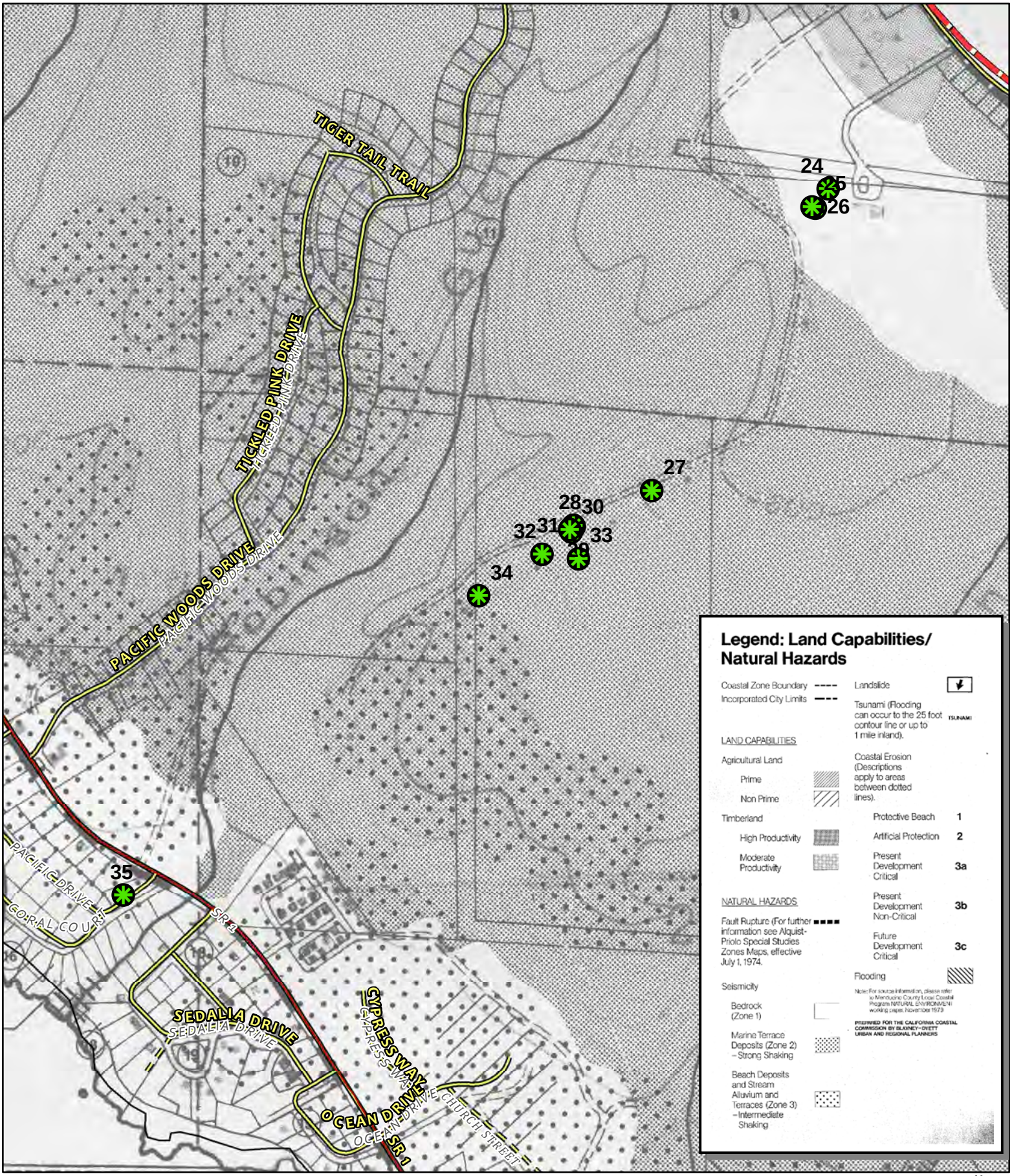
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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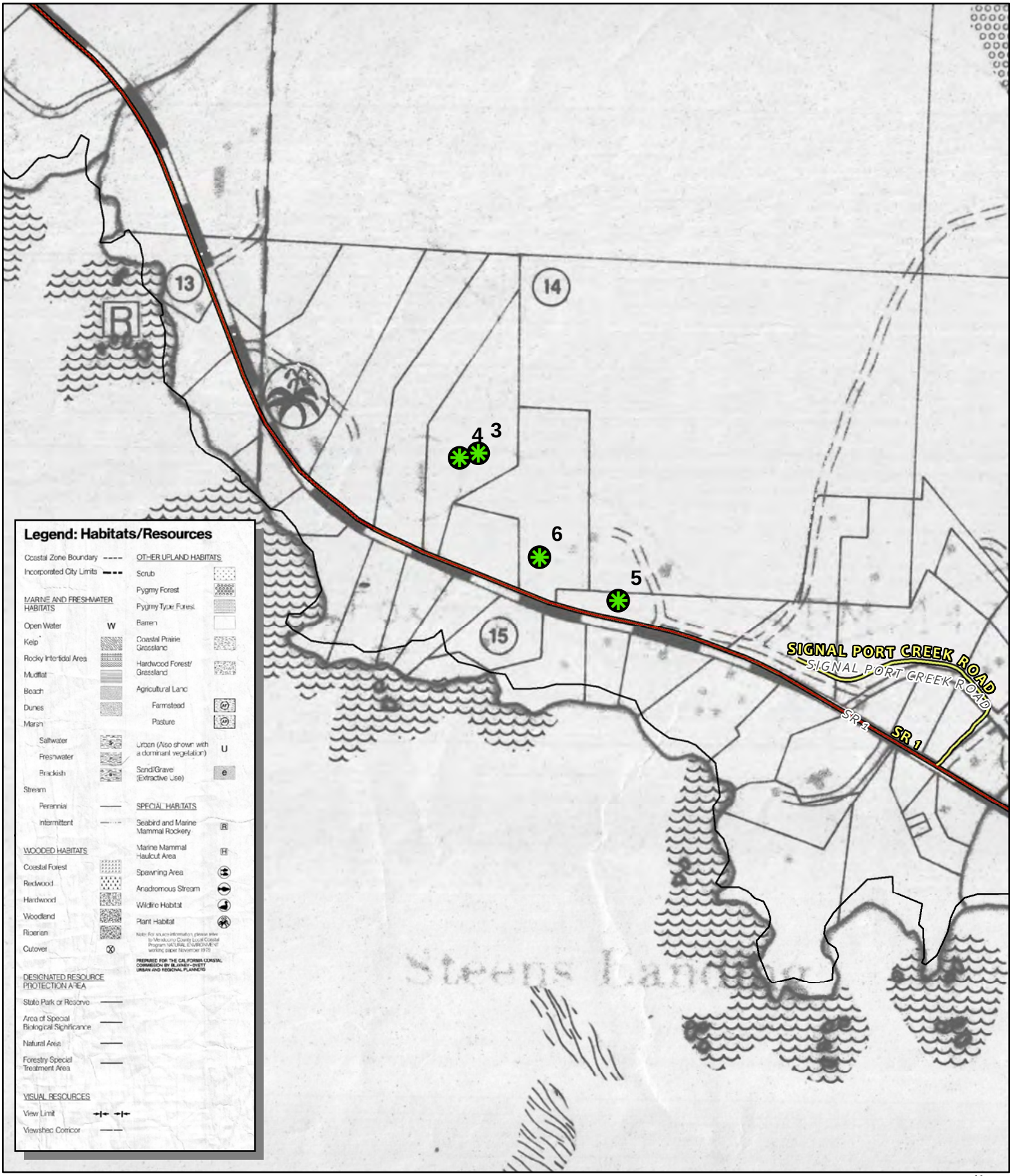
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 360 720 Feet
0 0.05 0.1 Miles
1:8,000

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



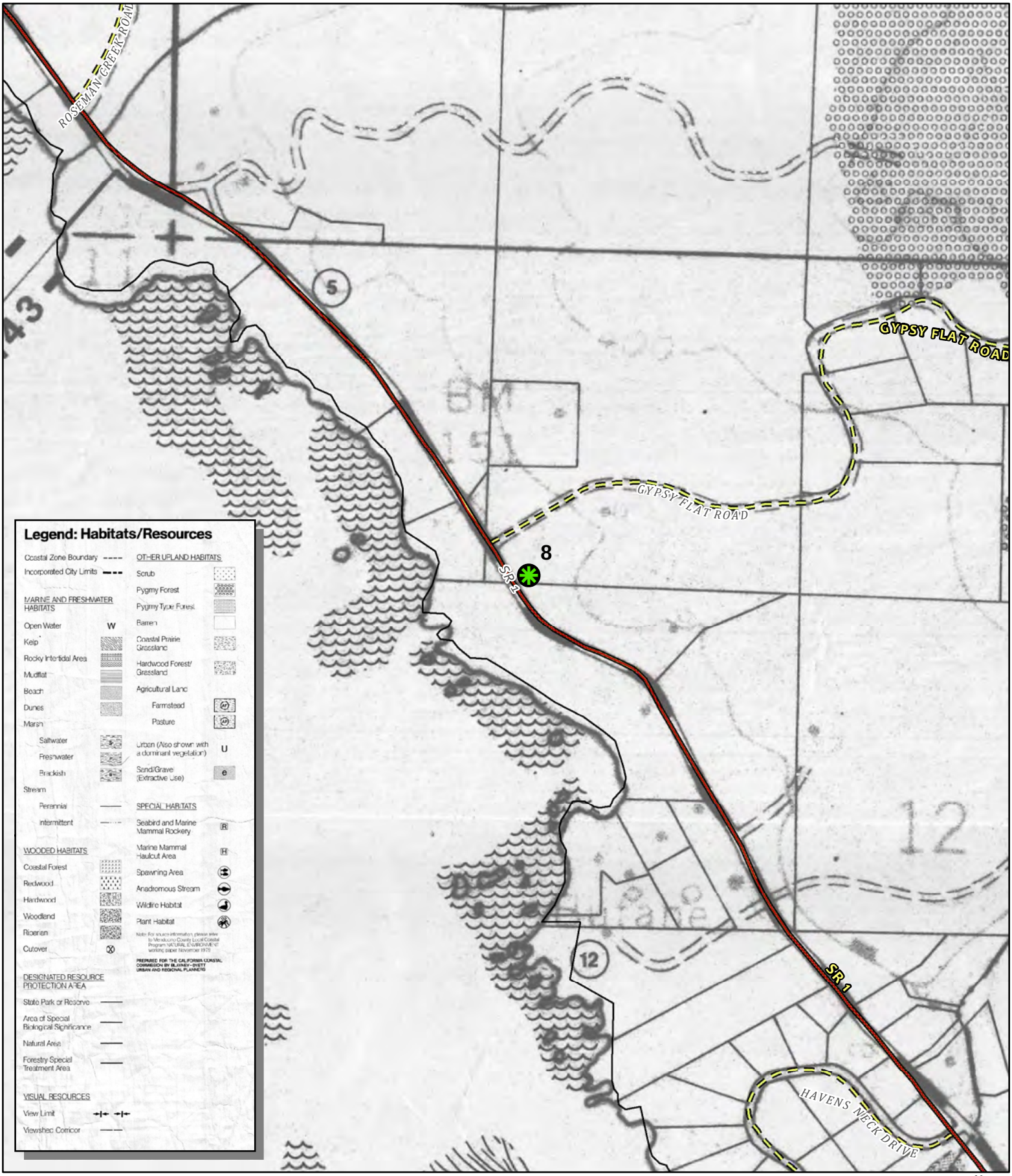
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Driveways/Unnamed Roads
Public Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

LCP HABITATS & RESOURCES

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



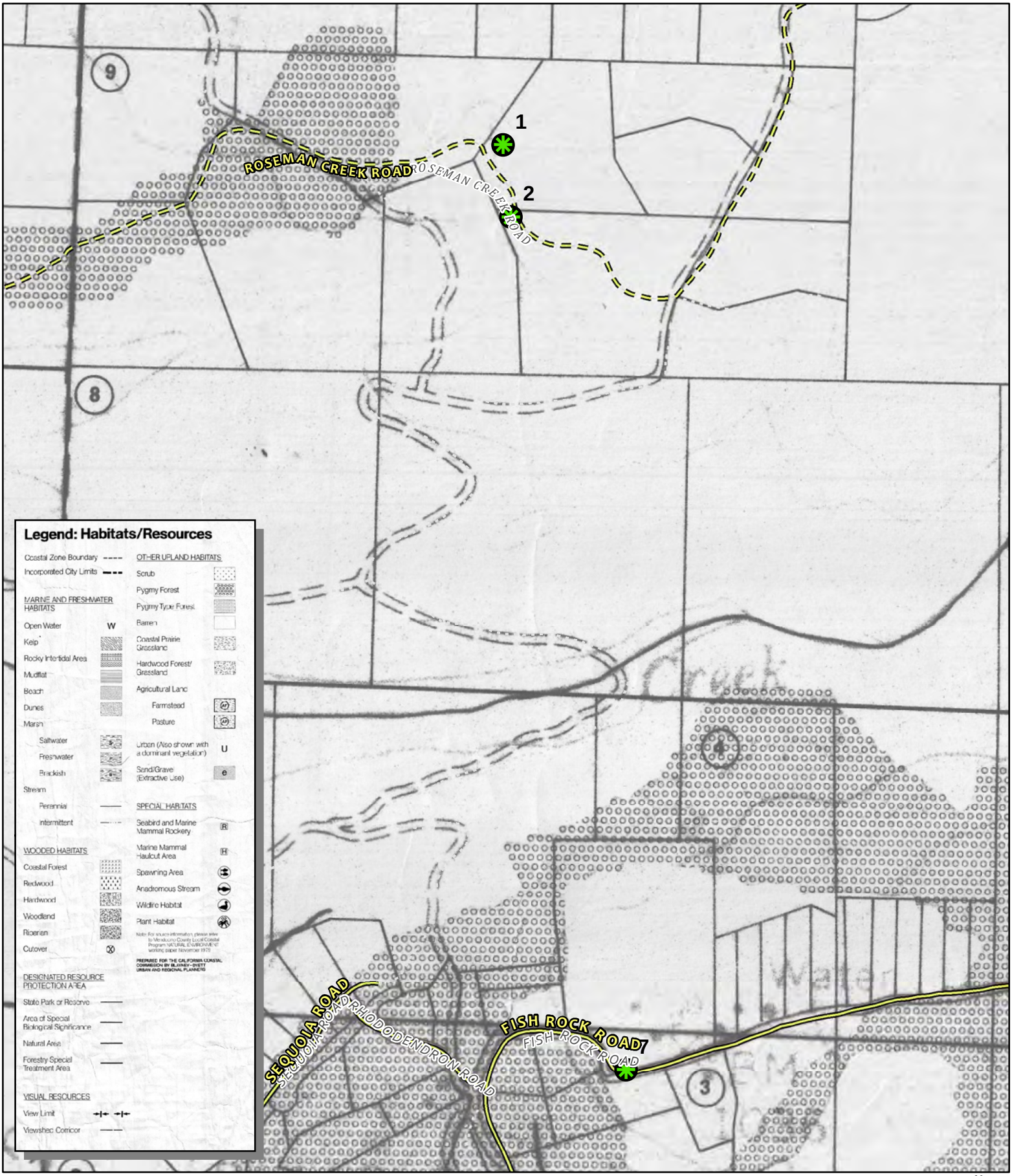
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

LCP HABITATS & RESOURCES

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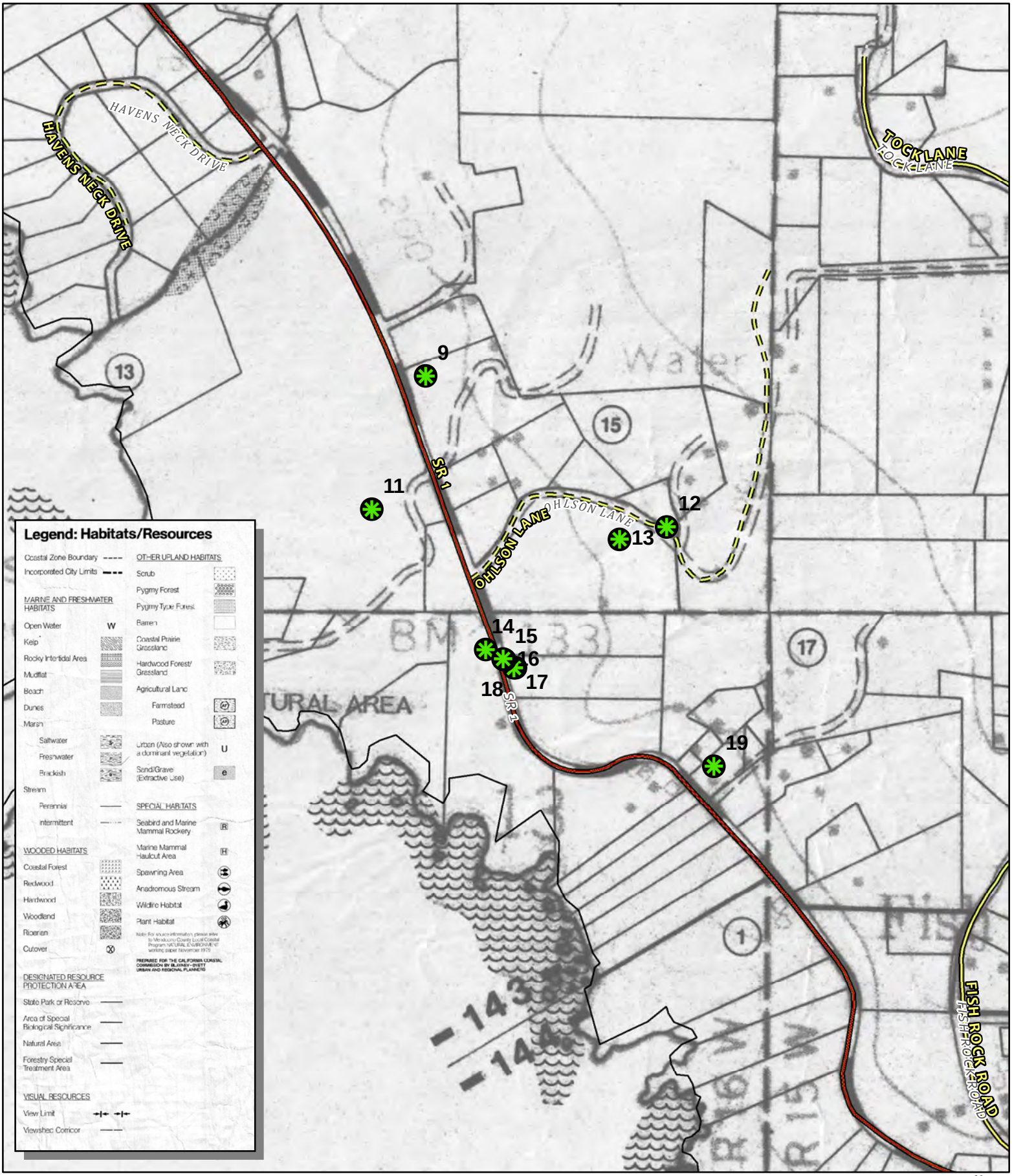
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

LCP HABITATS & RESOURCES

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



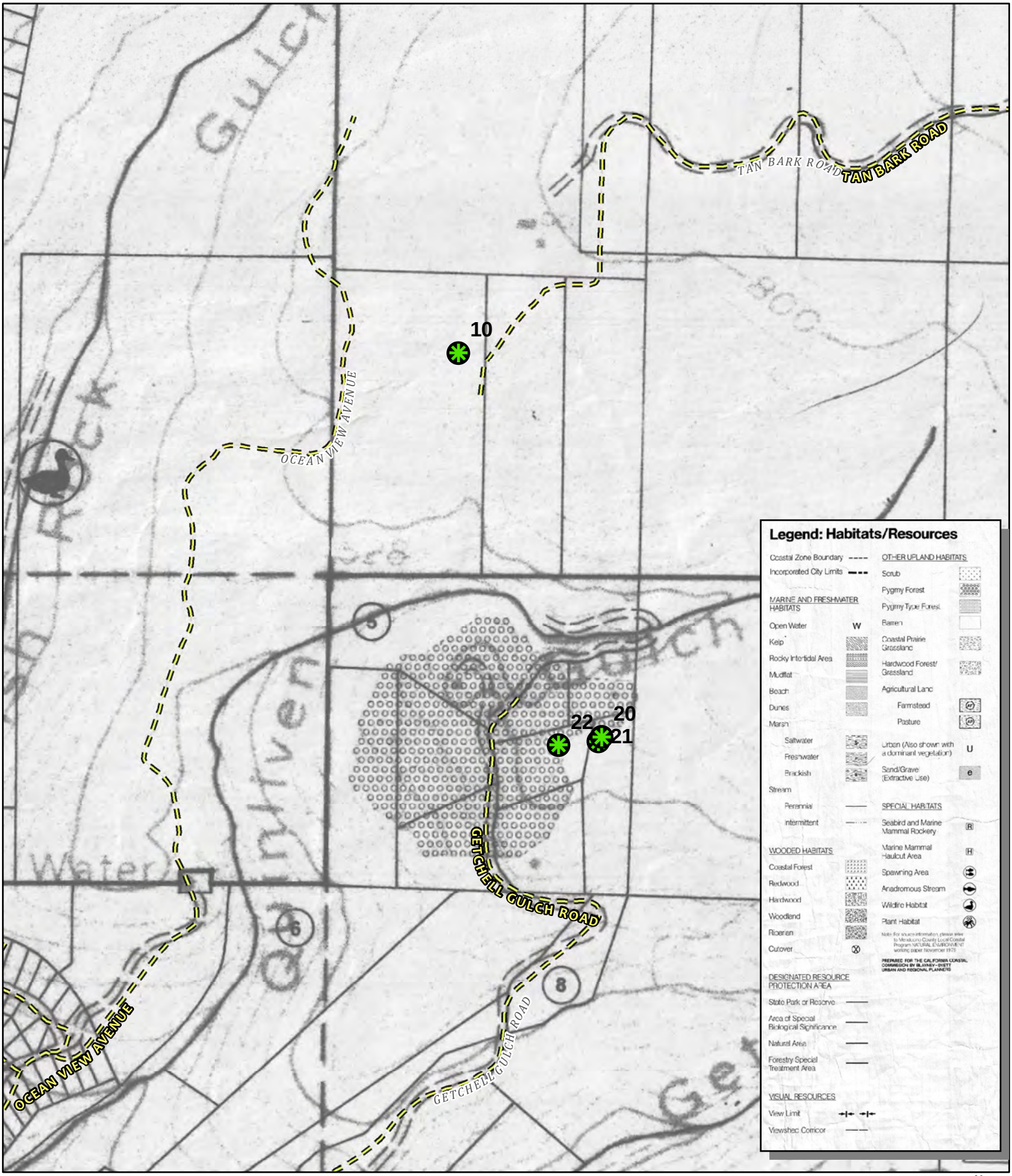
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

LCP HABITATS & RESOURCES

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Private Roads

Private Roads

Tree Removal Locations

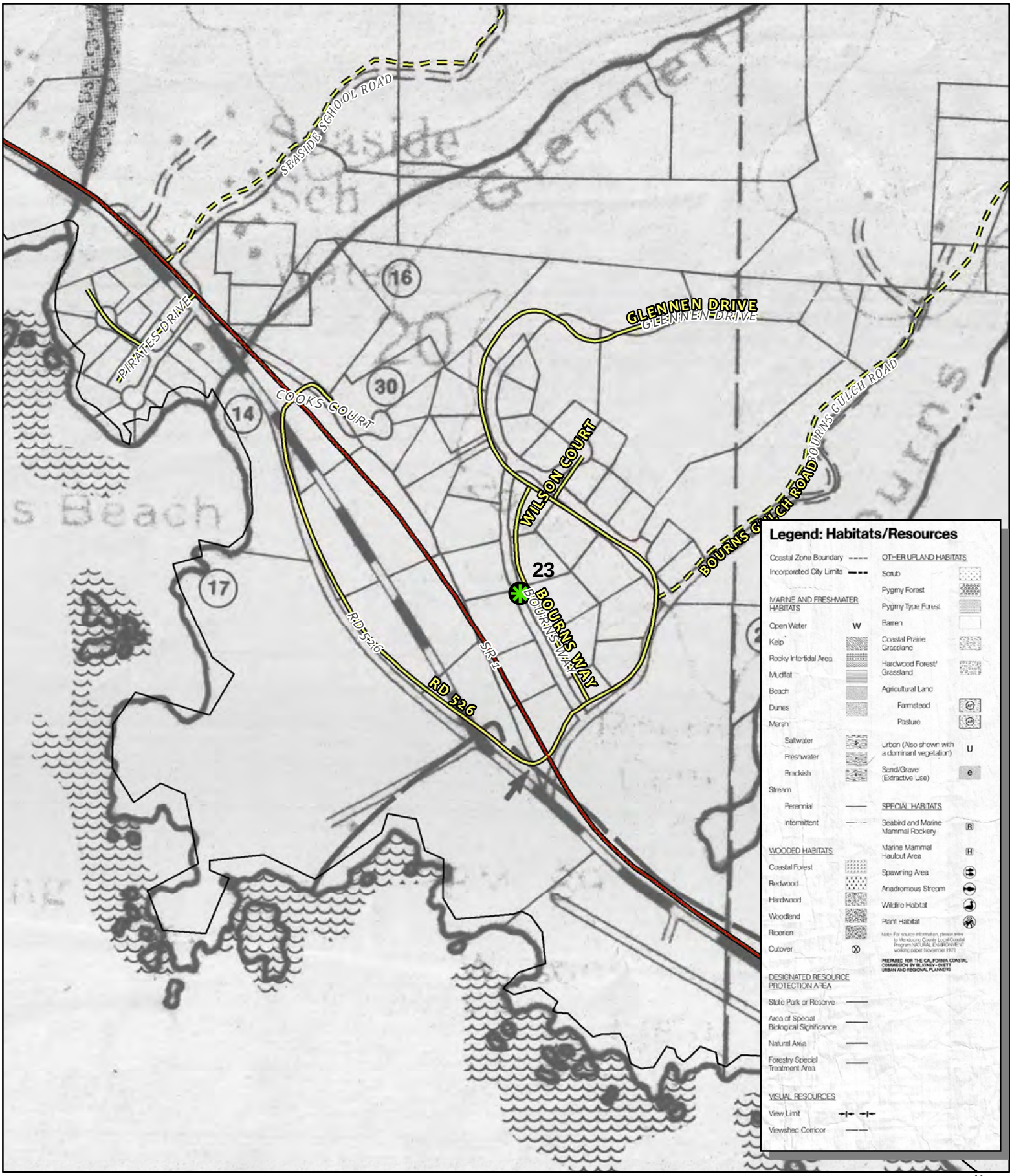
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

LCP HABITATS & RESOURCES

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

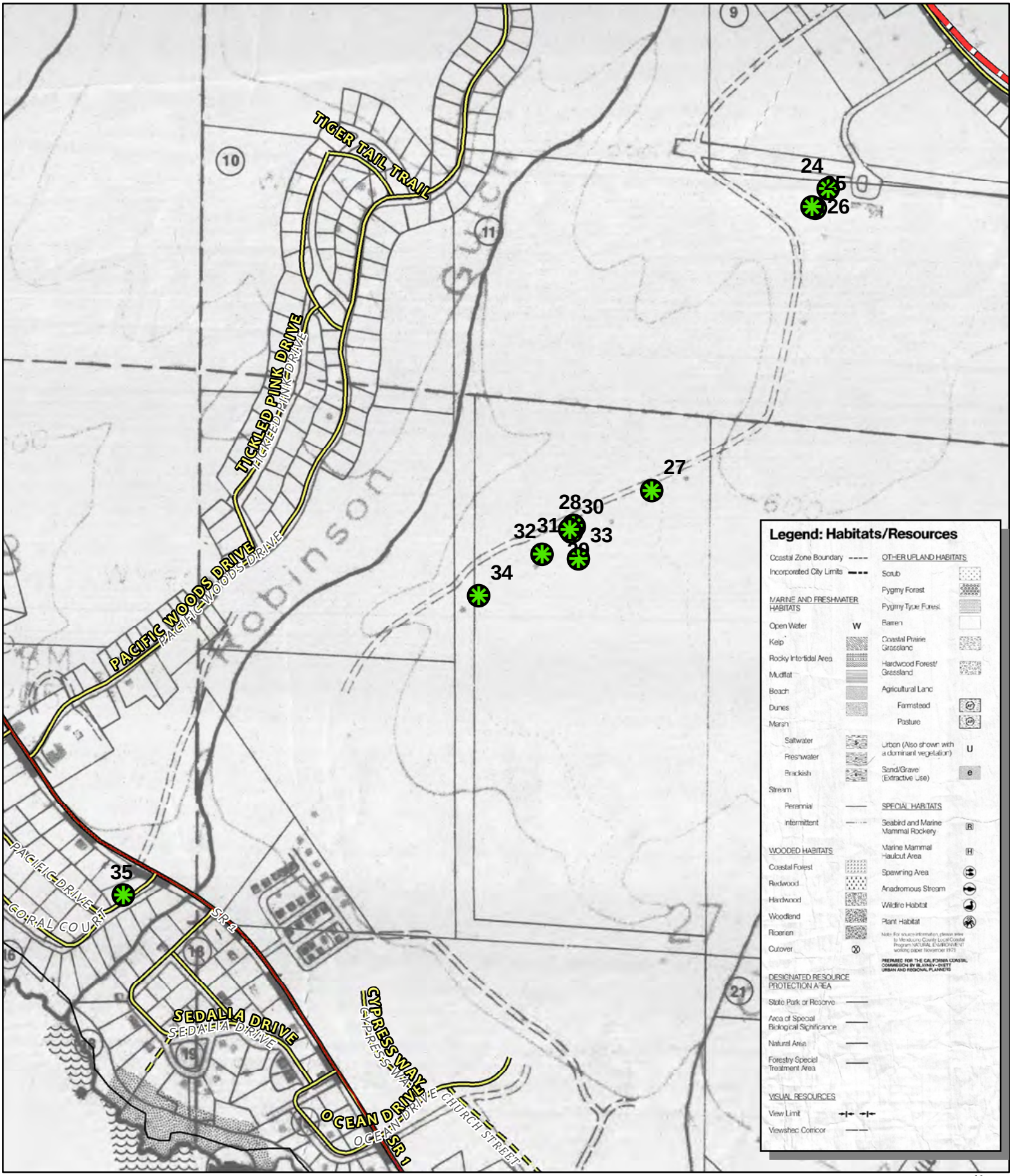
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

1:6,000

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 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

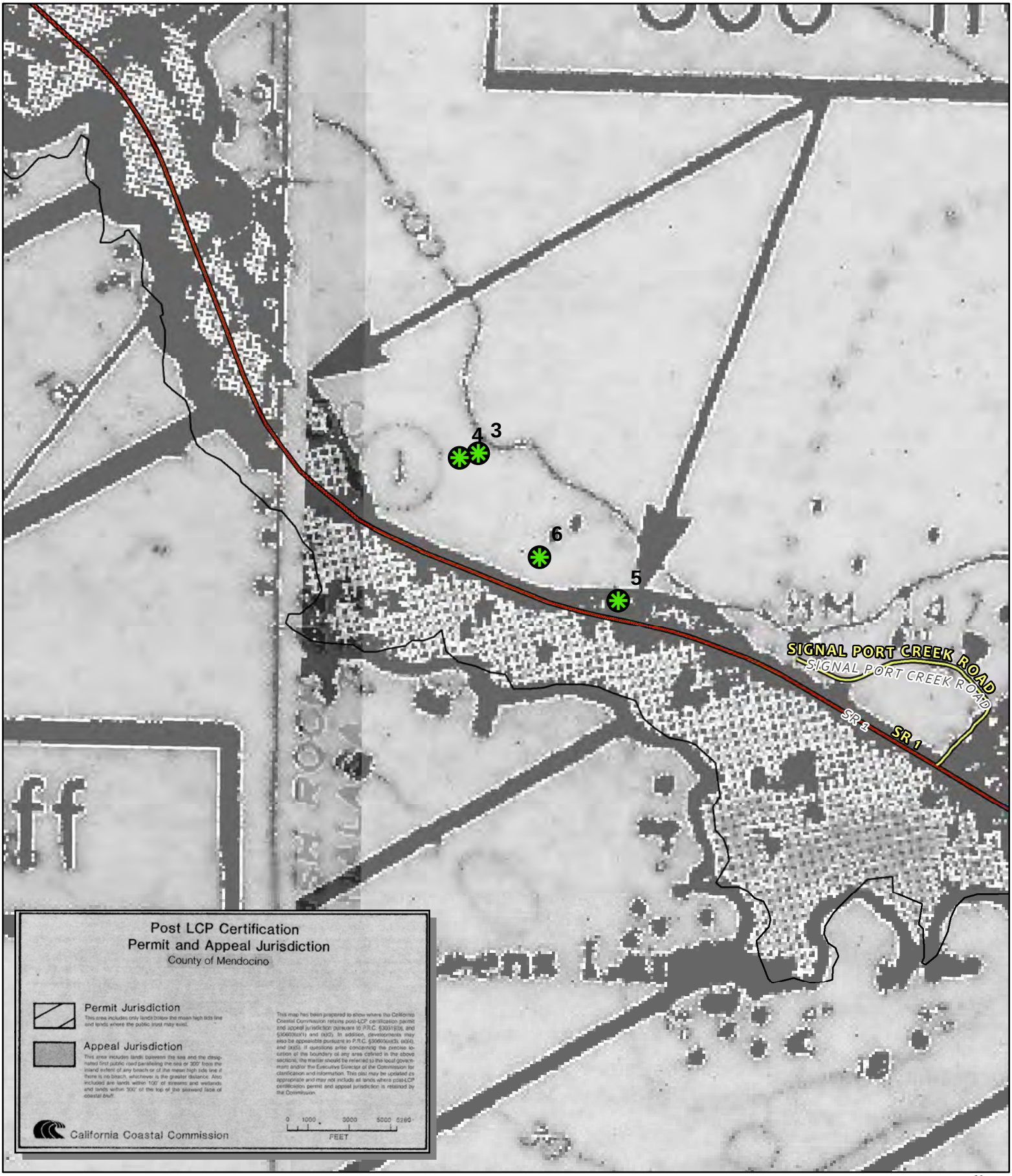
Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 360 720 Feet
0 0.05 0.1 Miles
1:8,000

N W E S

LCP HABITATS & RESOURCES

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



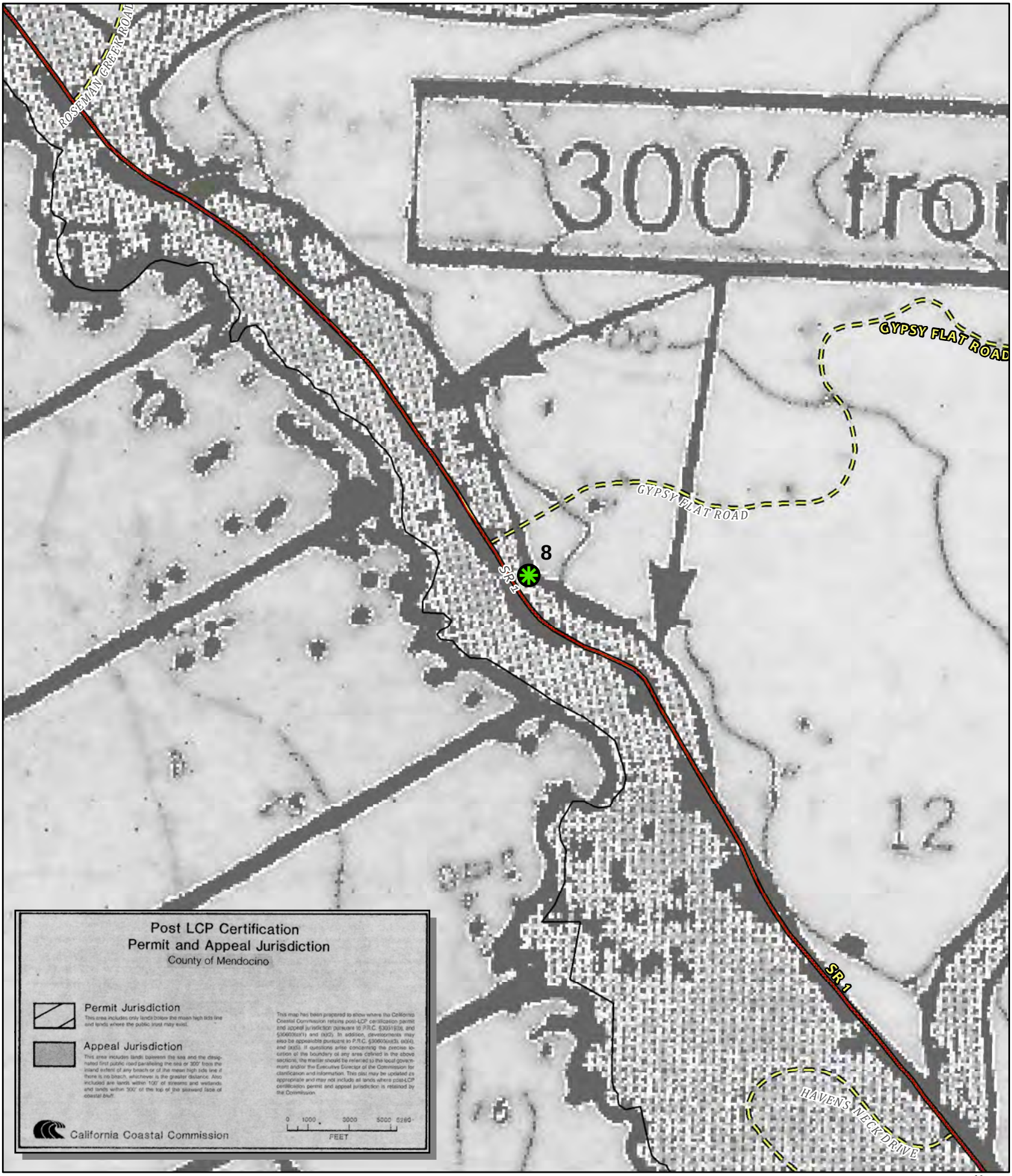
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Driveways/Unnamed Roads
Public Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

POST LCP CERTIFICATION APPEAL JURISDICTION

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



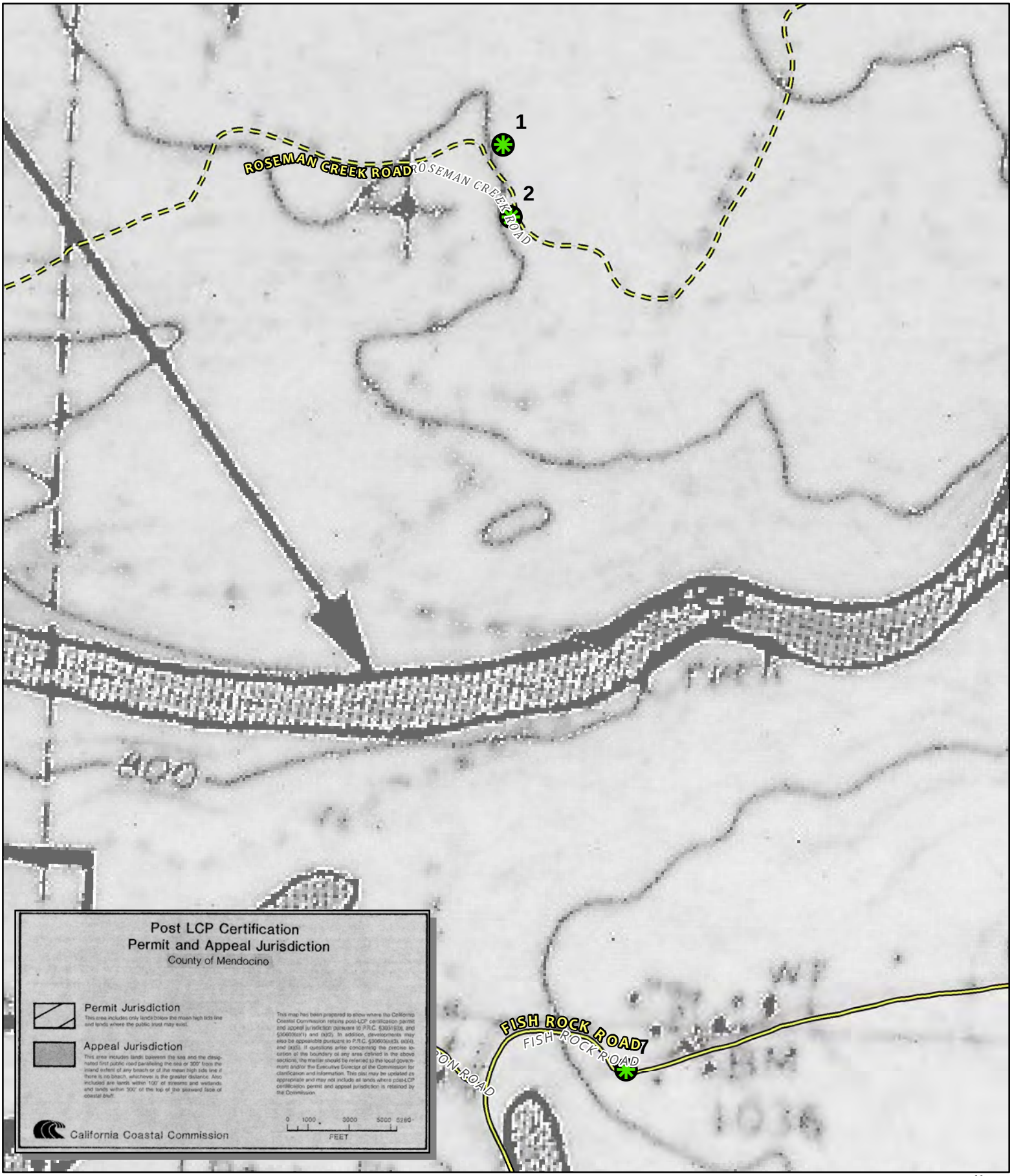
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

POST LCP CERTIFICATION APPEAL JURISDICTION

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



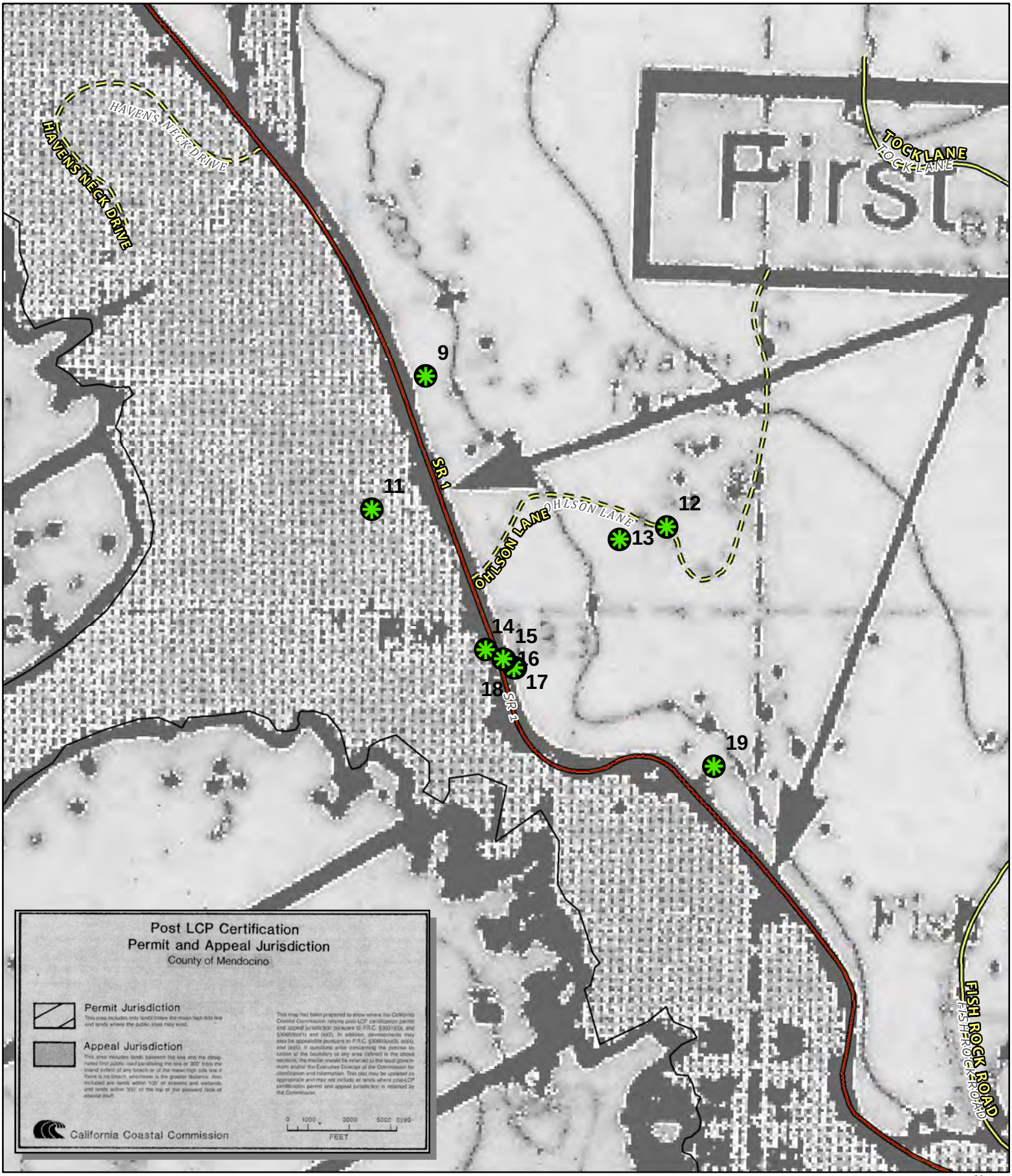
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

POST LCP CERTIFICATION APPEAL JURISDICTION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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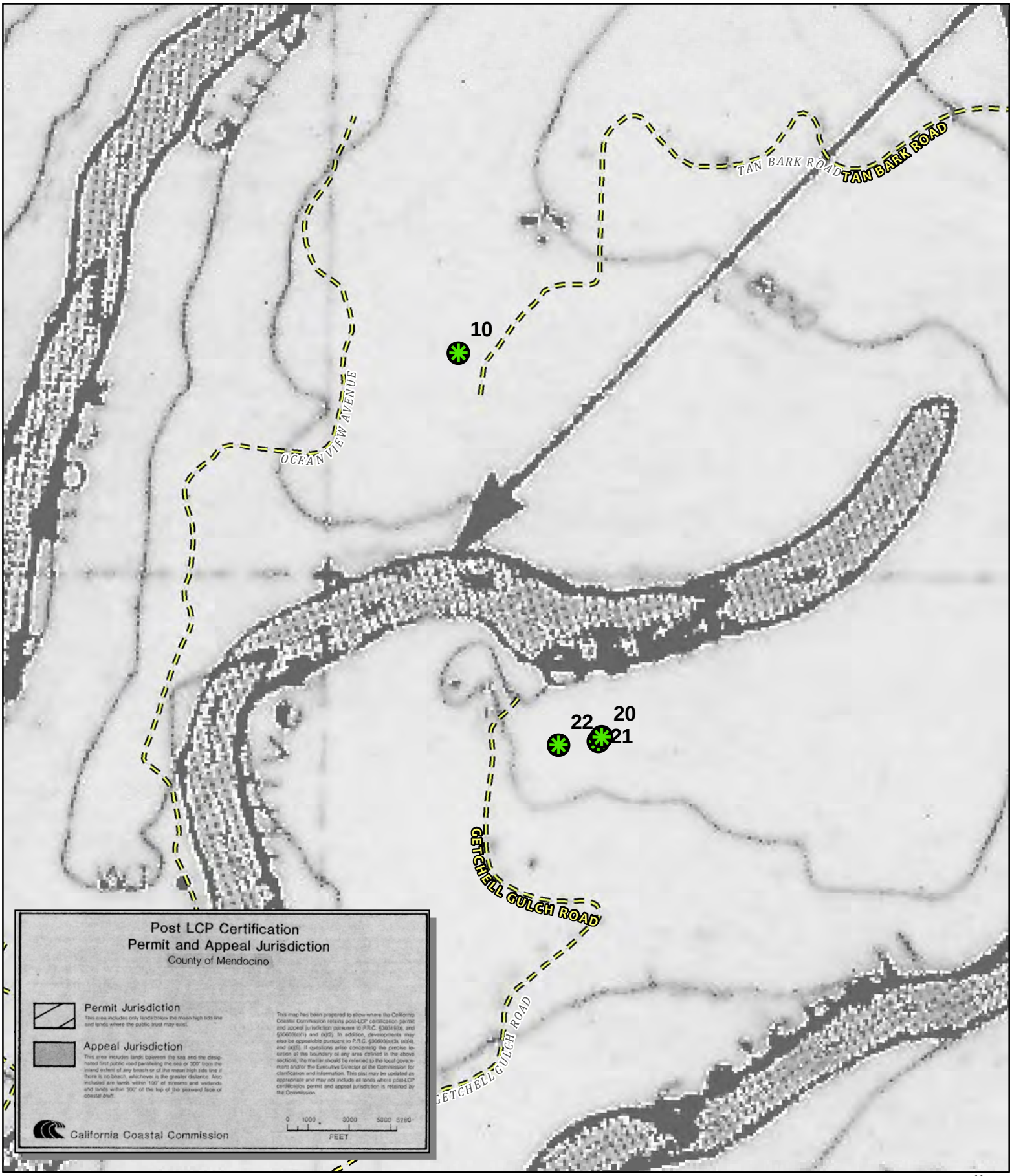
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

POST LCP CERTIFICATION APPEAL JURISDICTION

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Private Roads

Private Roads

Tree Removal Locations

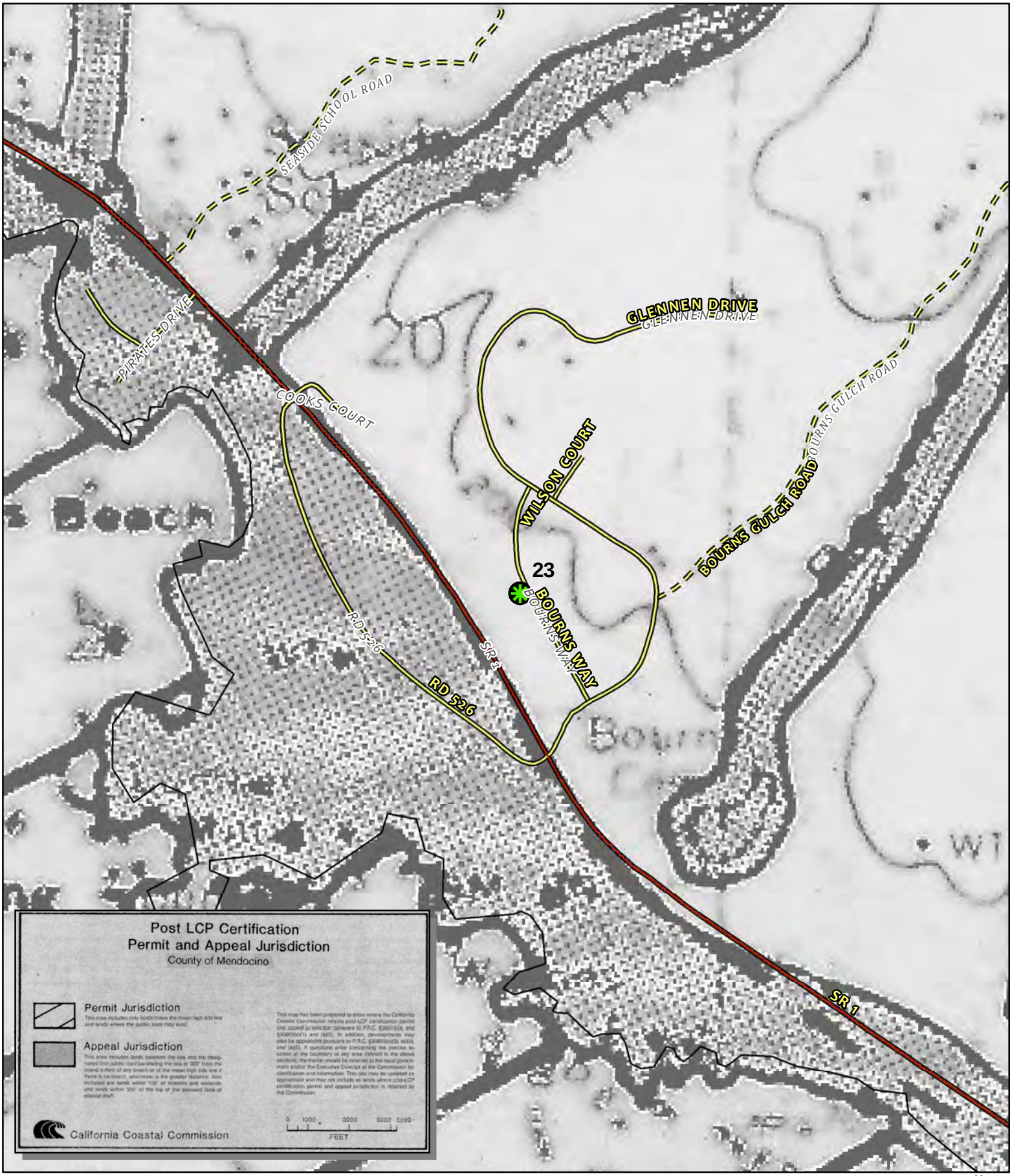
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

POST LCP CERTIFICATION APPEAL JURISDICTION

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



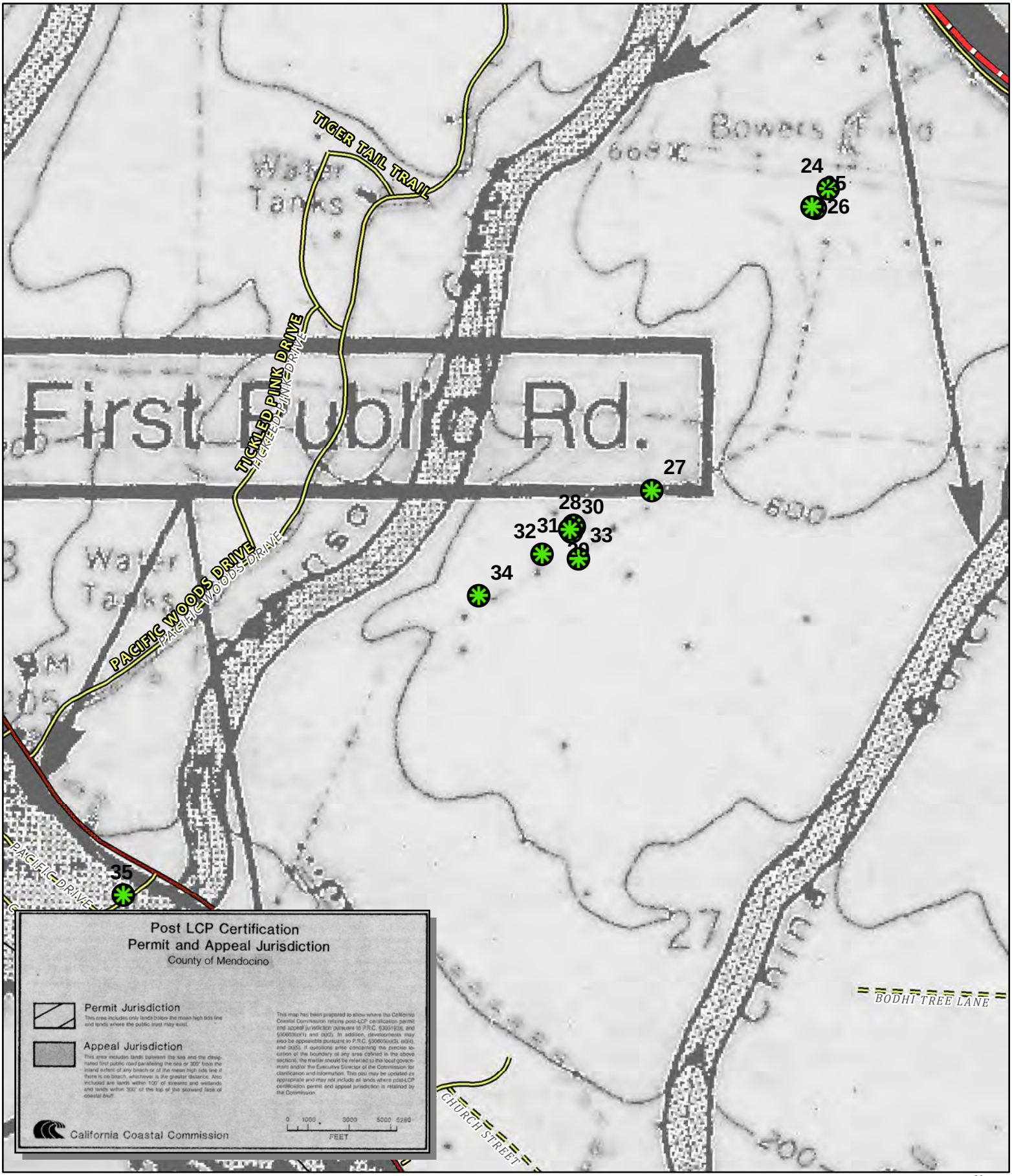
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

POST LCP CERTIFICATION APPEAL JURISDICTION

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

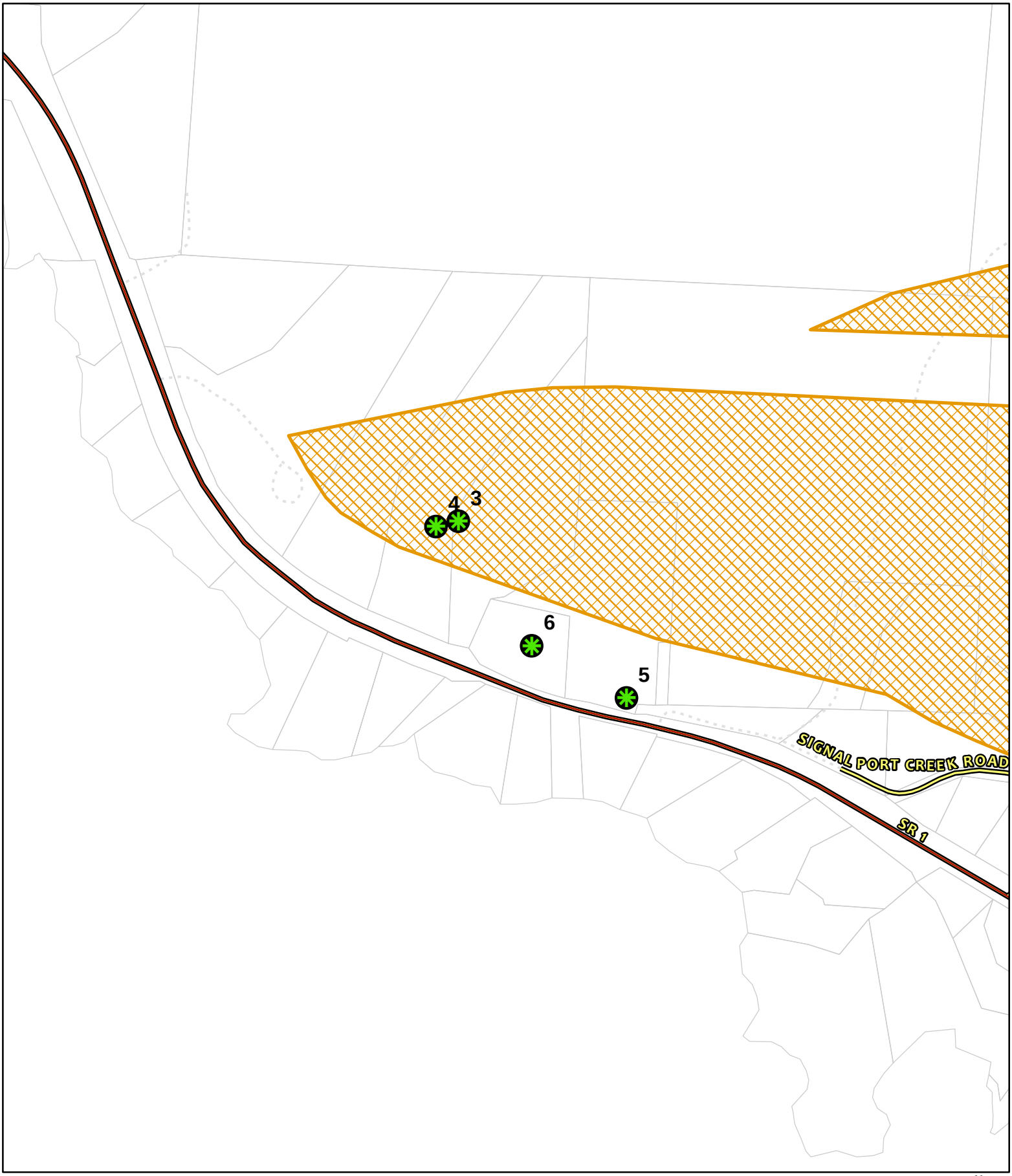
Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Public Roads
Private Roads
Tree Removal Locations

0 360 720 Feet
0 0.05 0.1 Miles
1:8,000

N W E S

POST LCP CERTIFICATION APPEAL JURISDICTION

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



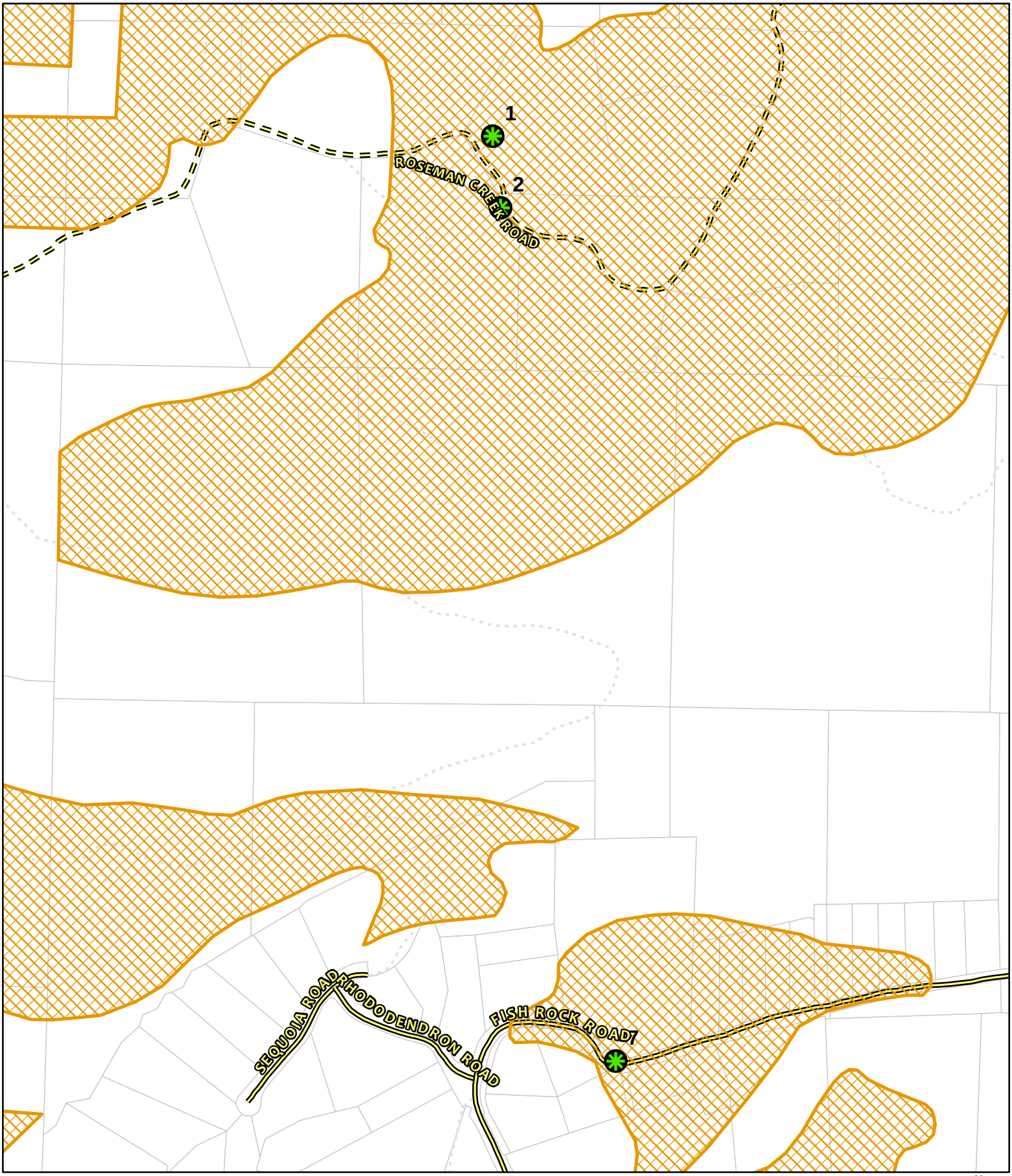
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

CDP Exclusion Areas
Highways (2017)
Public Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 225 450 Feet
0 0.04 0.08 Miles
N W E S
1:5,000

CDP EXCLUSION AREAS

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



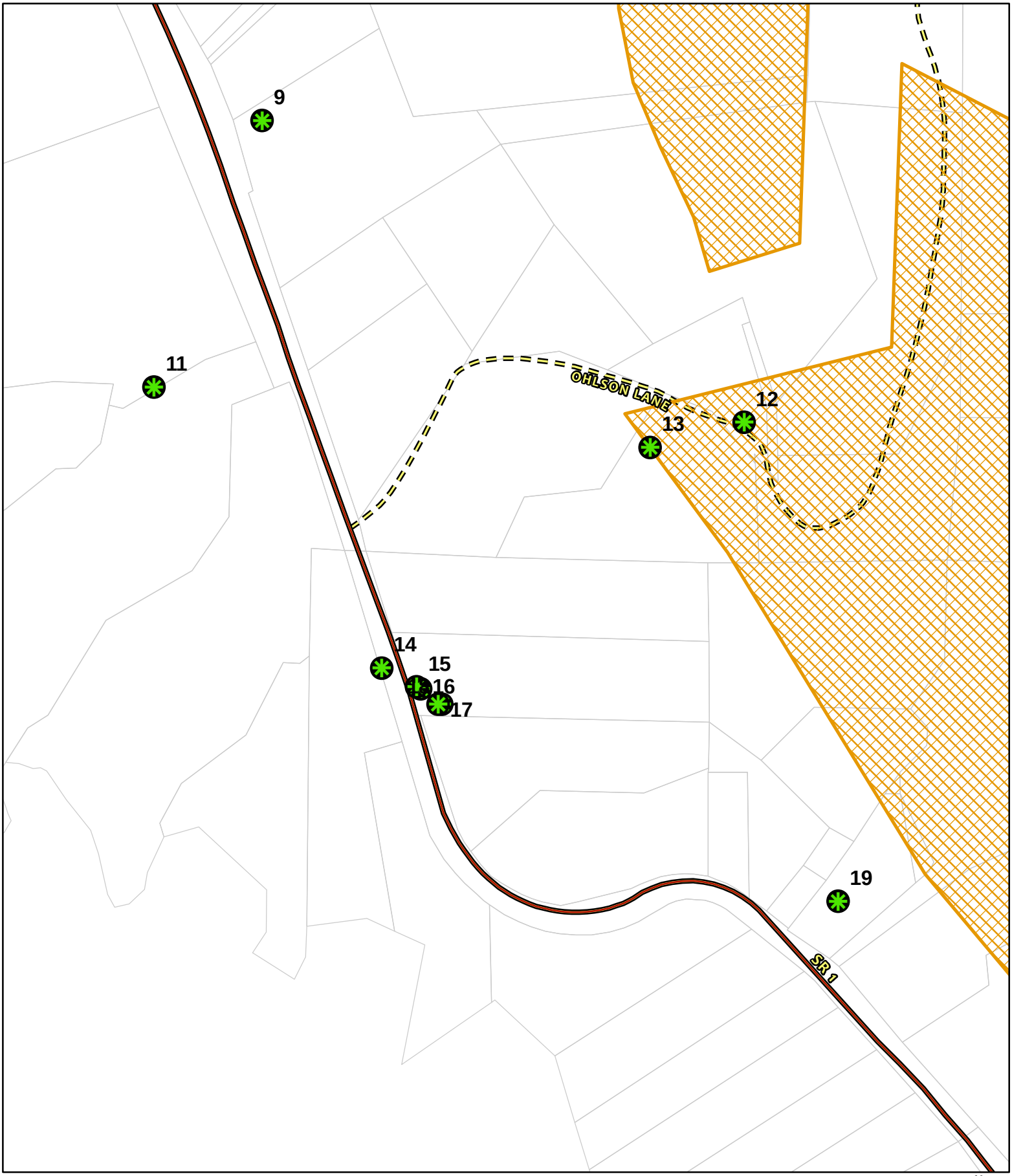
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

CDP Exclusion Areas
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

CDP EXCLUSION AREAS

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

CDP Exclusion Areas
Highways (2017)
Public Roads
Private Roads
Assessors Parcels
Tree Removal Locations

0 135 270 Feet
0 0.0225 0.045 Miles
1:3,000

N W E S

CDP EXCLUSION AREAS

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

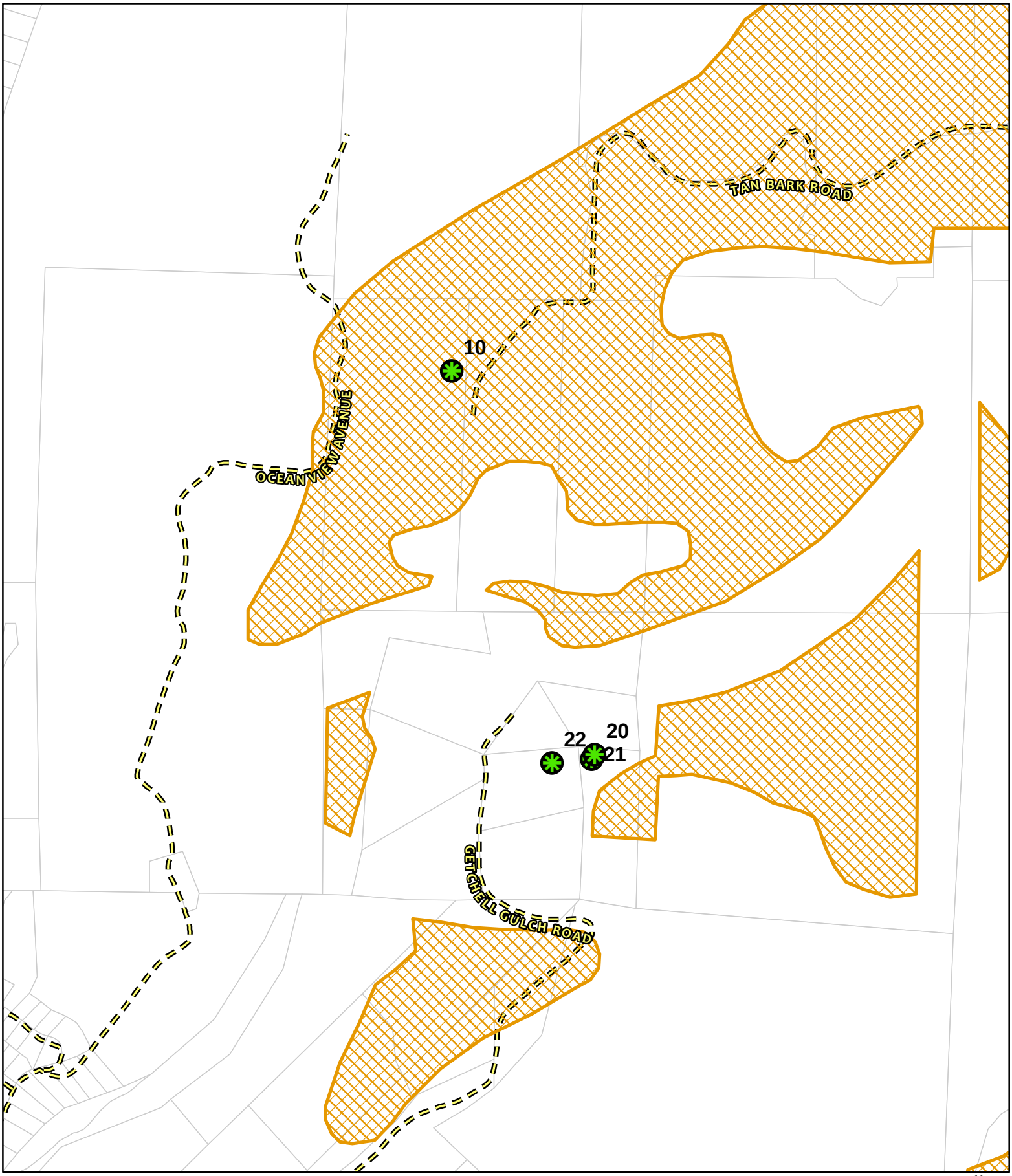
CDP Exclusion Areas
Private Roads
Assessors Parcels
Tree Removal Locations

0 180 360 Feet
0 0.03 0.06 Miles
1:4,000

N
W E
S

CDP EXCLUSION AREAS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

CDP Exclusion Areas
Private Roads
Assessors Parcels
Tree Removal Locations

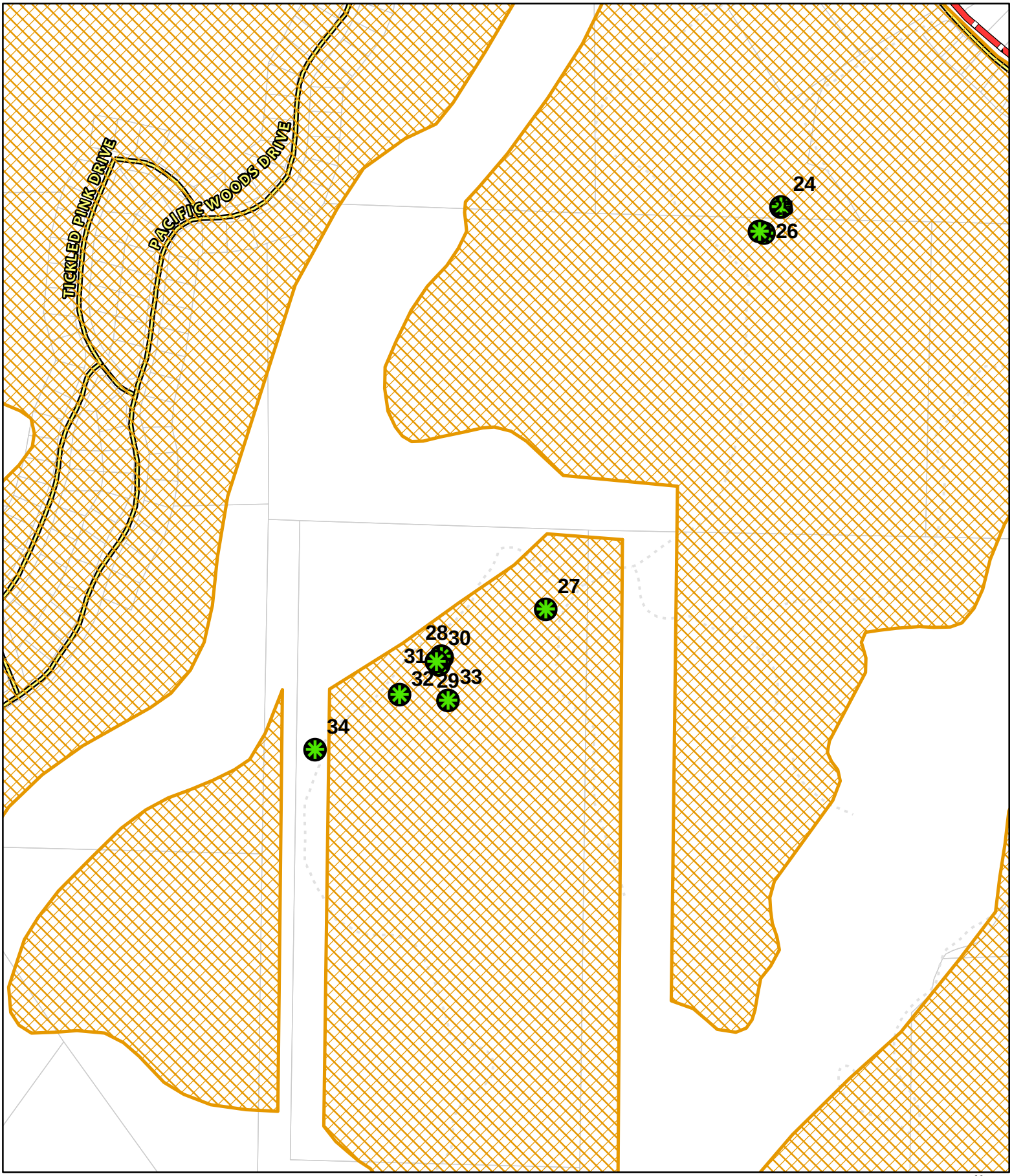
0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

CDP EXCLUSION AREAS

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Coastal Zone Boundary
CDP Exclusion Areas
Public Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

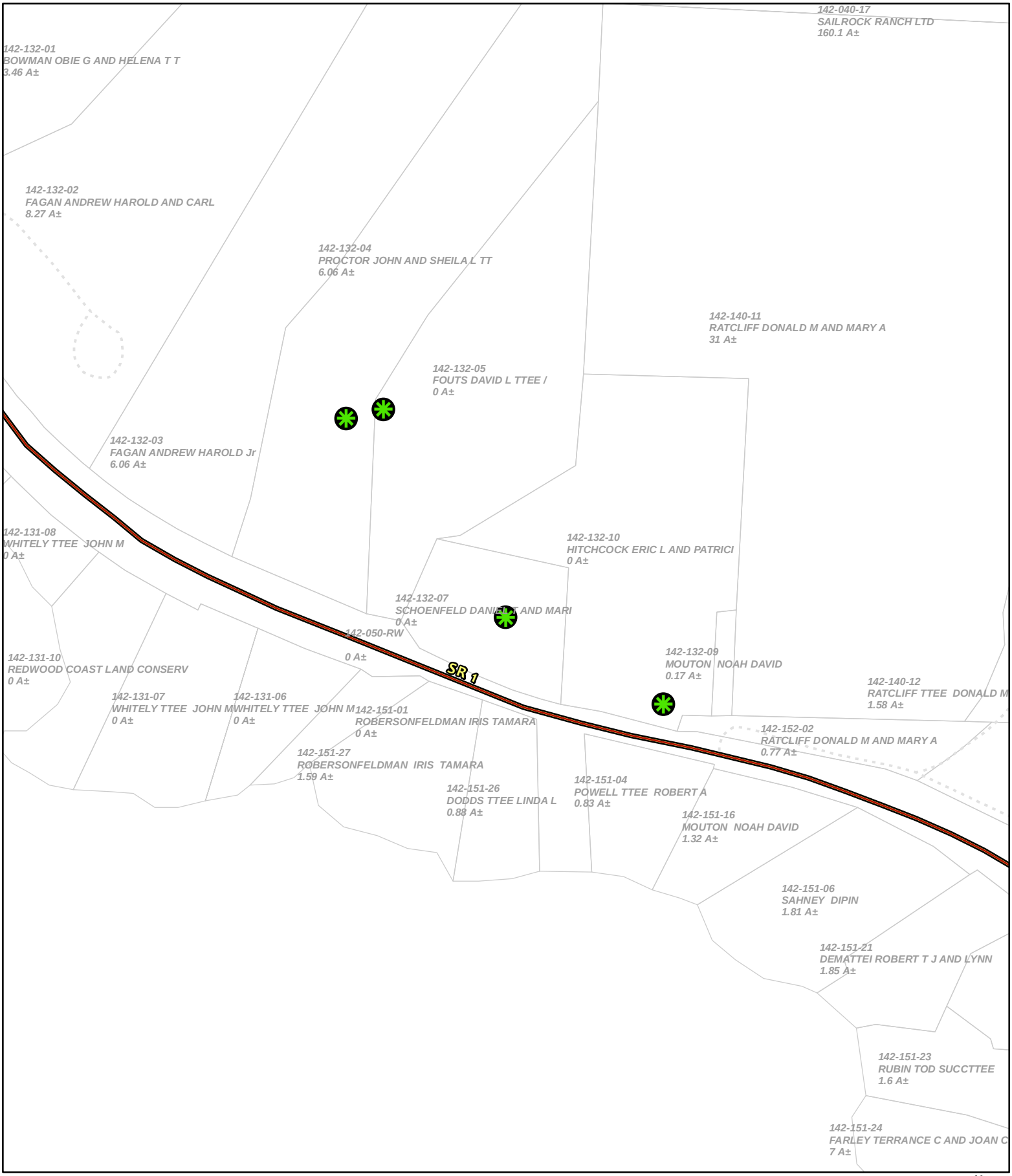
0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

CDP EXCLUSION AREAS

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

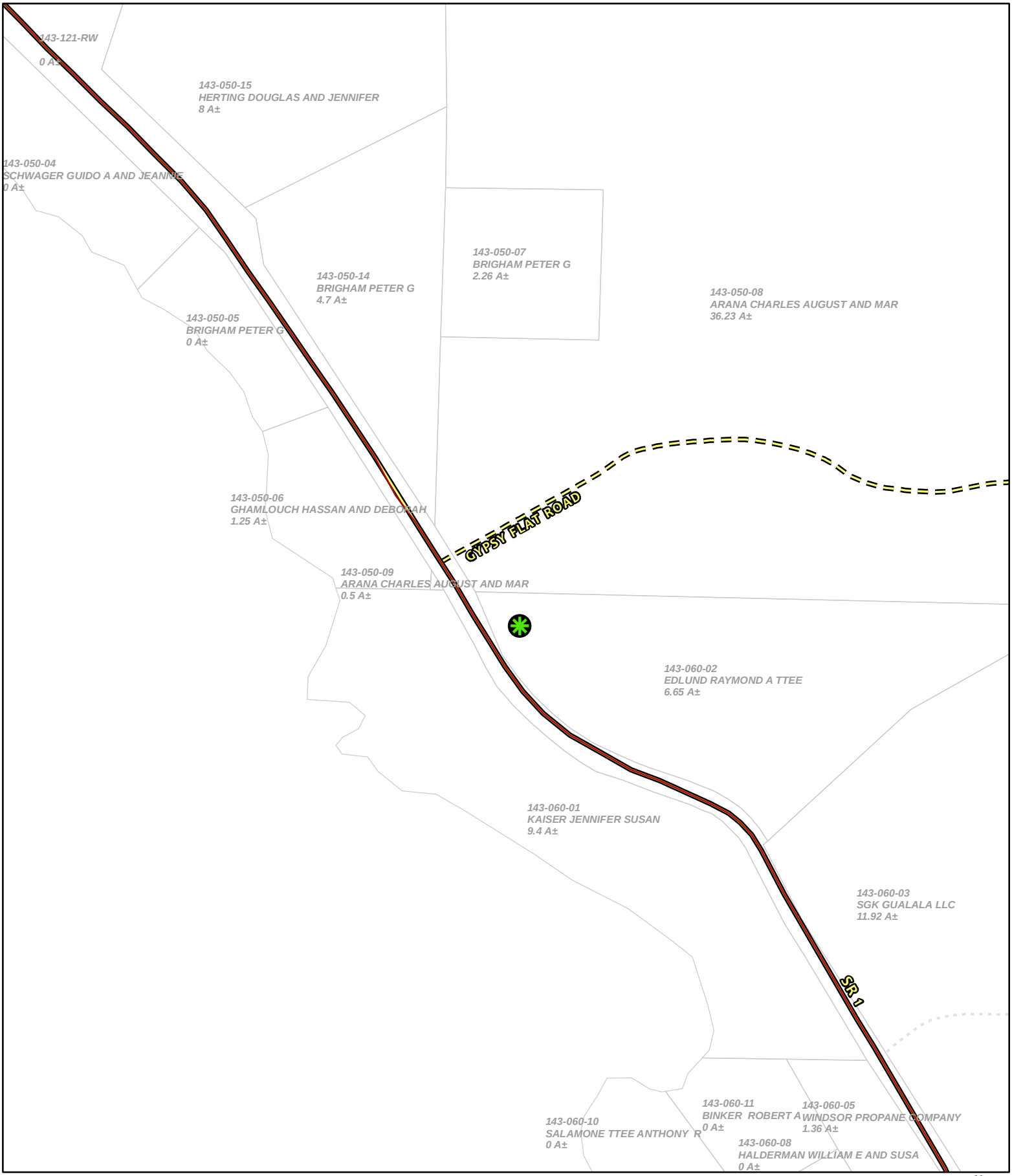
Highways (2017)
Public Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 135 270 Feet
0 0.0225 0.045 Miles
1:3,000

N W E S

ADJACENT PARCELS

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

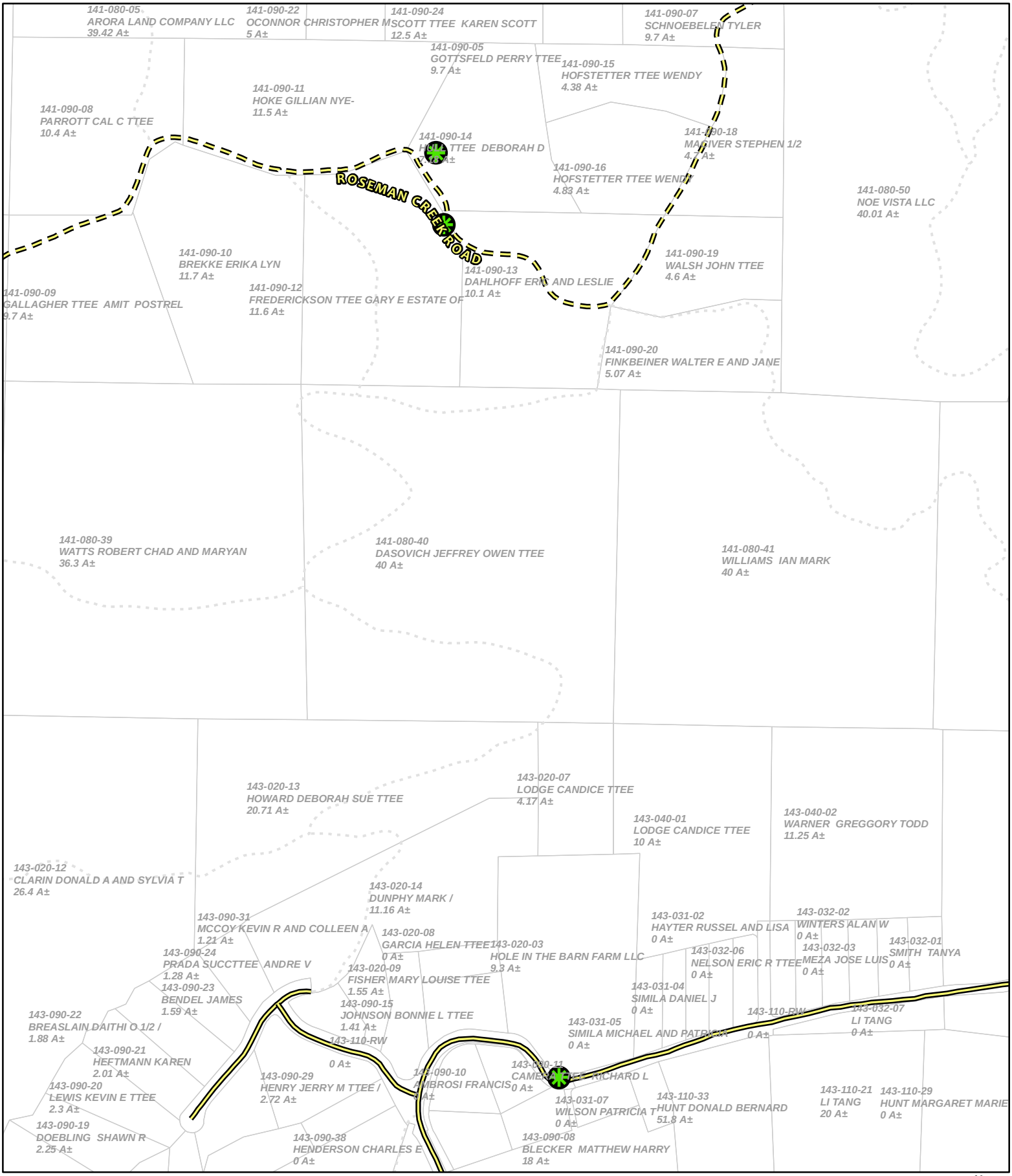
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 135 270 Feet
0 0.0225 0.045 Miles
1:3,000

N W E S

ADJACENT PARCELS

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

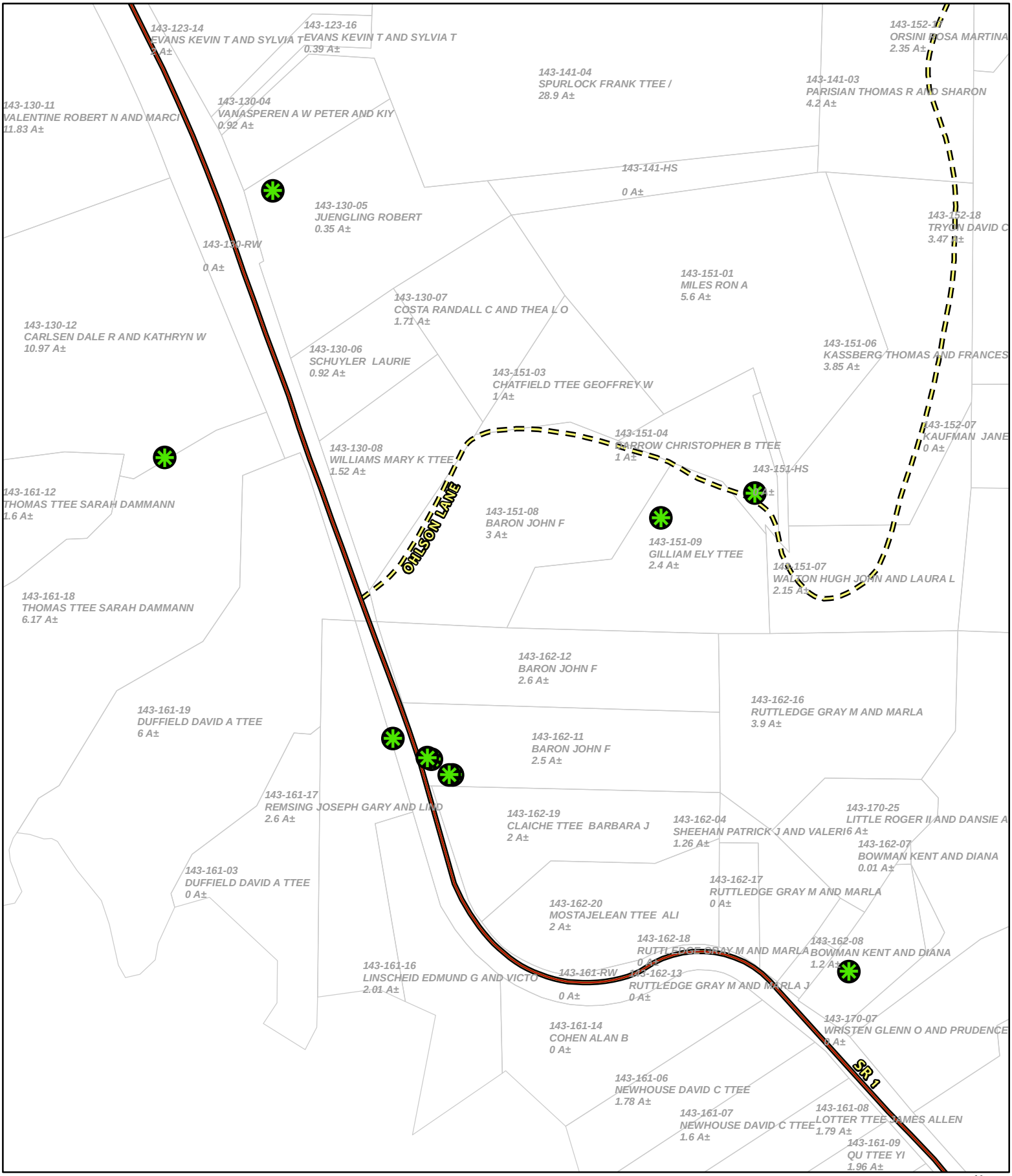
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

1:6,000

ADJACENT PARCELS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

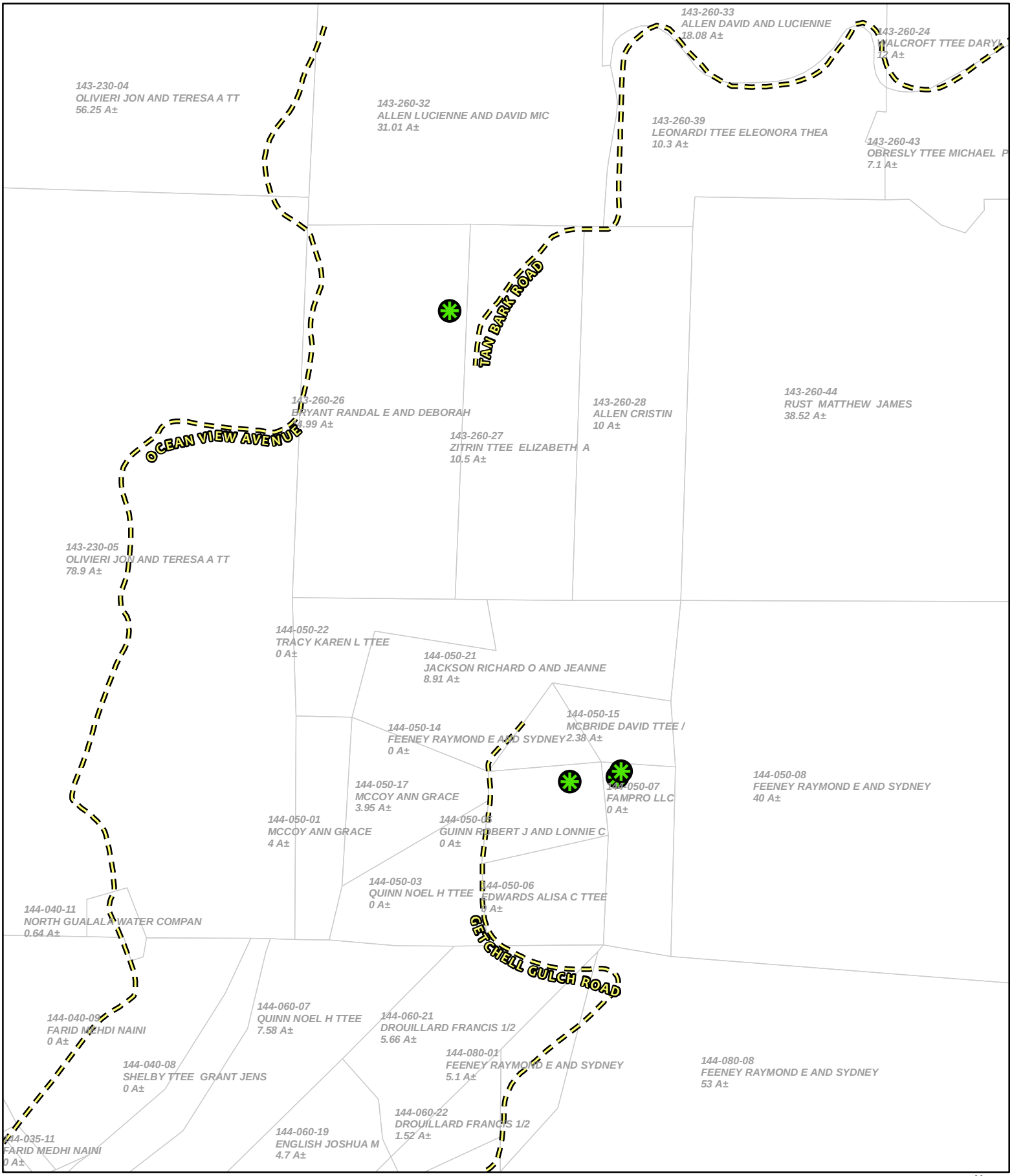
Highways (2017)
Public Roads
Private Roads
Assessors Parcels
Tree Removal Locations

0 135 270 Feet
0 0.0225 0.045 Miles
1:3,000

N W E S

ADJACENT PARCELS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



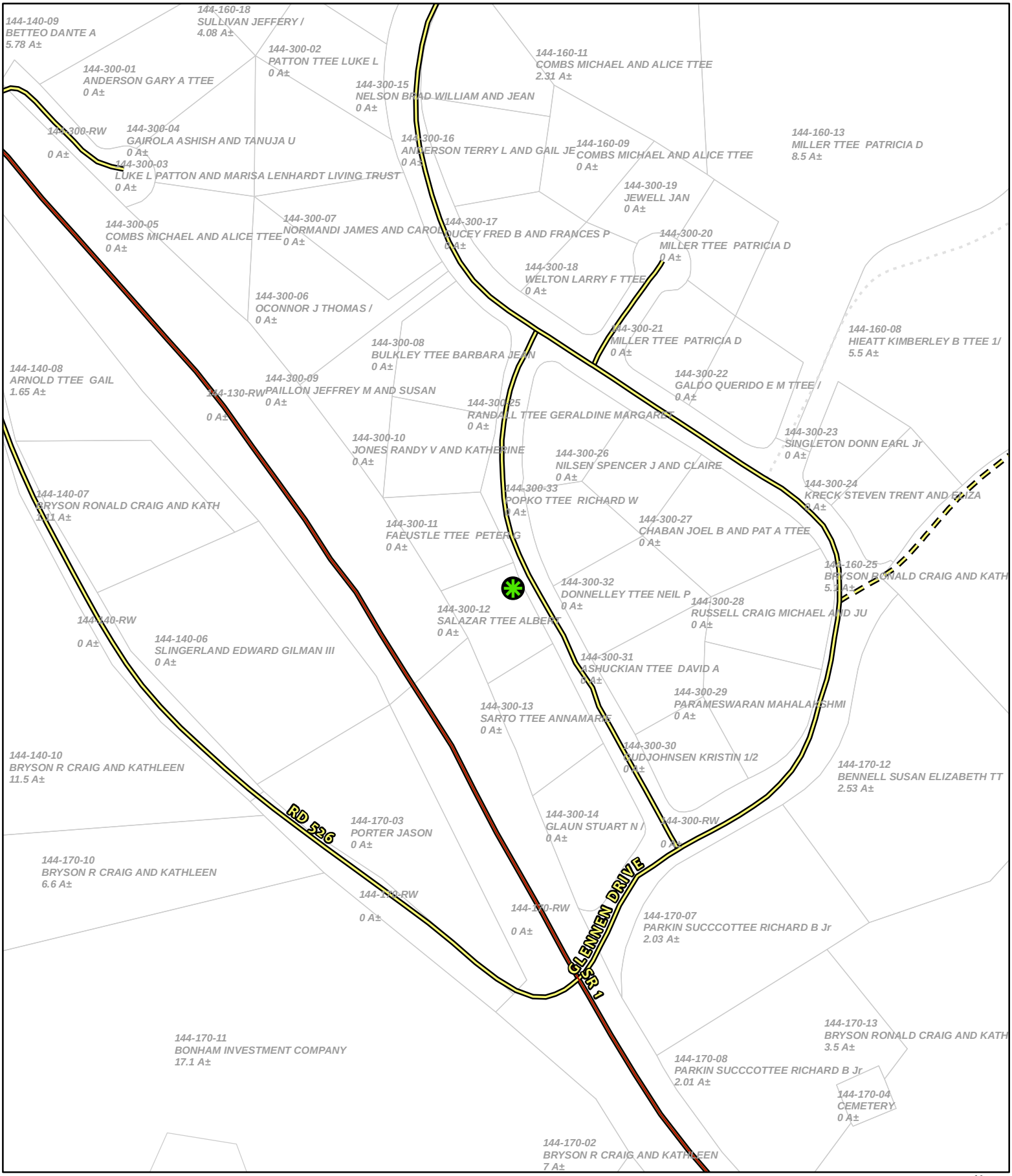
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Private Roads
Assessors Parcels
Tree Removal Locations

0 225 450 Feet
0 0.04 0.08 Miles
N W E S
1:5,000

ADJACENT PARCELS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

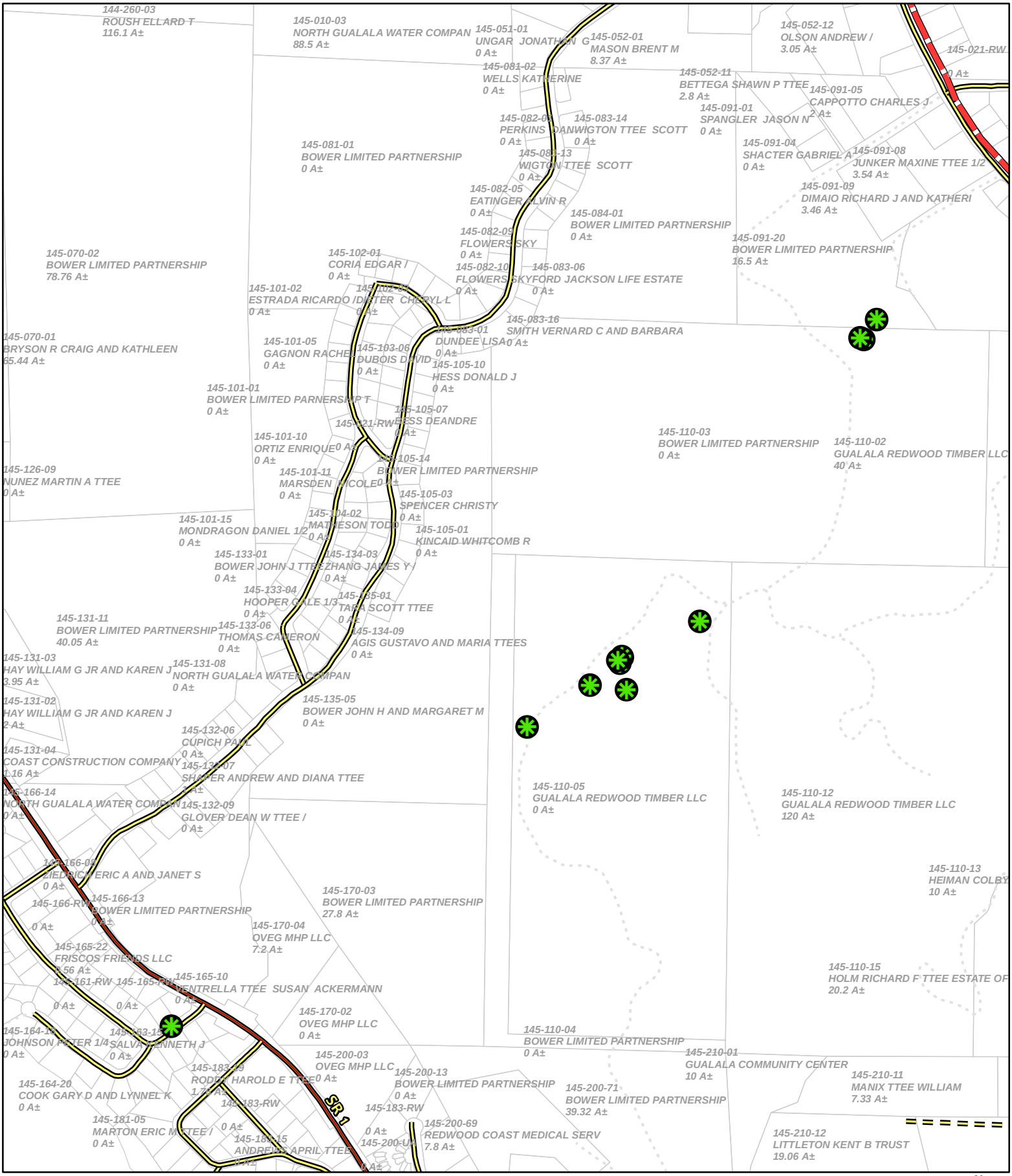
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 112.5 225 Feet
0 0.02 0.04 Miles

1:2,500

ADJACENT PARCELS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

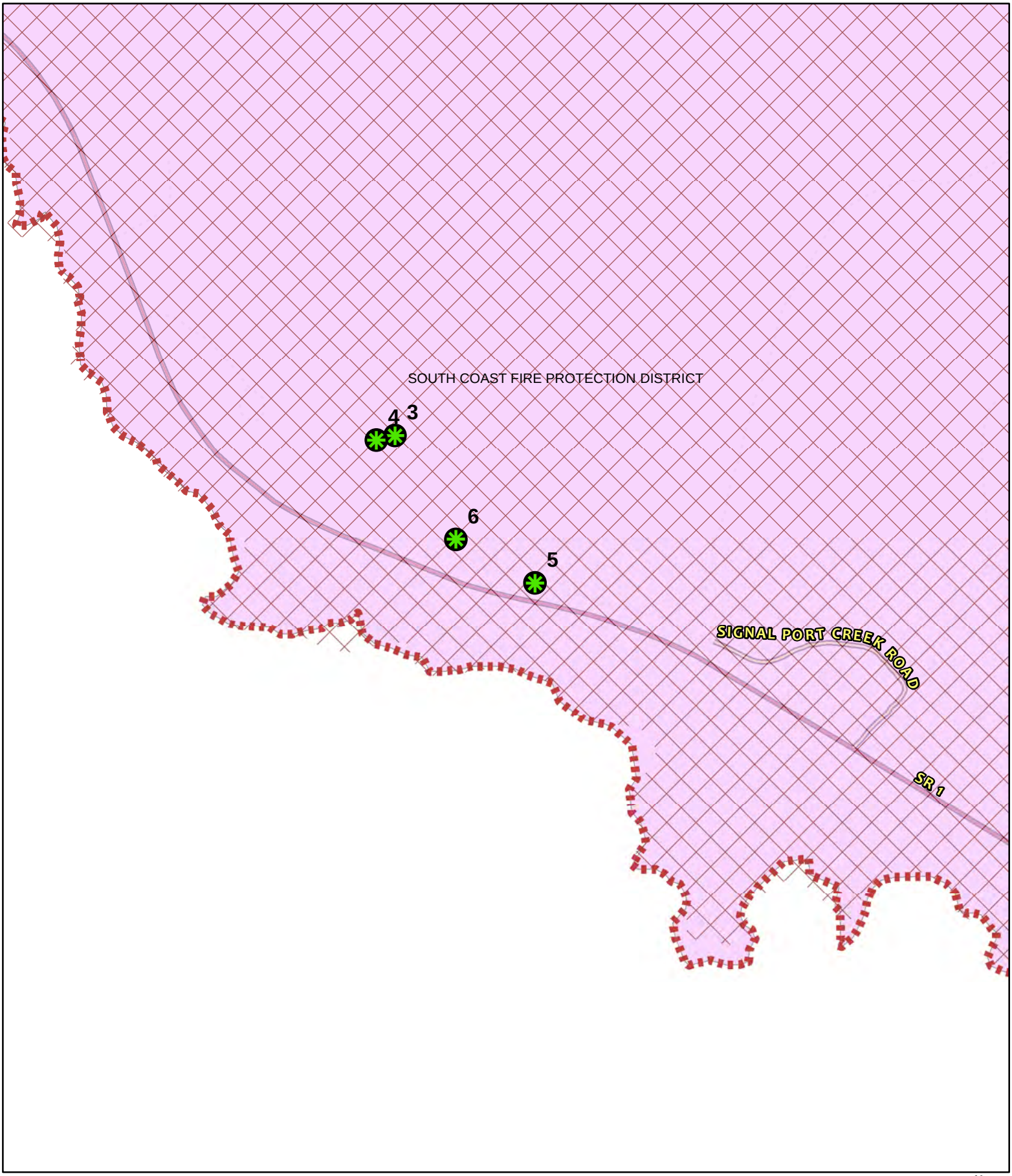
Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 362.5 725 Feet
0 0.05 0.1 Miles
1:8,000

N W E S

ADJACENT PARCELS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

High Fire Hazard
County Fire Districts
Highways (2017)
Public Roads
Driveways/Unnamed Roads
Tree Removal Locations

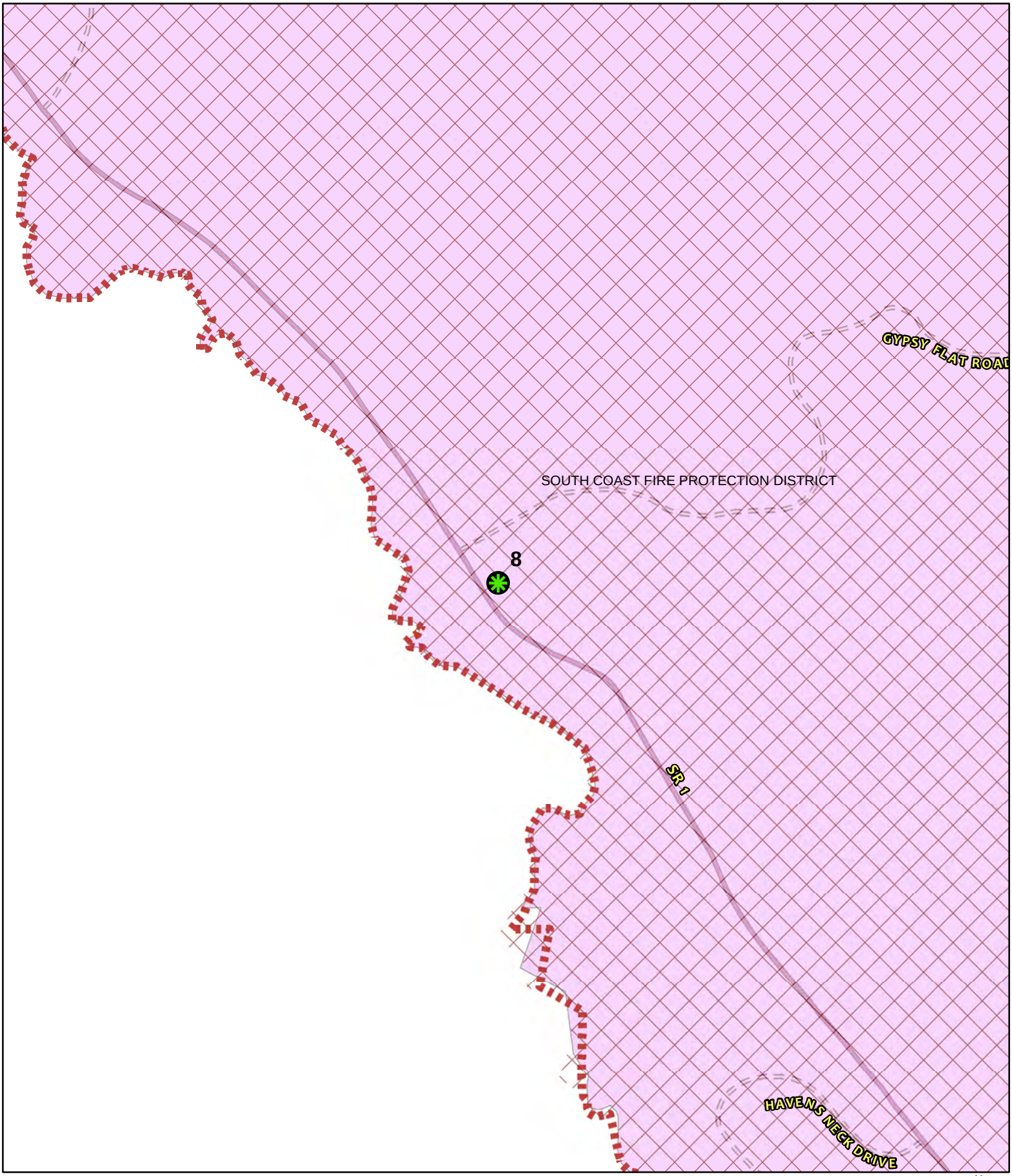
0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

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 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

High Fire Hazard
County Fire Districts
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

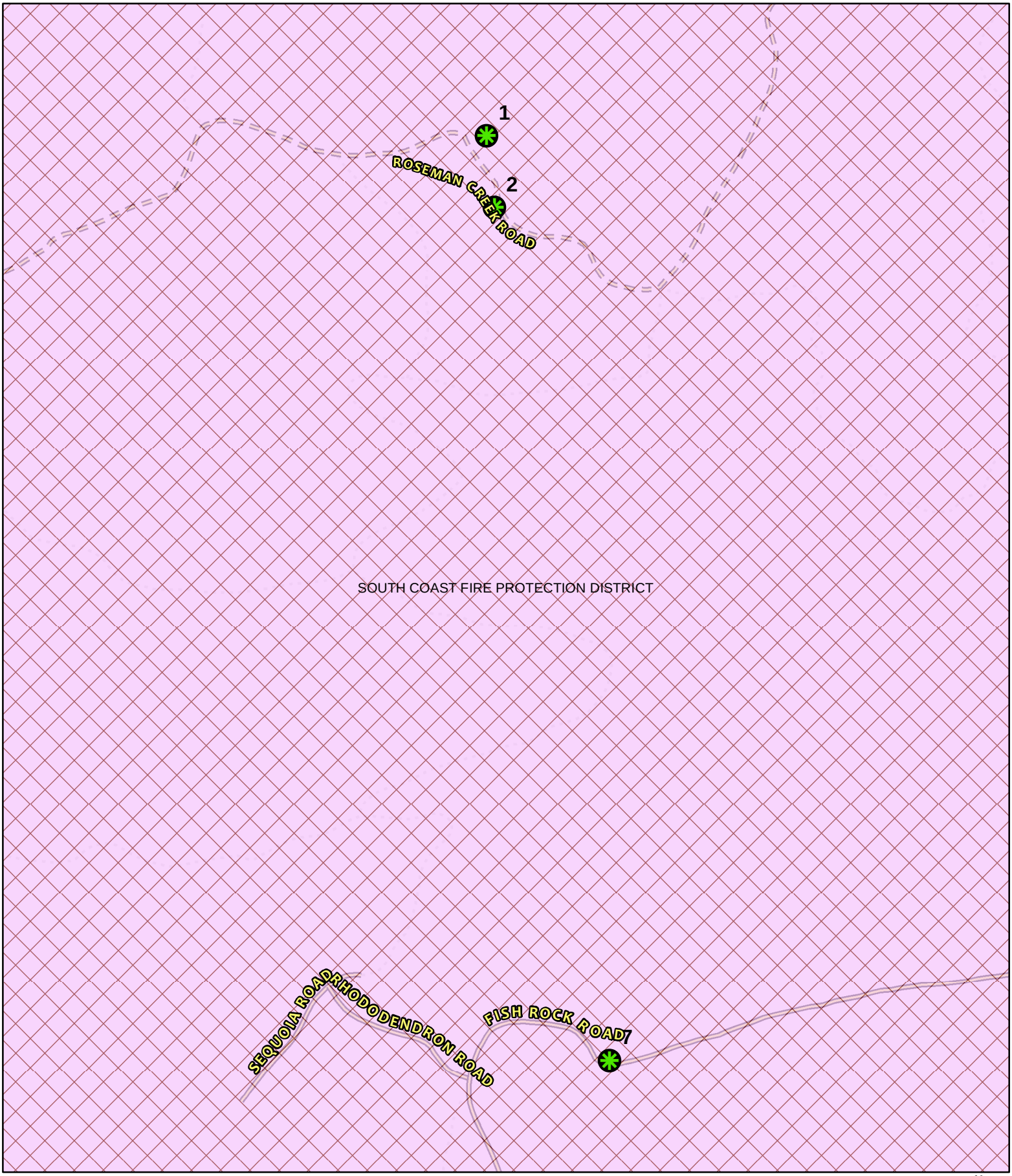
0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

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 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

High Fire Hazard
County Fire Districts
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

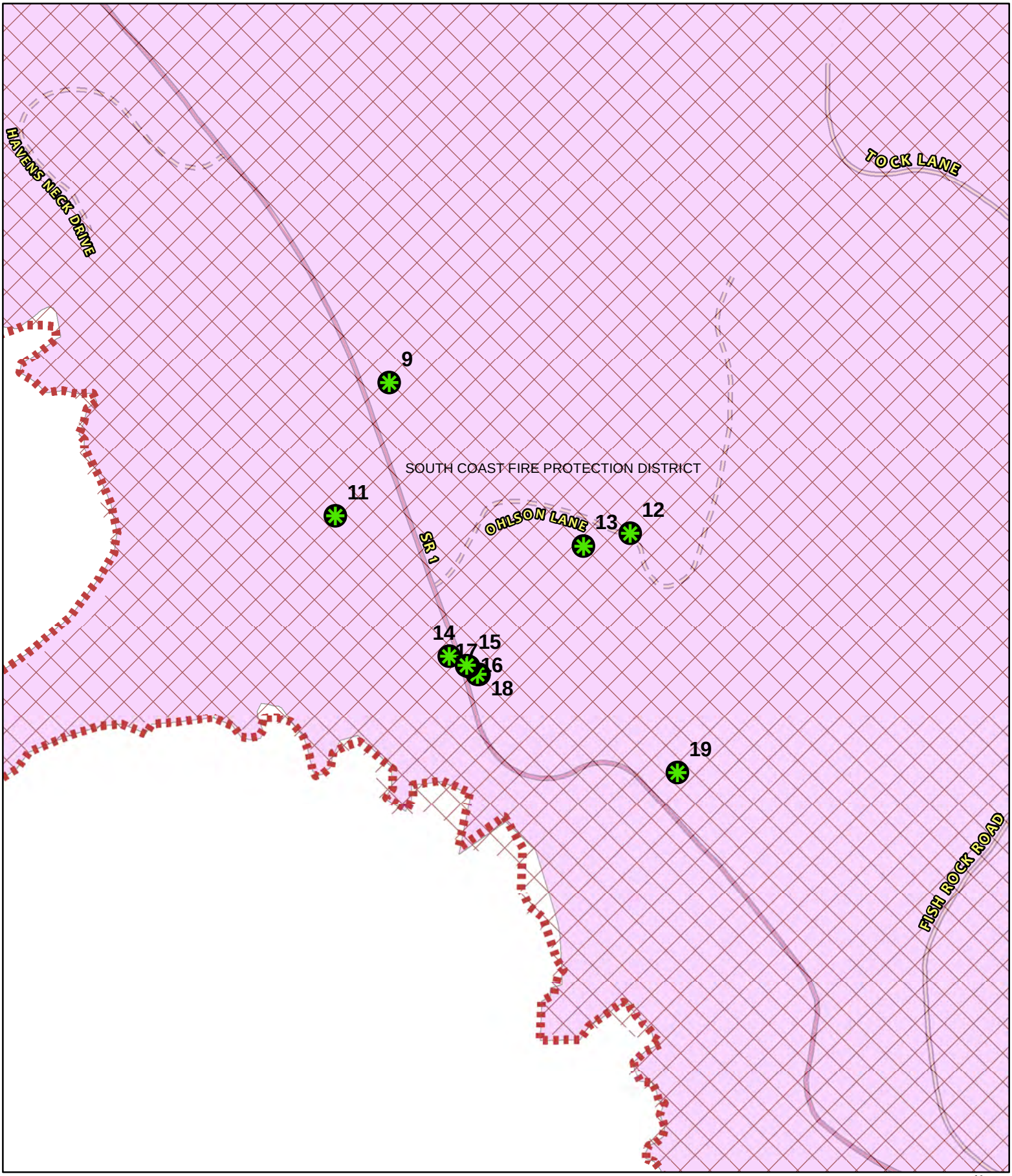
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

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 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

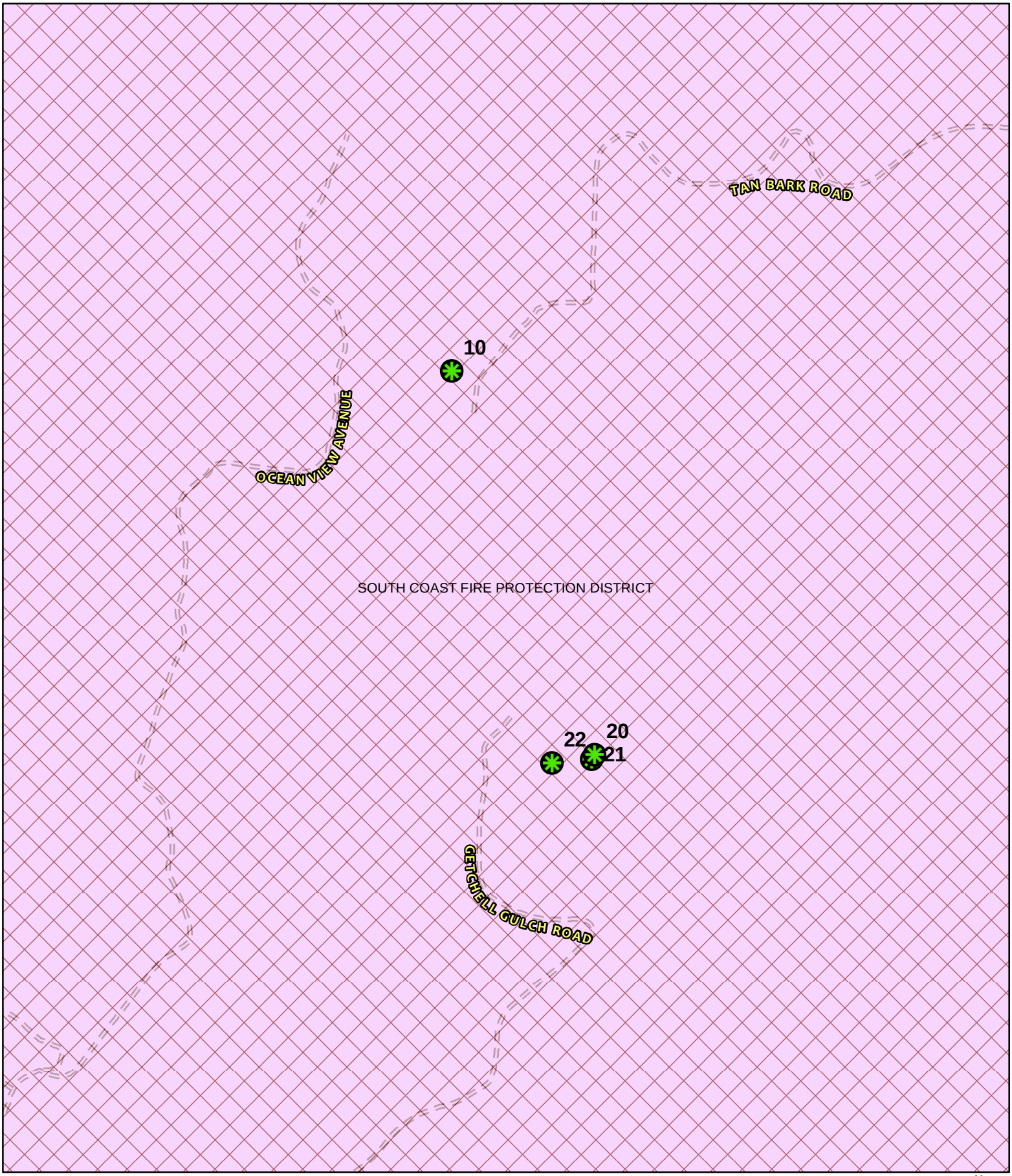
High Fire Hazard
County Fire Districts
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

1:6,000

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 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

High Fire Hazard
County Fire Districts
Private Roads
Tree Removal Locations

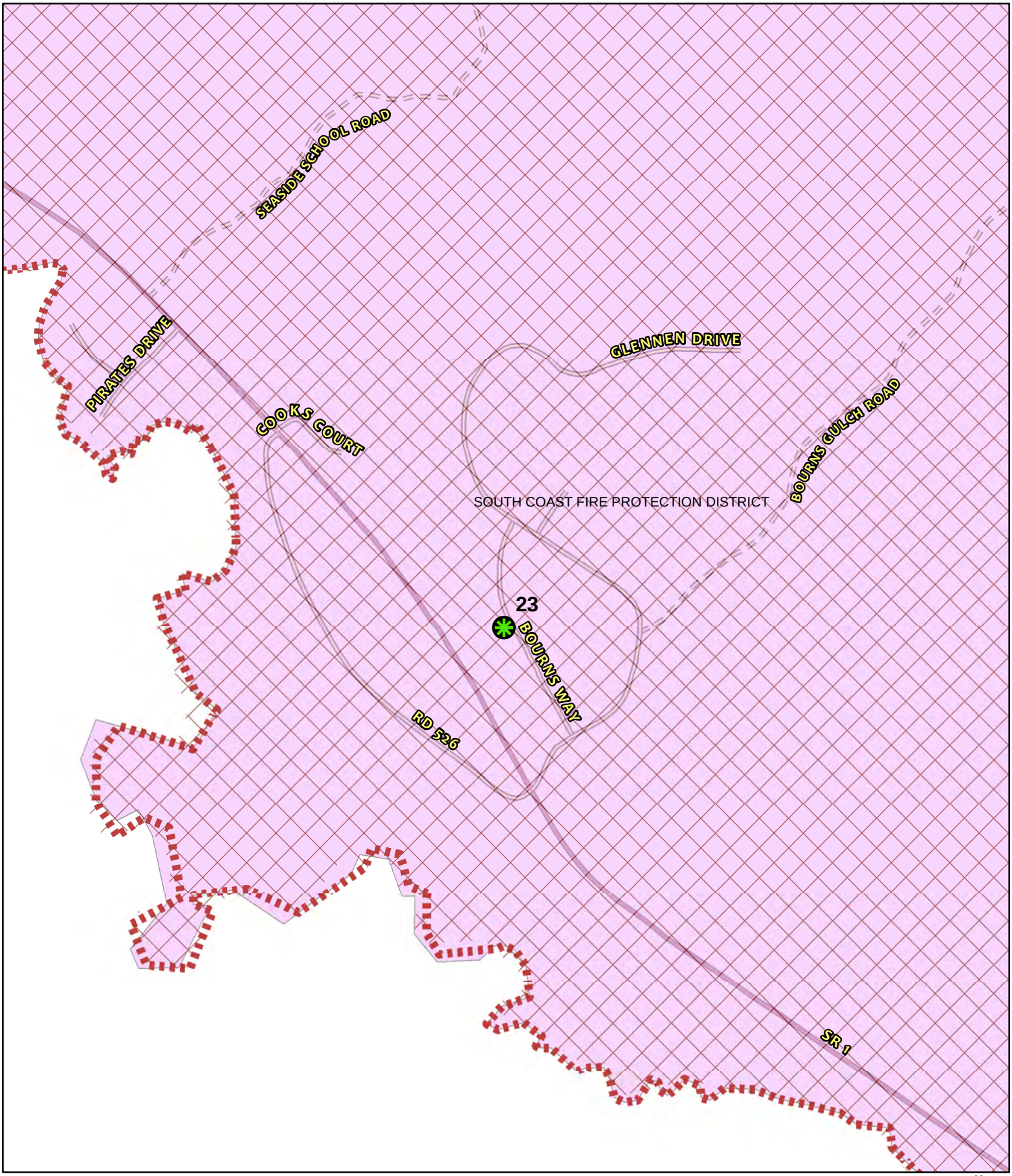
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

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 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

High Fire Hazard
County Fire Districts
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

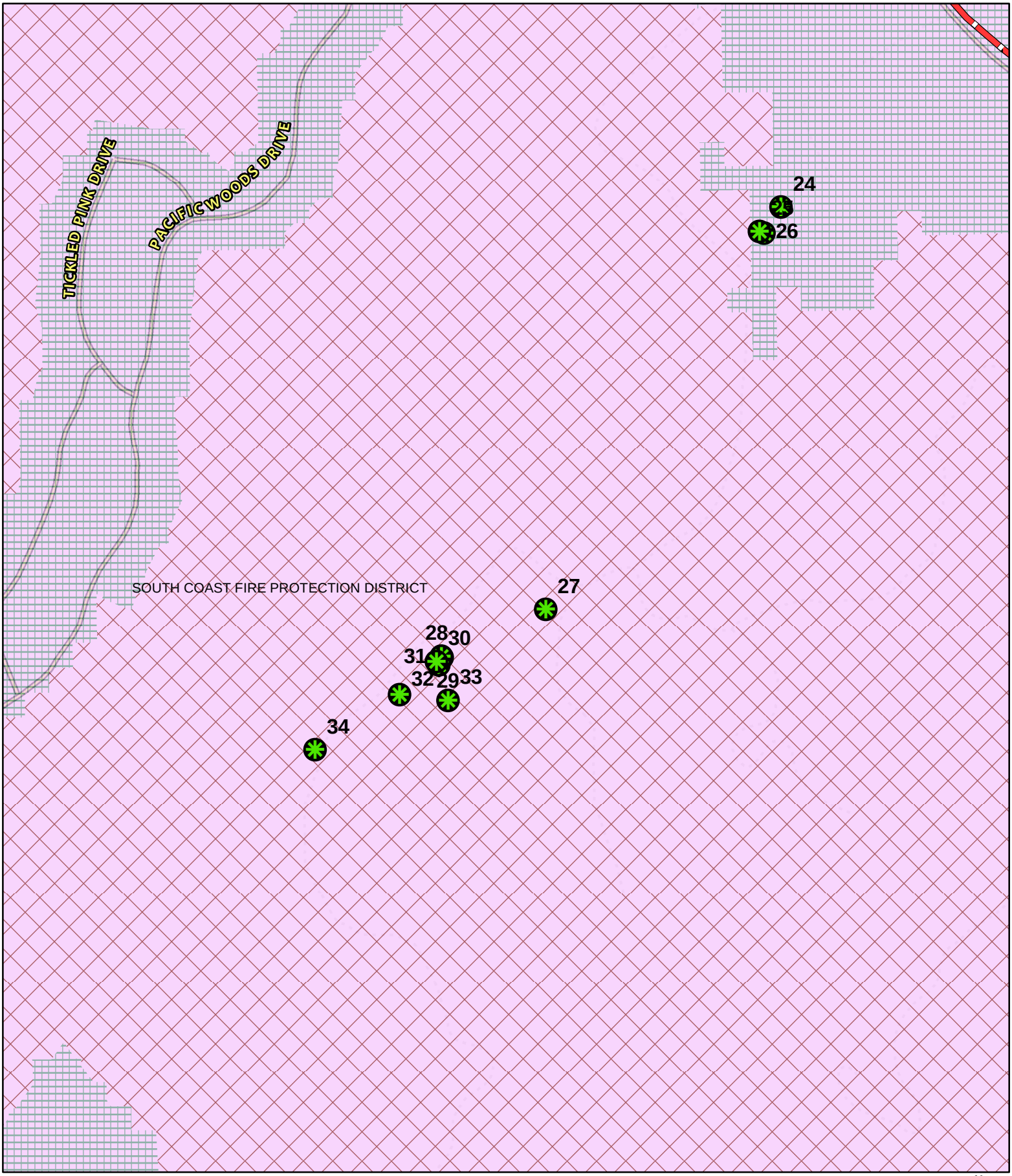
0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

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 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Coastal Zone Boundary
High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Public Roads
Driveways/Unnamed Roads
Tree Removal Locations

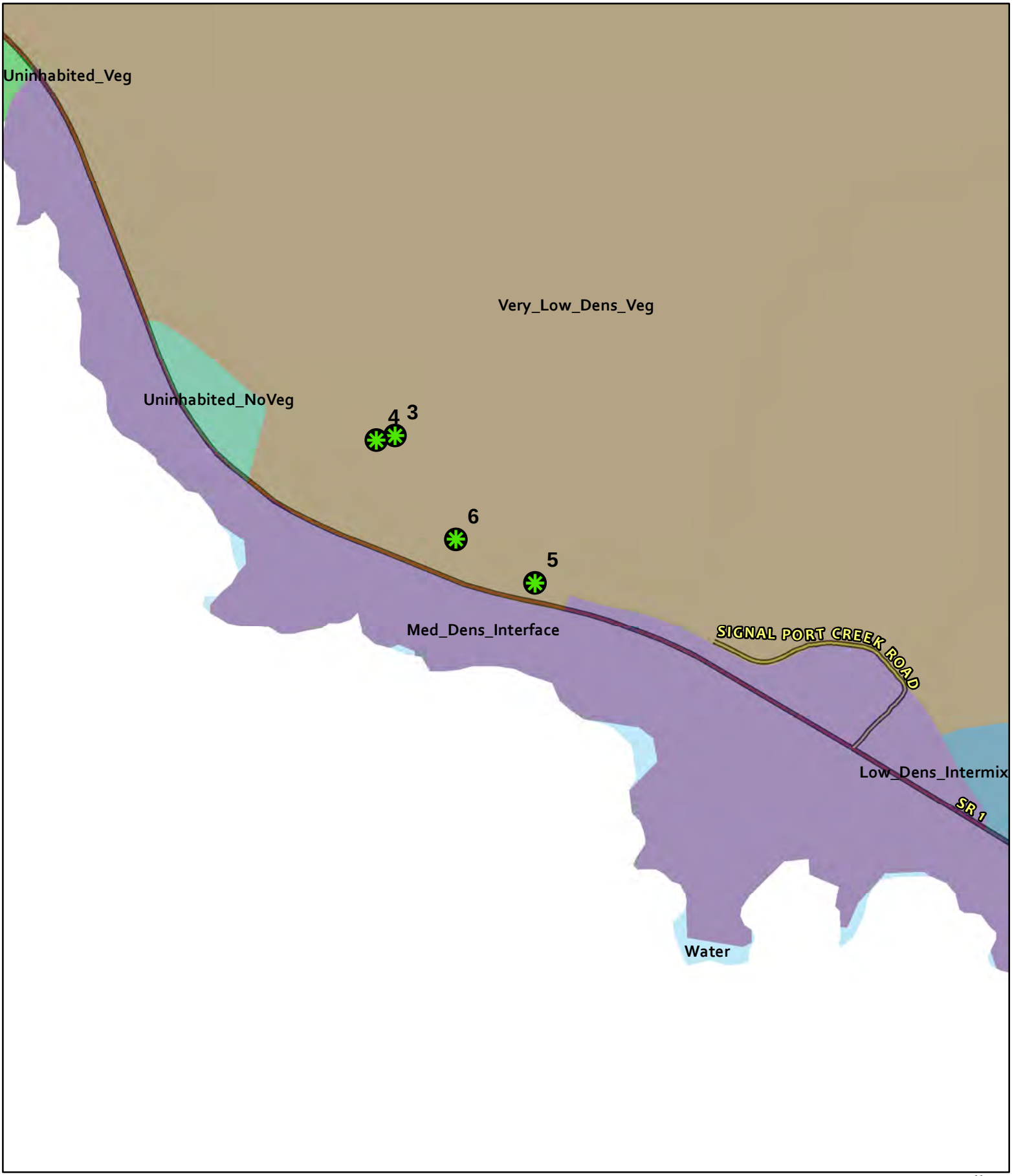
0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

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



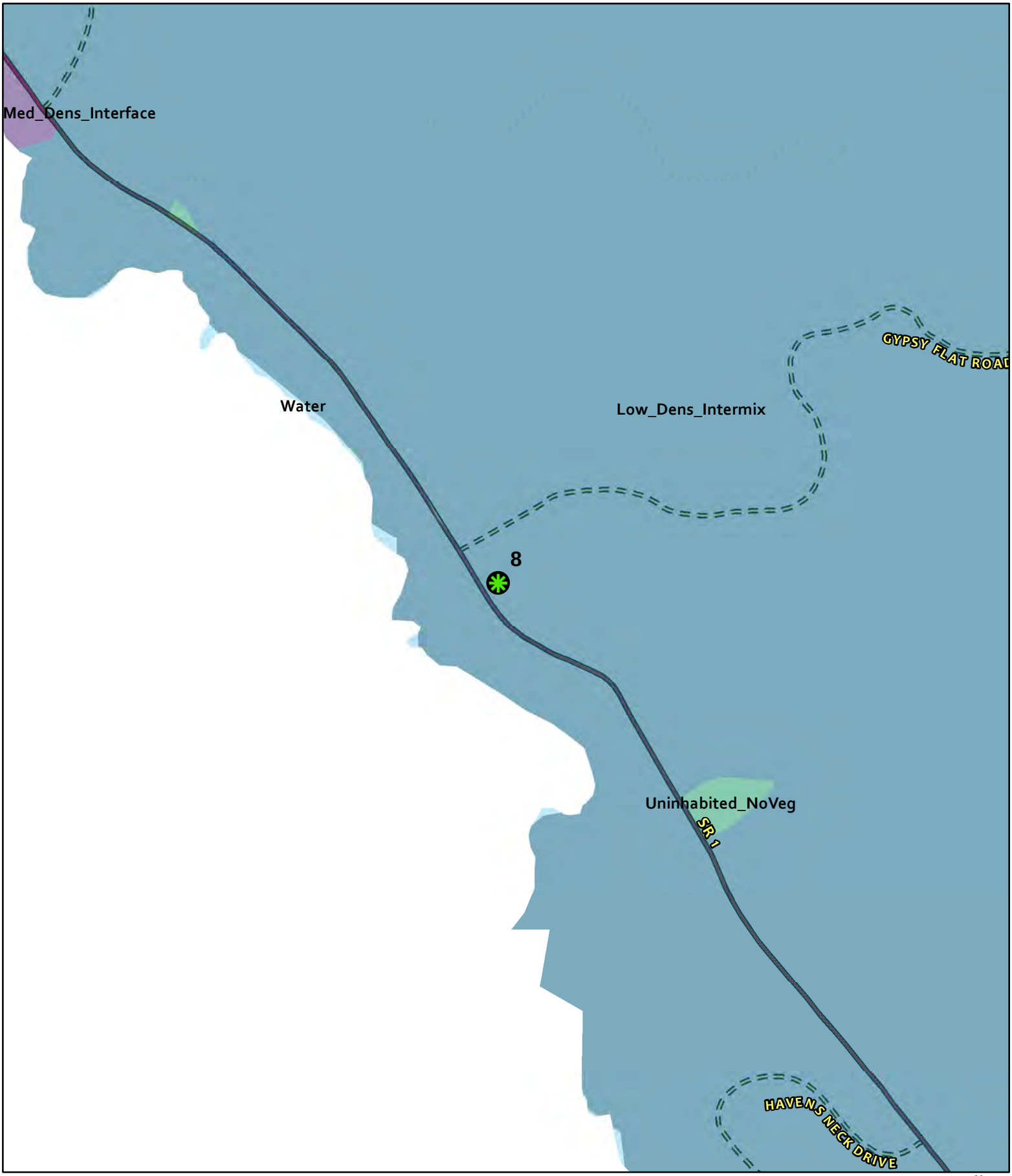
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WILDLAND-URBAN INTERFACE

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

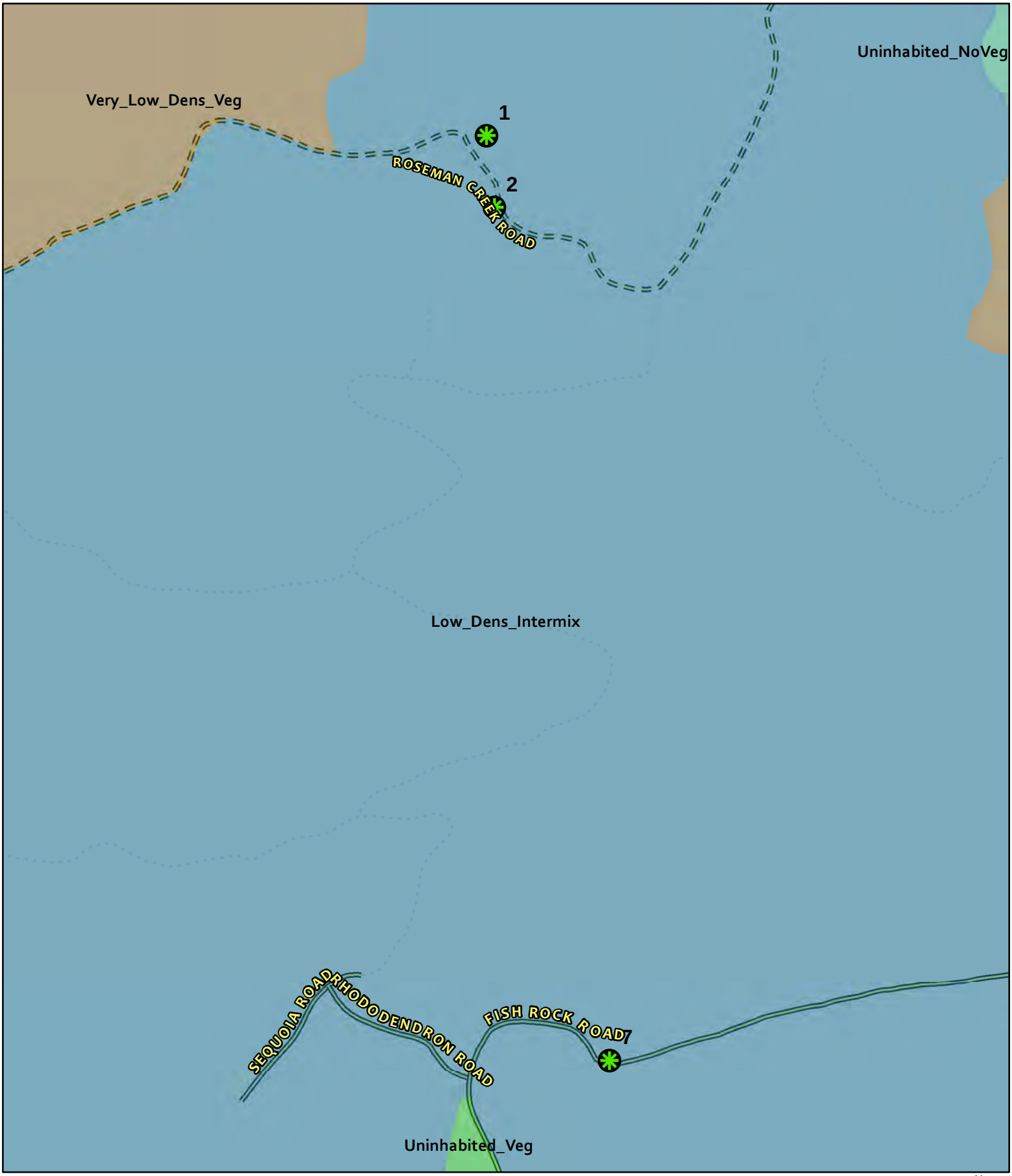
0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

WILDLAND-URBAN INTERFACE

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



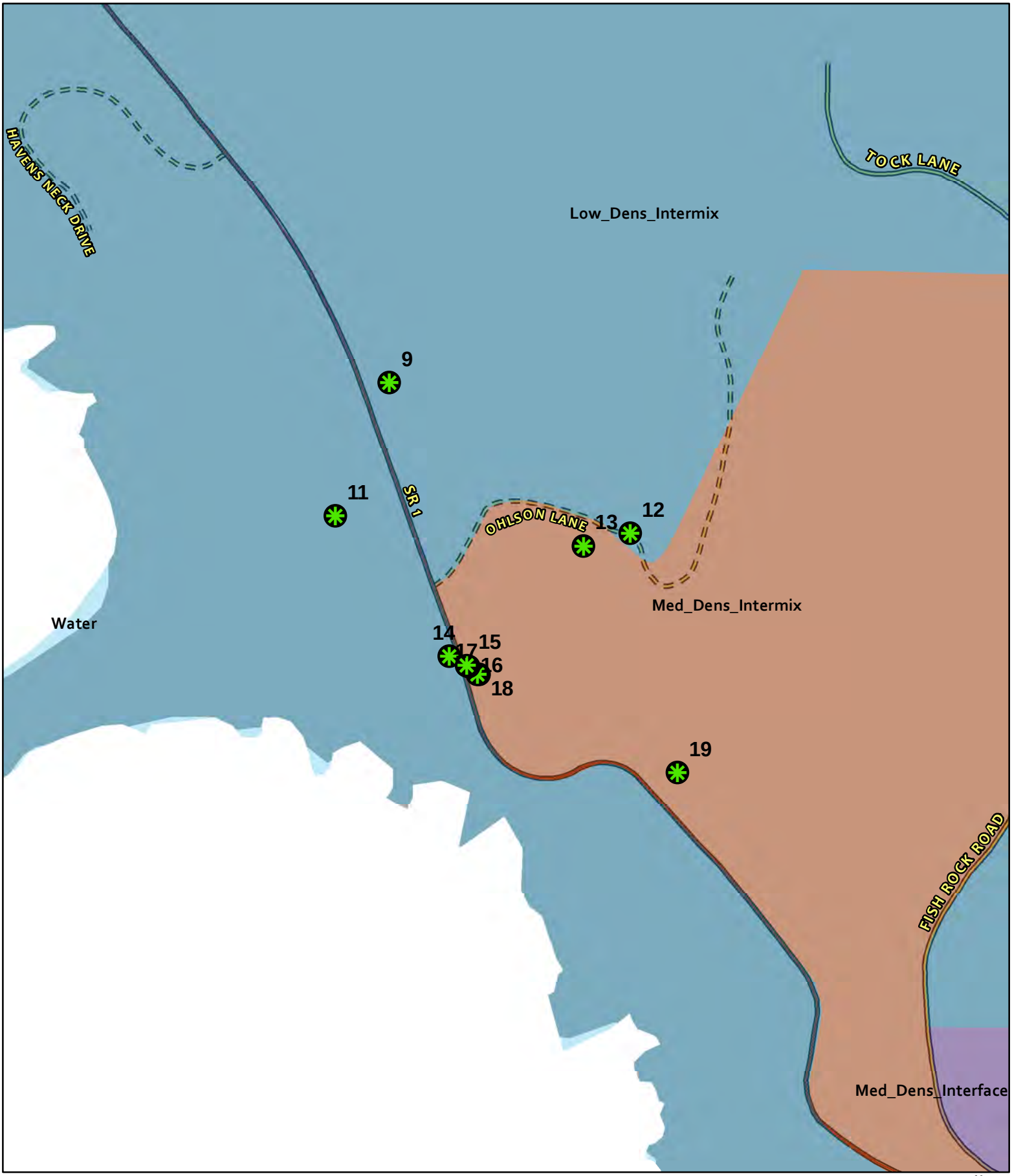
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WILDLAND-URBAN INTERFACE

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

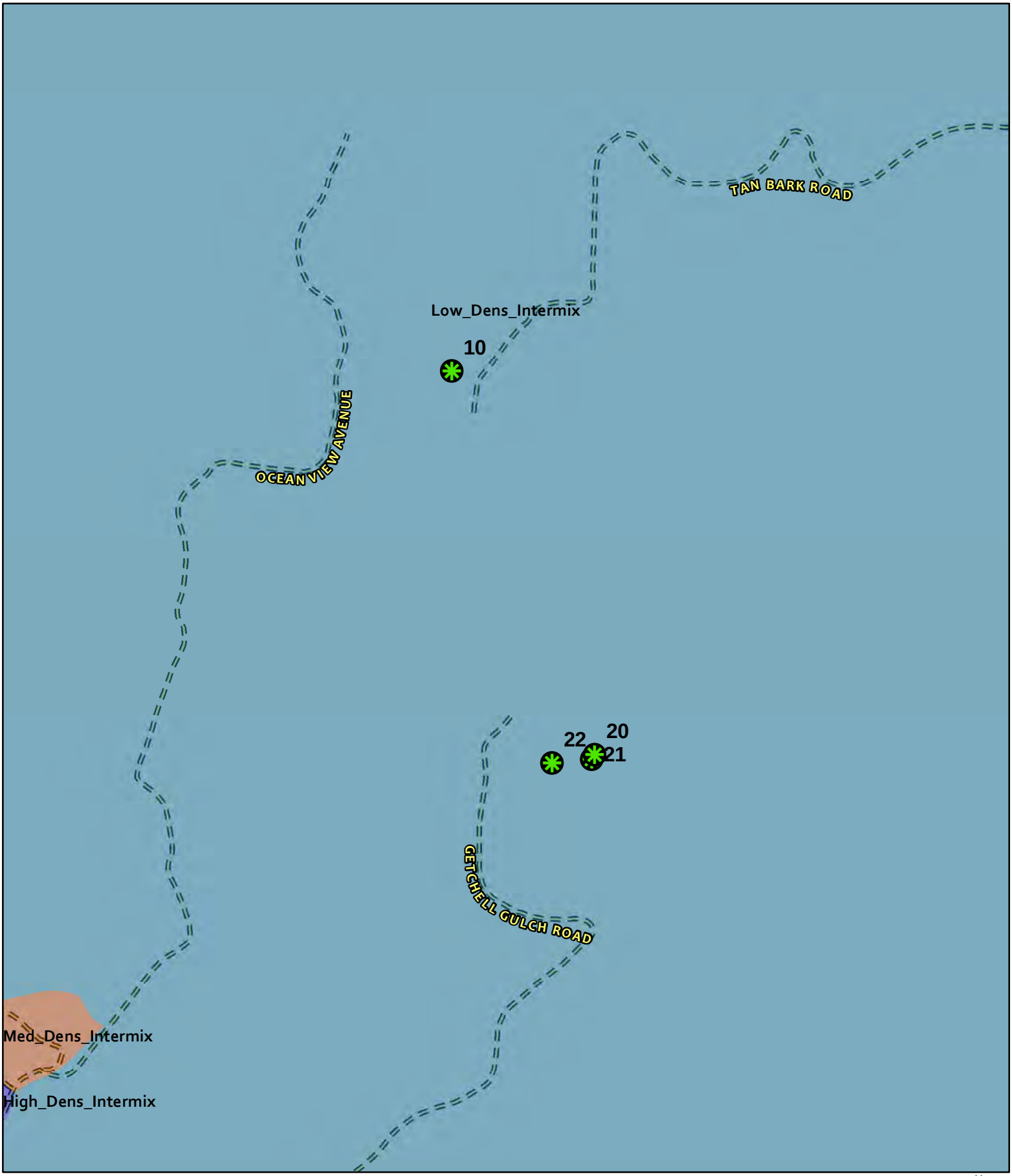
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N
W E
S

WILDLAND-URBAN INTERFACE

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

= = = Private Roads

Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

WILDLAND-URBAN INTERFACE

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

WILDLAND-URBAN INTERFACE

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



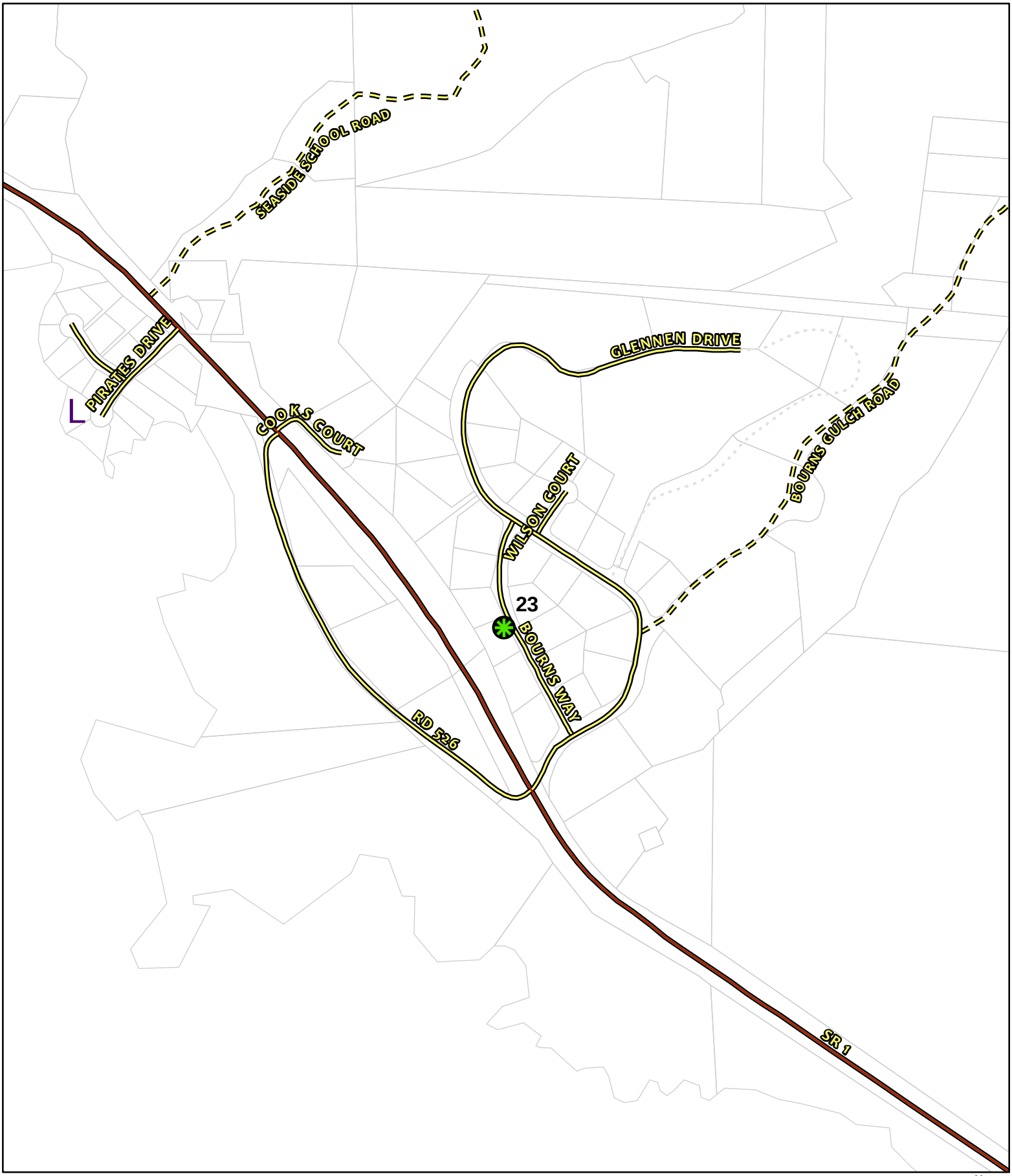
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Coastal Zone Boundary
Public Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WILDLAND-URBAN INTERFACE

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

LOMA Letters
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

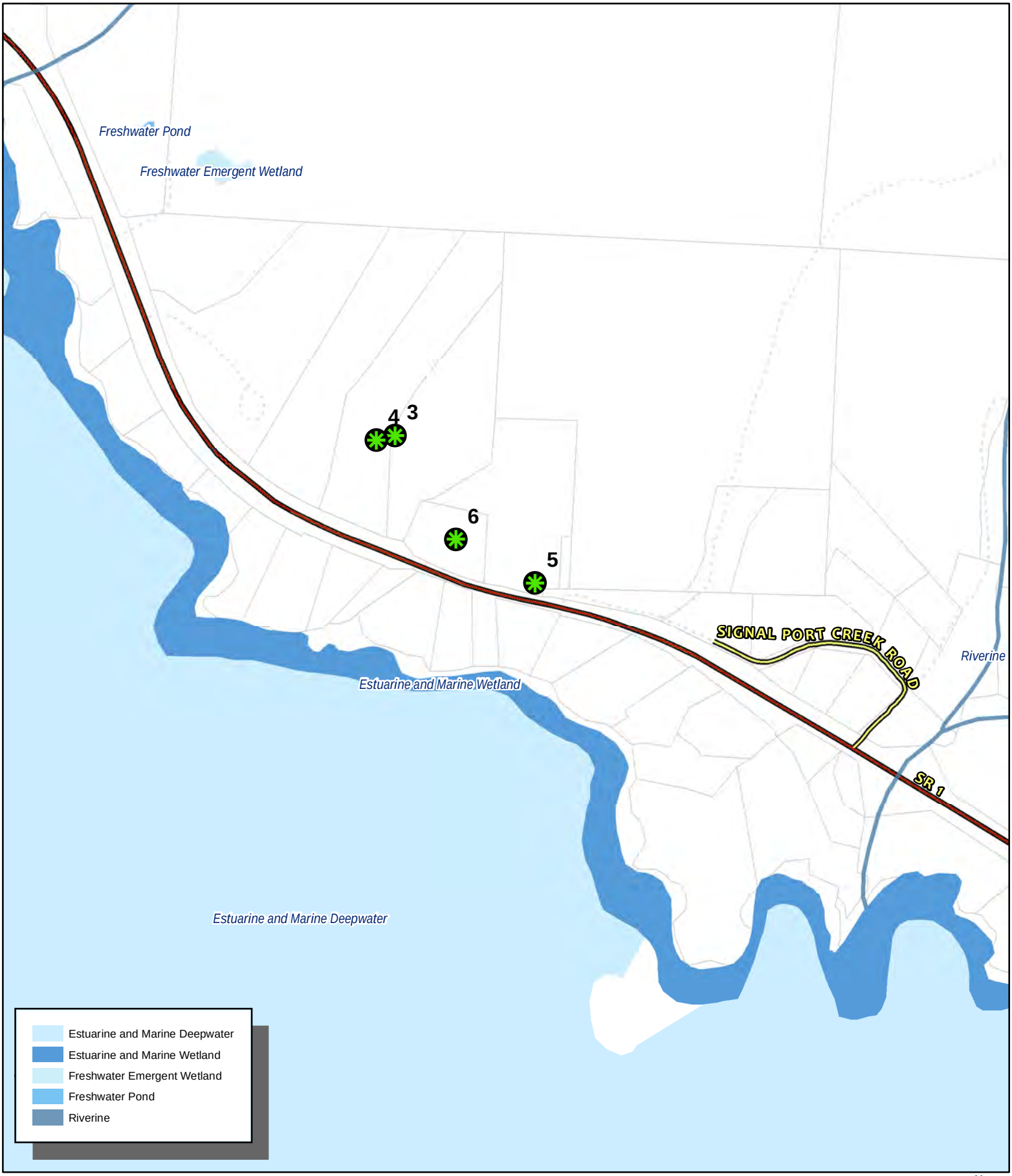
0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

FLOOD ZONE

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
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



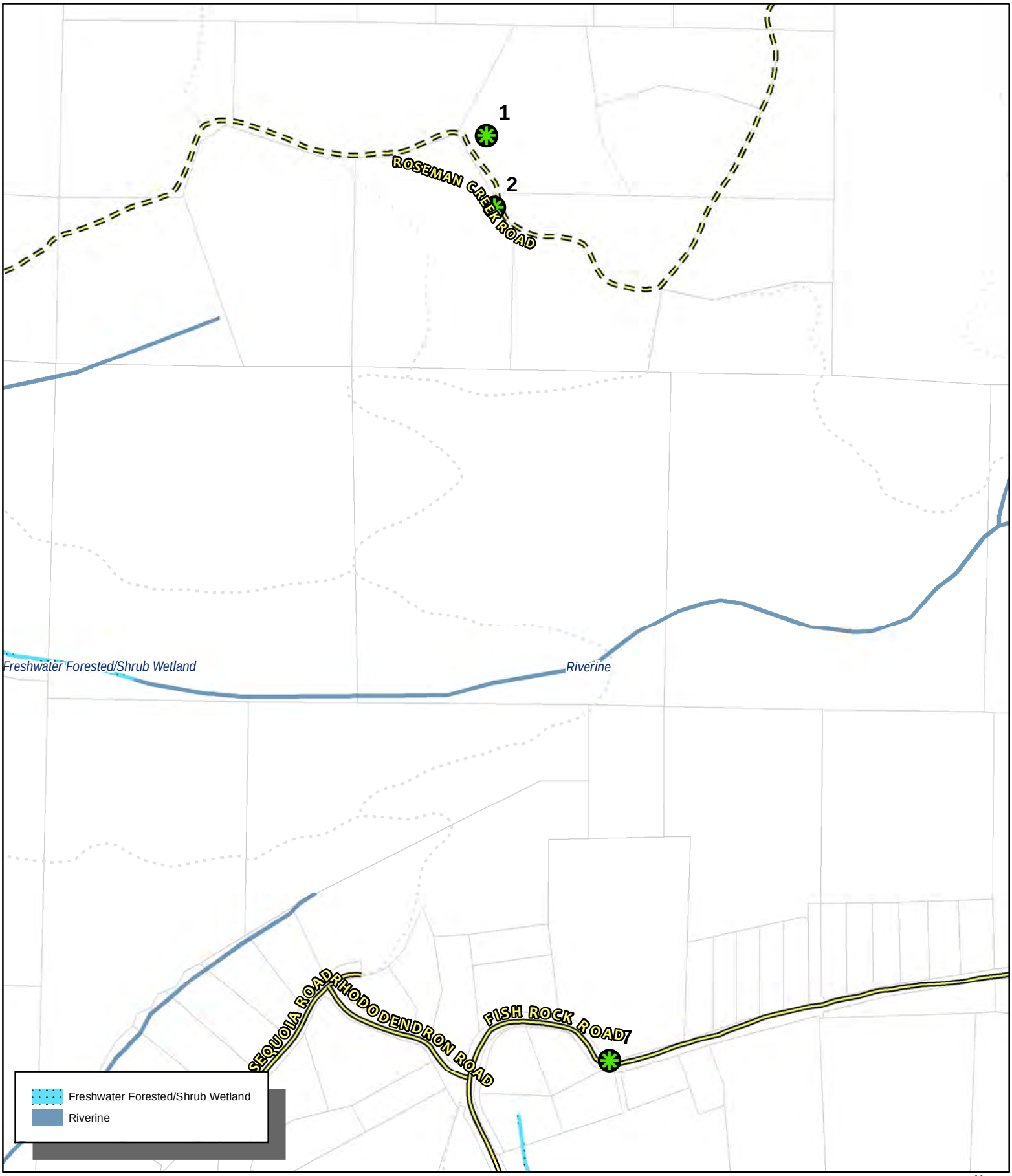
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WETLANDS

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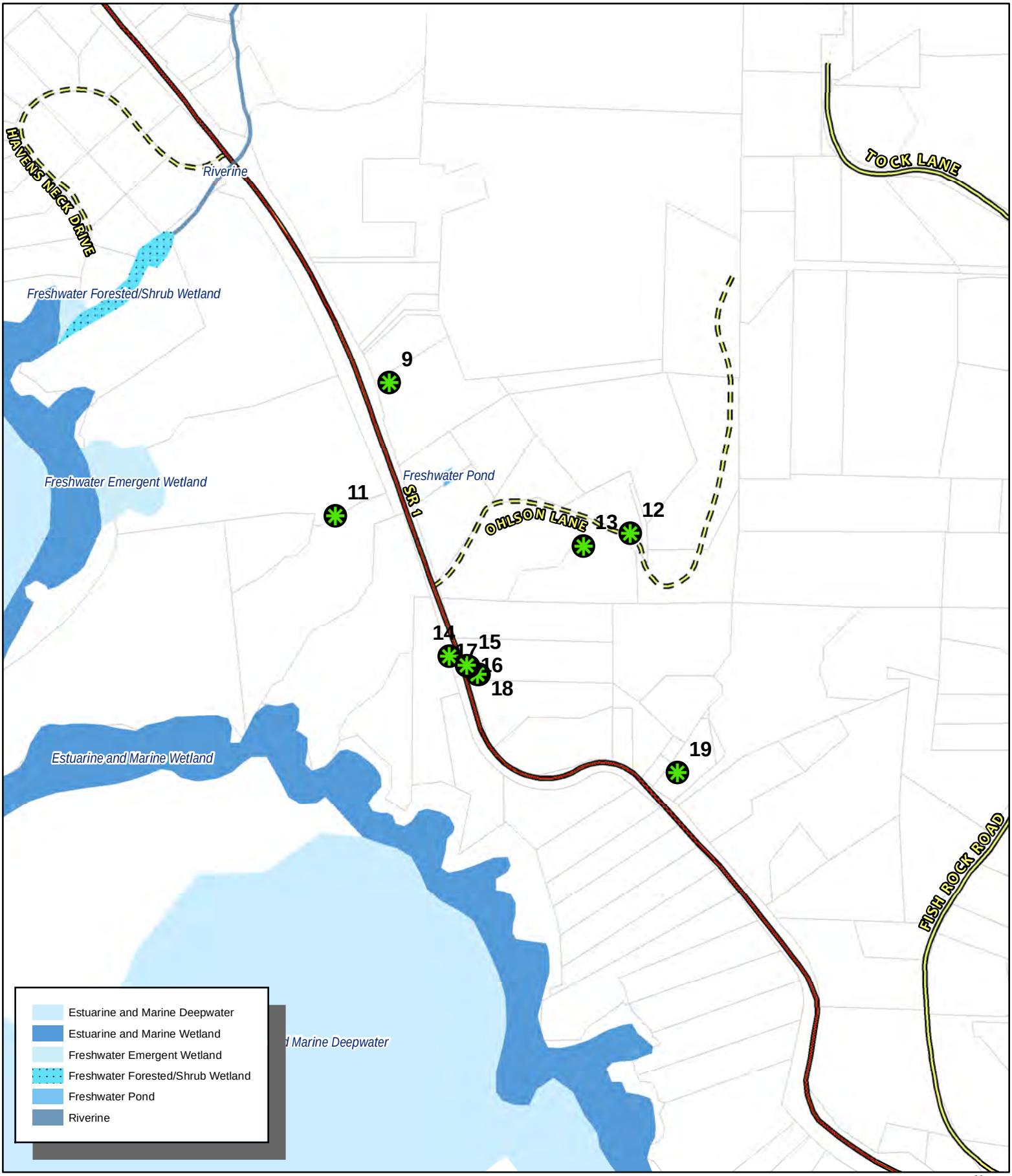
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WETLANDS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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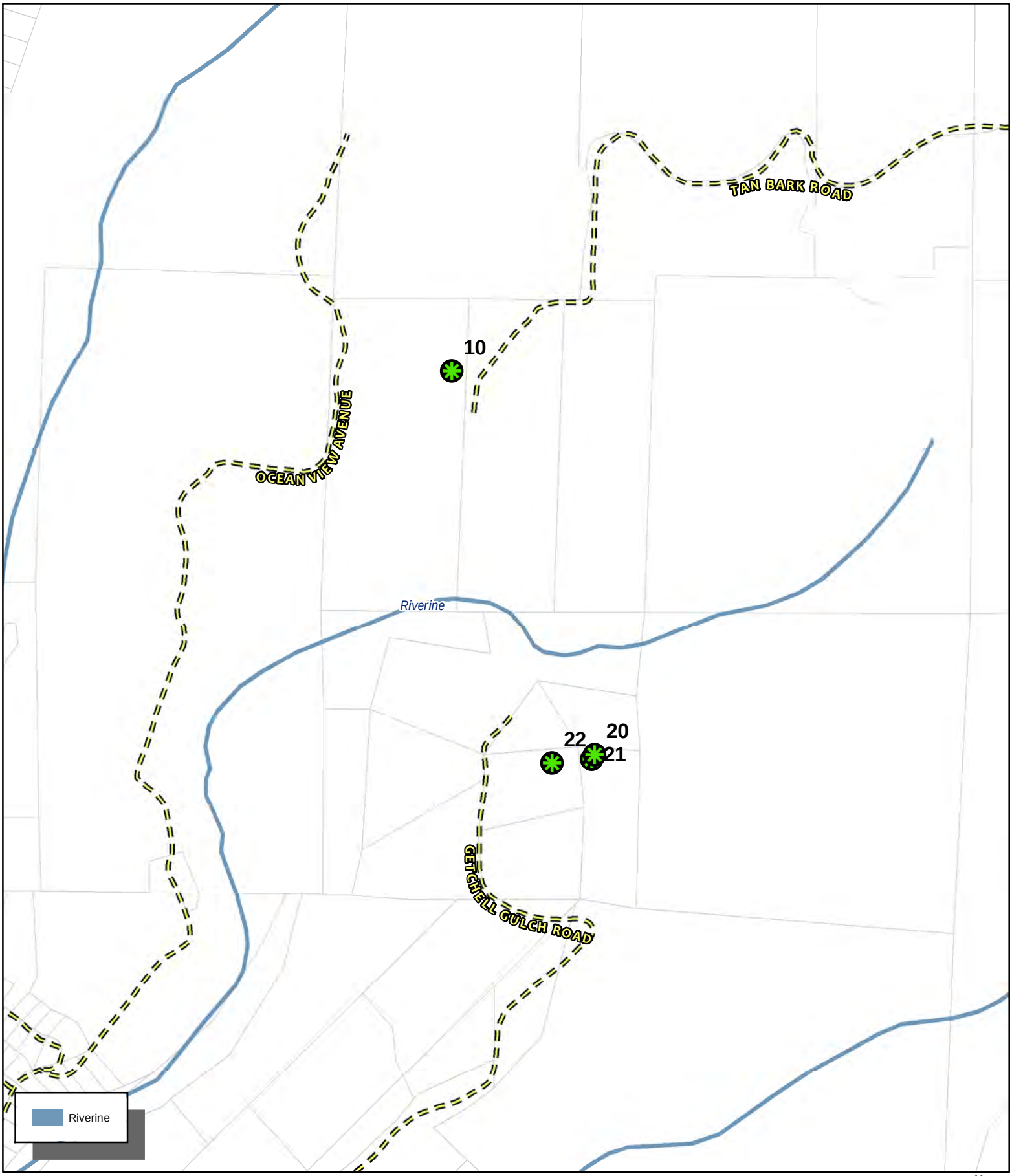
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WETLANDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



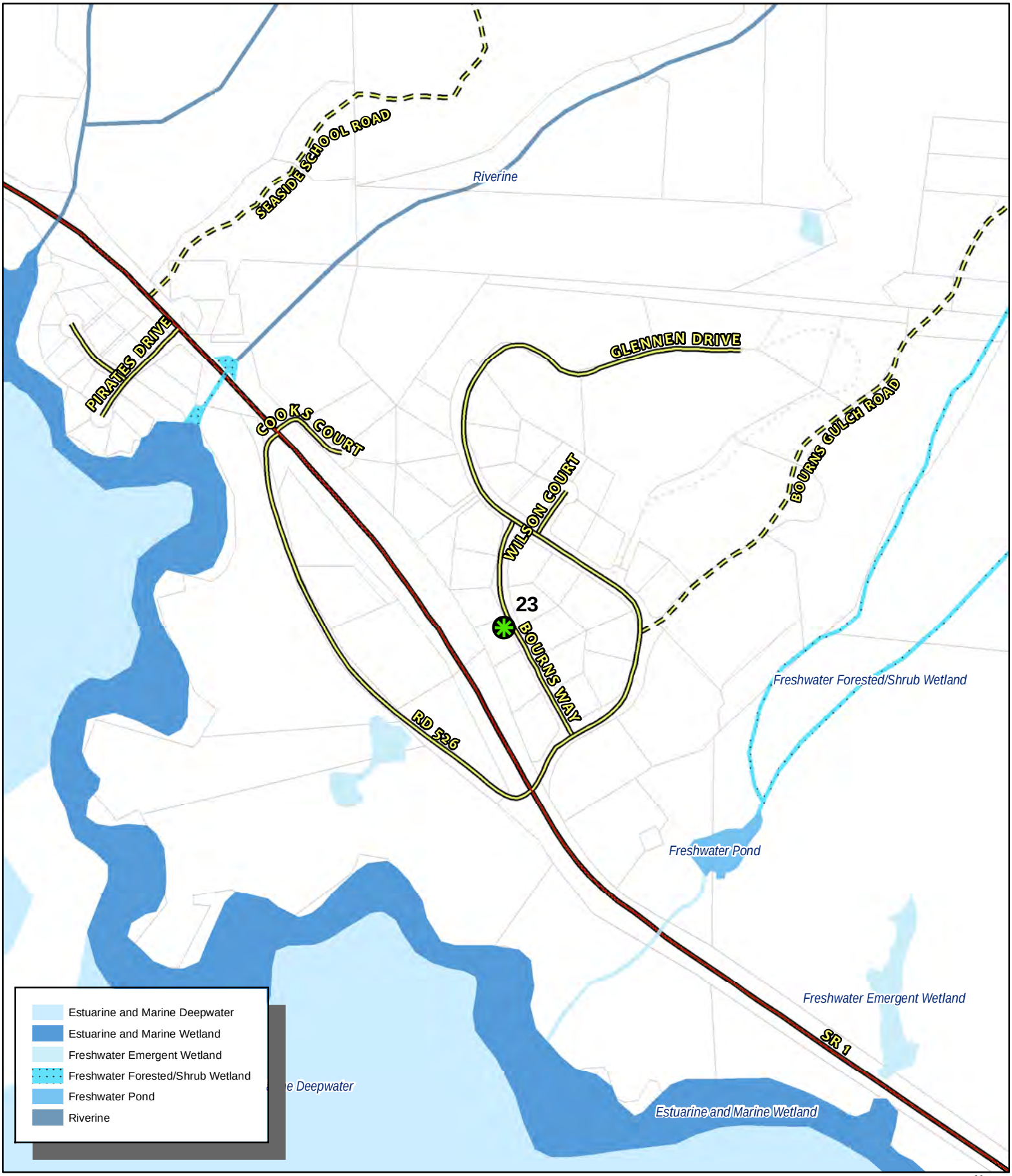
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Private Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WETLANDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



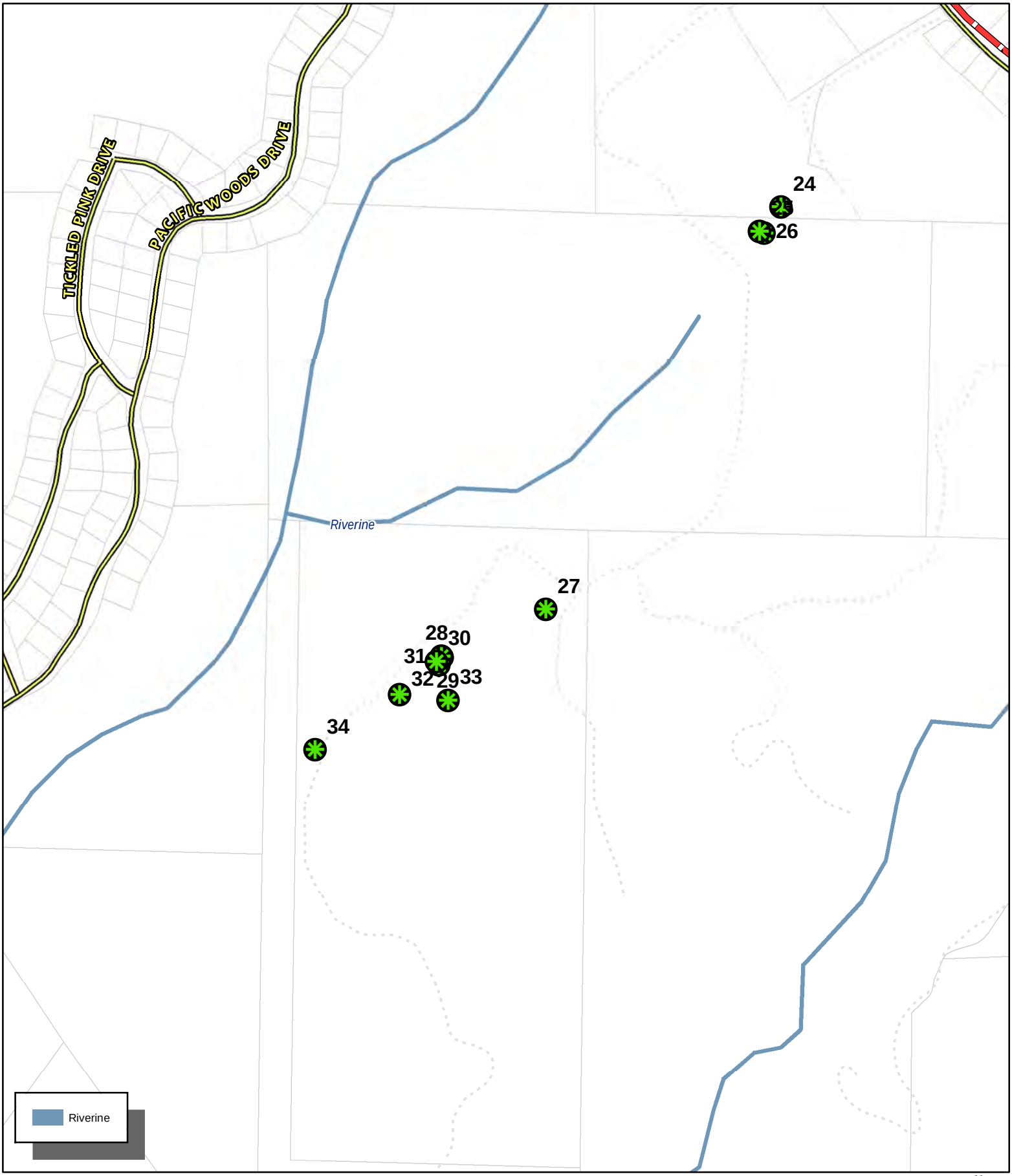
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WETLANDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



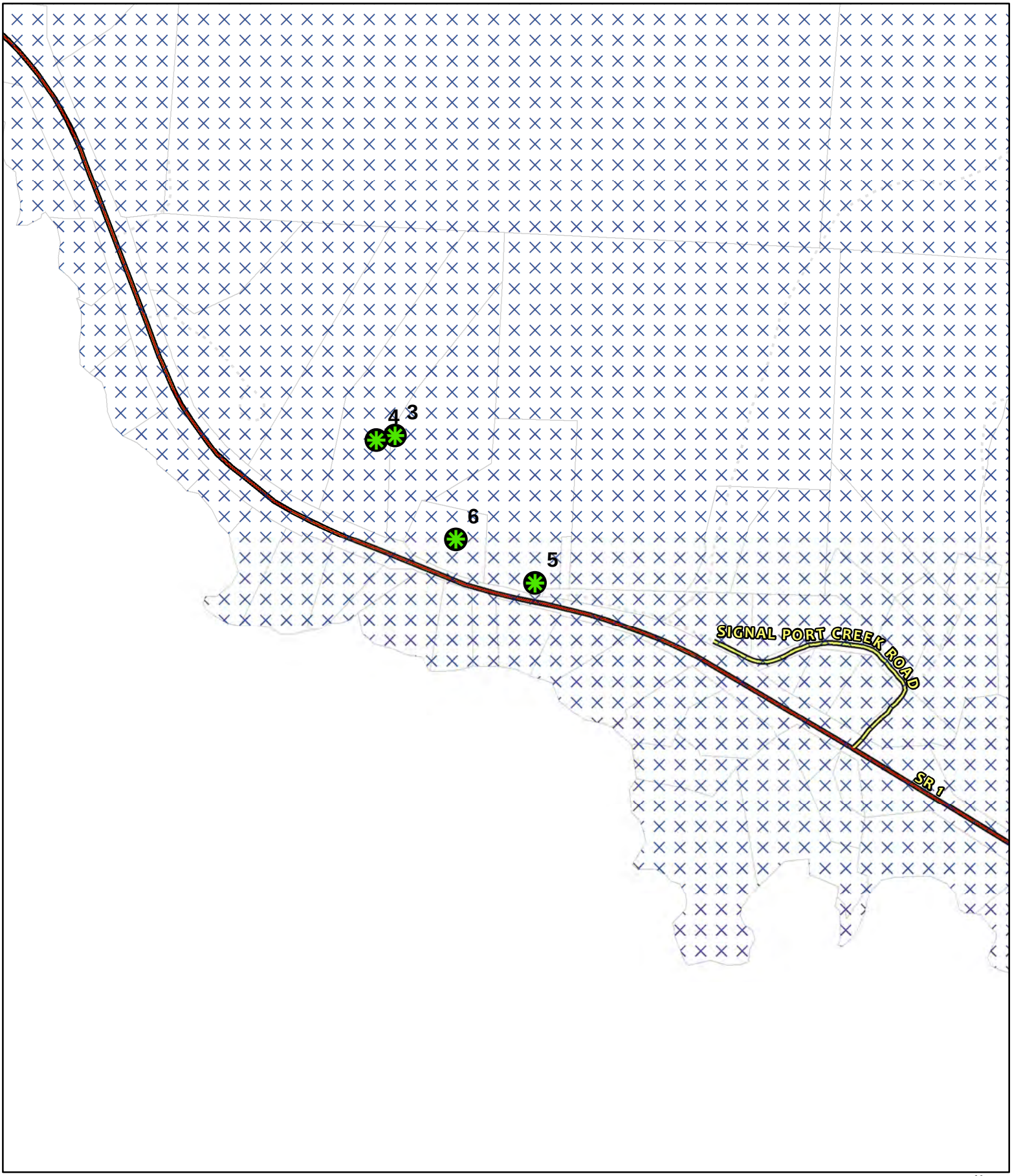
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Coastal Zone Boundary
Public Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WETLANDS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



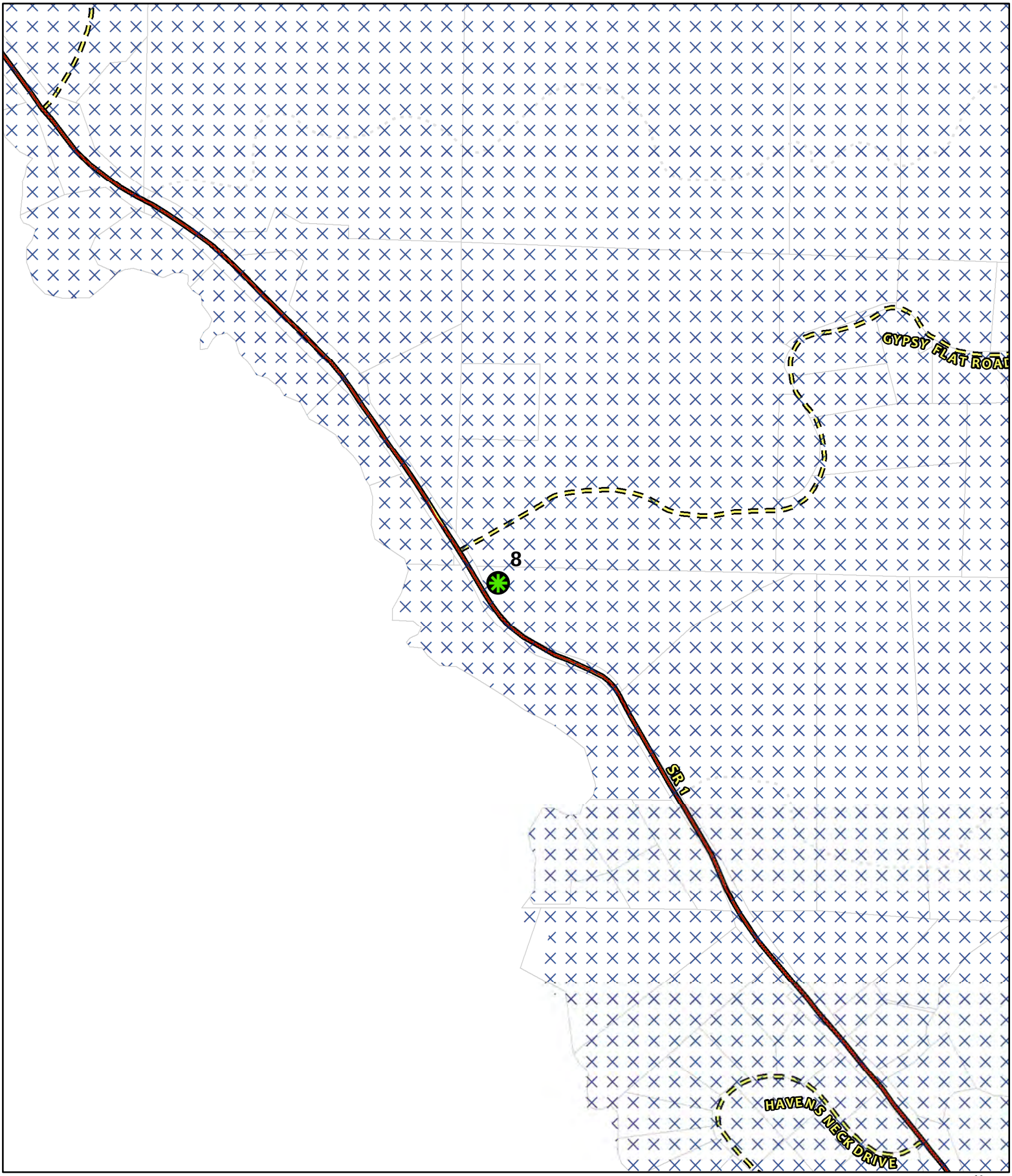
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Critical Water Resources
Highways (2017)
Public Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

COASTAL GROUND WATER RESOURCES

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

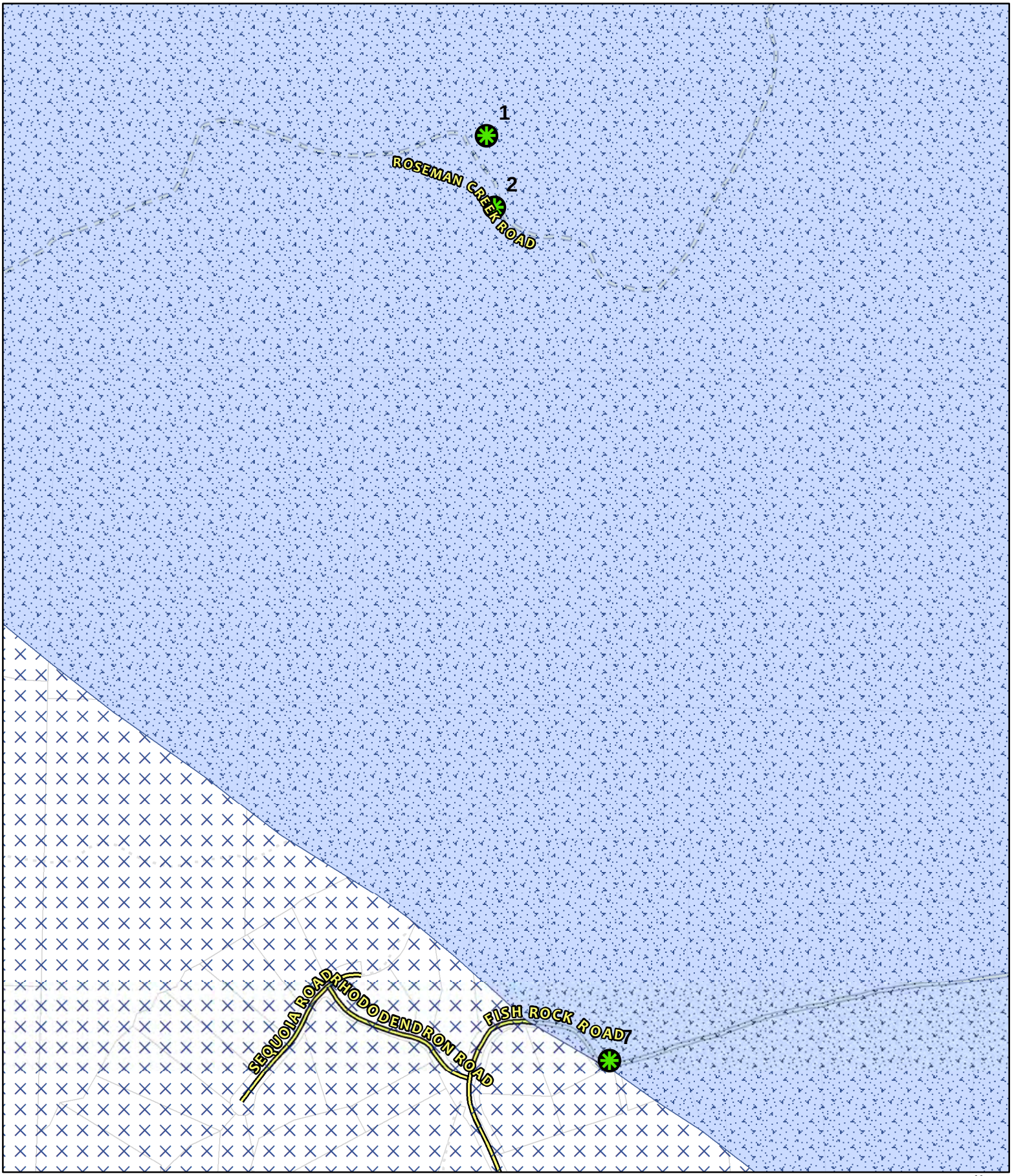
Critical Water Resources
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N W E S

COASTAL GROUND WATER RESOURCES

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



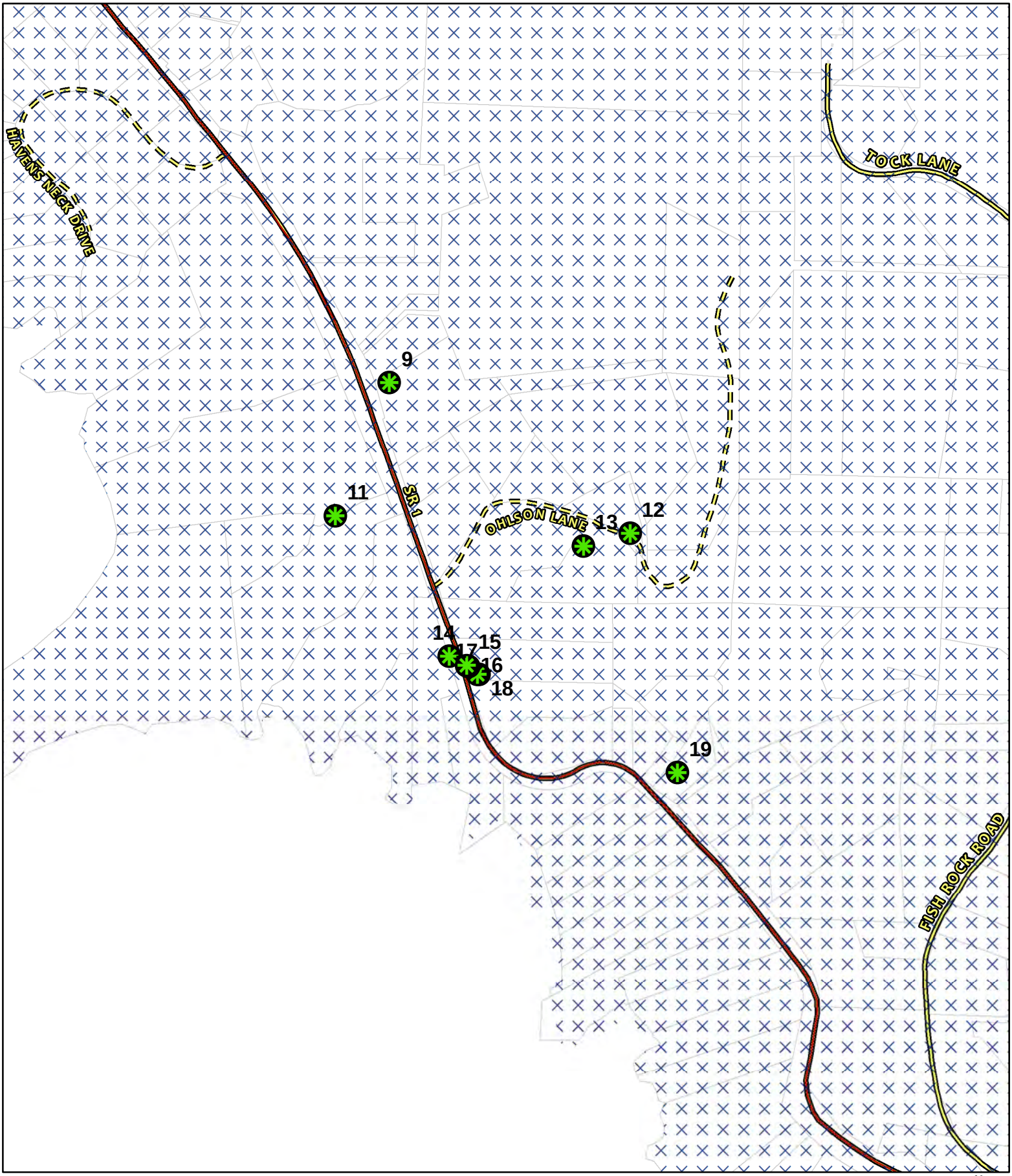
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Critical Water Resources
Critical Water Resources Bedrock
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

COASTAL GROUND WATER RESOURCES

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

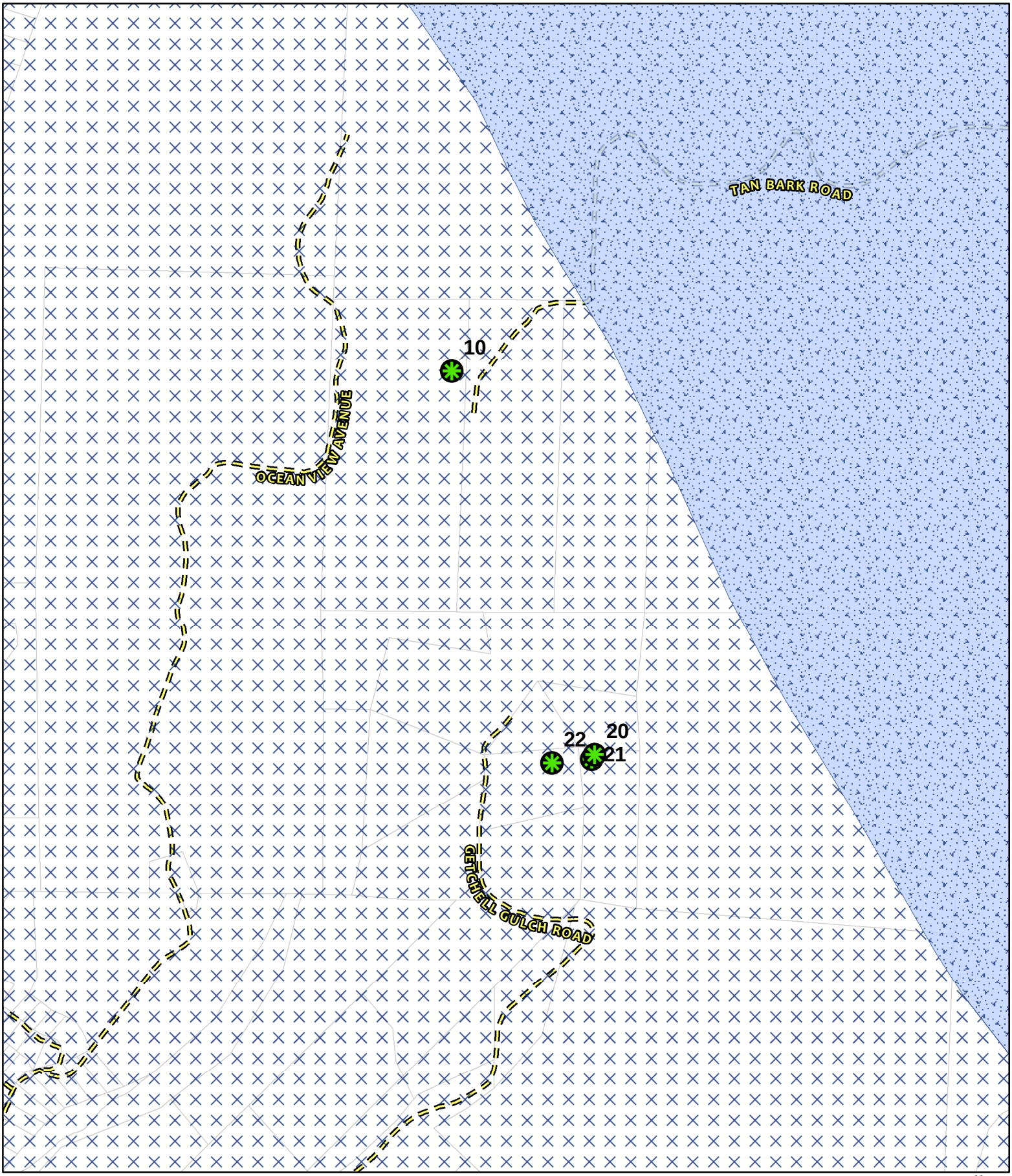
Critical Water Resources
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N W E S

COASTAL GROUND WATER RESOURCES

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

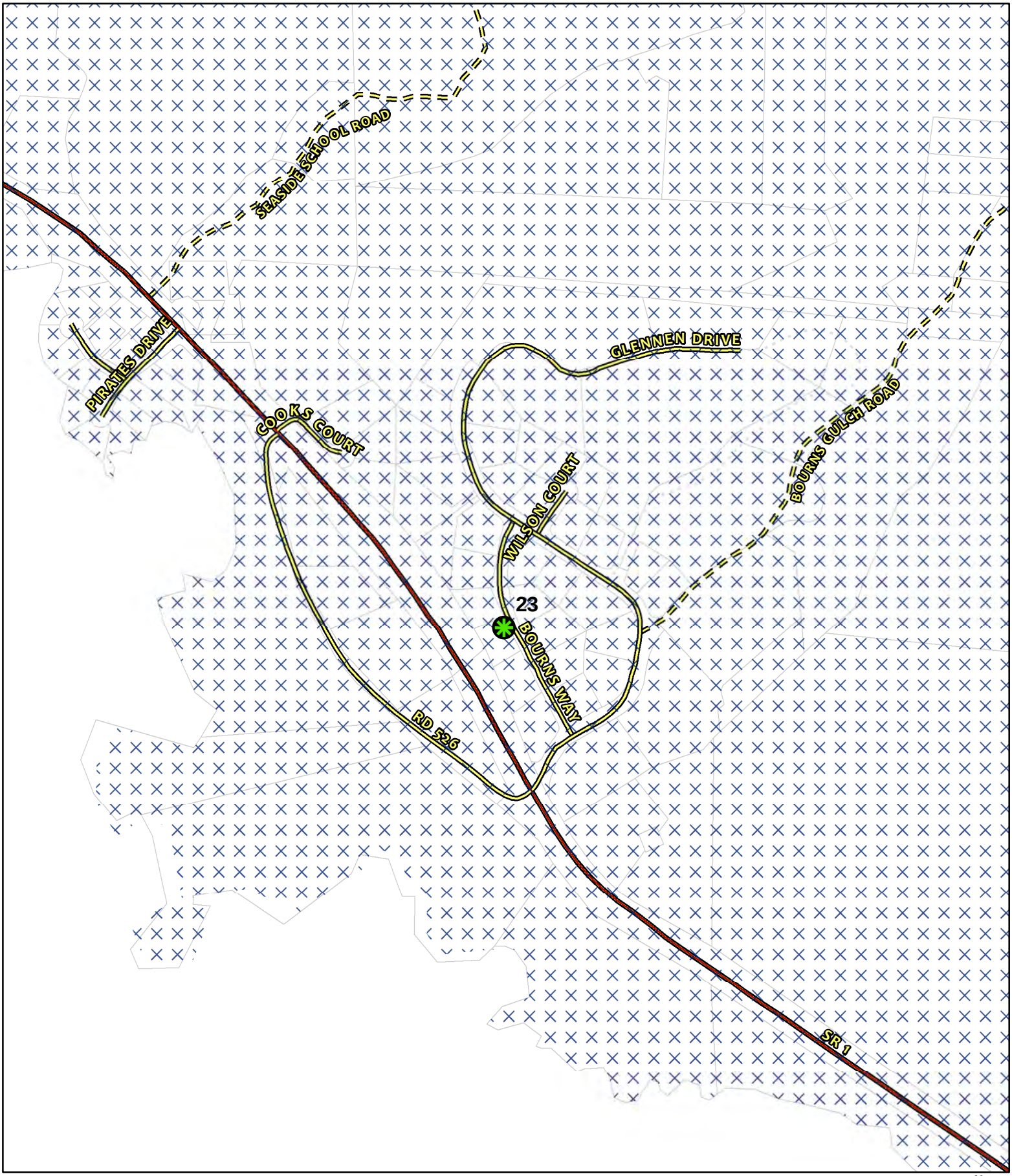
Critical Water Resources
Critical Water Resources Bedrock
Private Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N
W E
S

COASTAL GROUND WATER RESOURCES

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

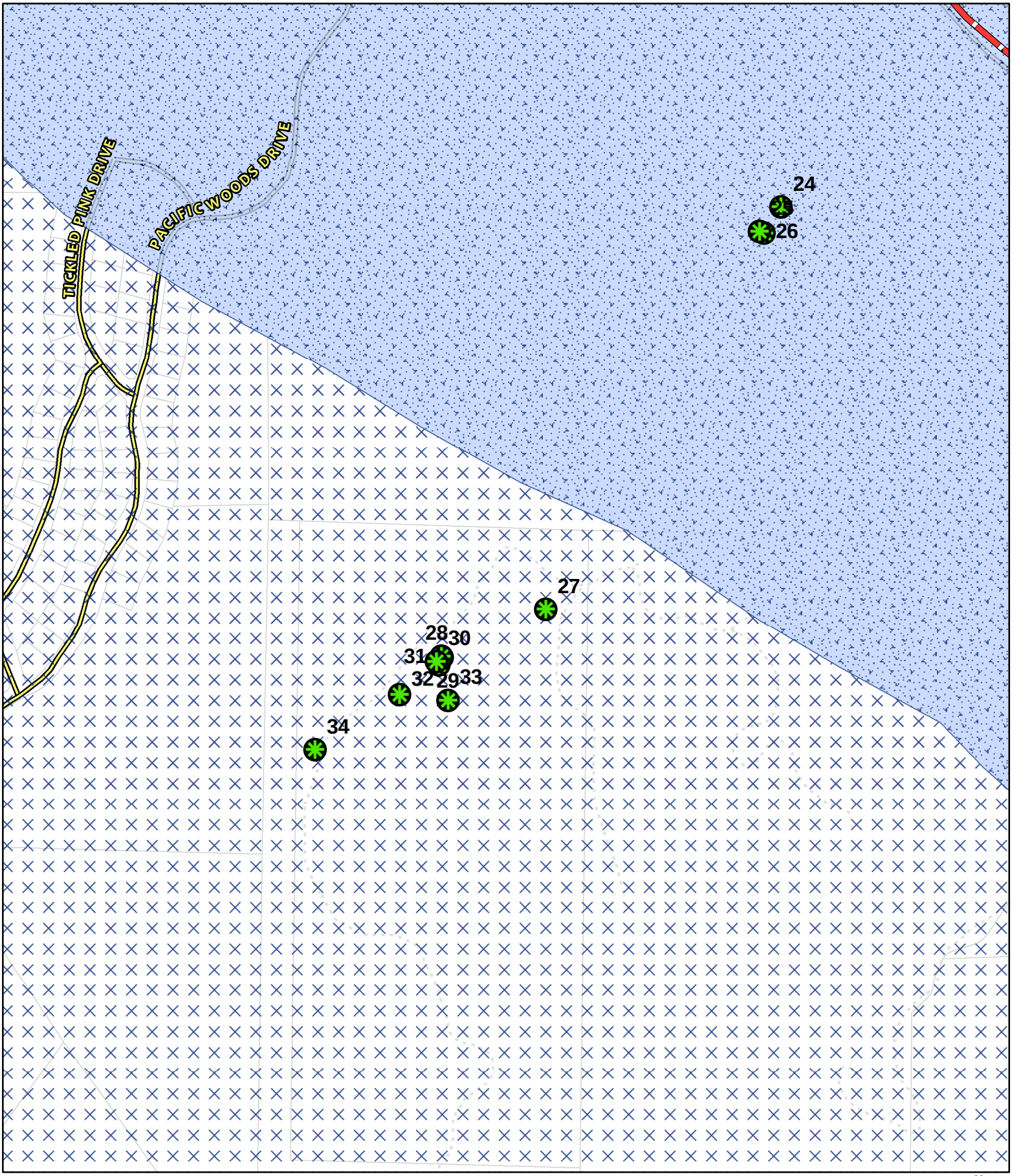
Critical Water Resources
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

1:6,000

COASTAL GROUND WATER RESOURCES

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

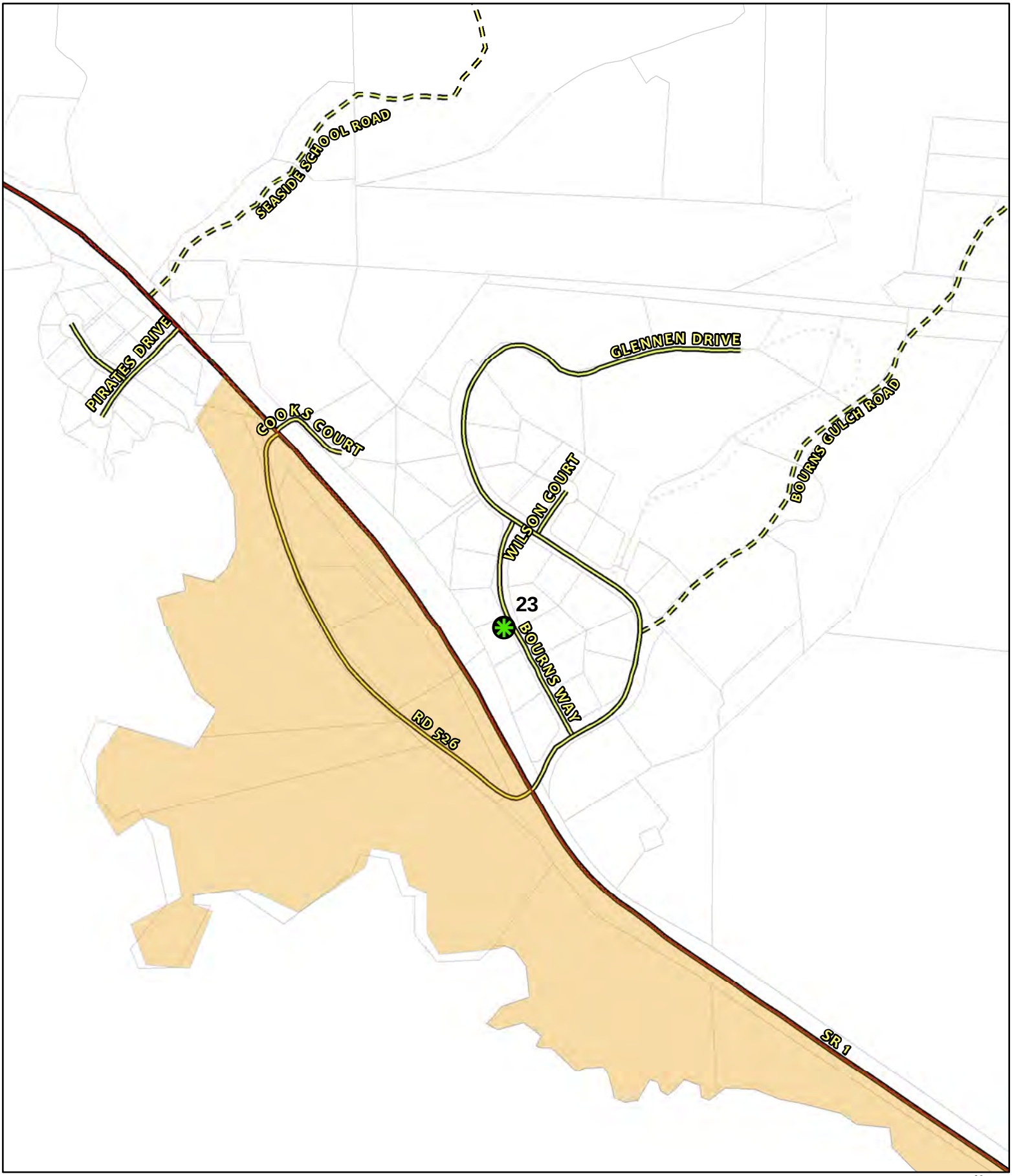
Coastal Zone Boundary
Critical Water Resources
Critical Water Resources Bedrock
Public Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N
W E
S

COASTAL GROUND WATER RESOURCES

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

HIGHLY SCENIC AREA

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

ESTIMATED SLOPE

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads

0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N W E S

ESTIMATED SLOPE

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

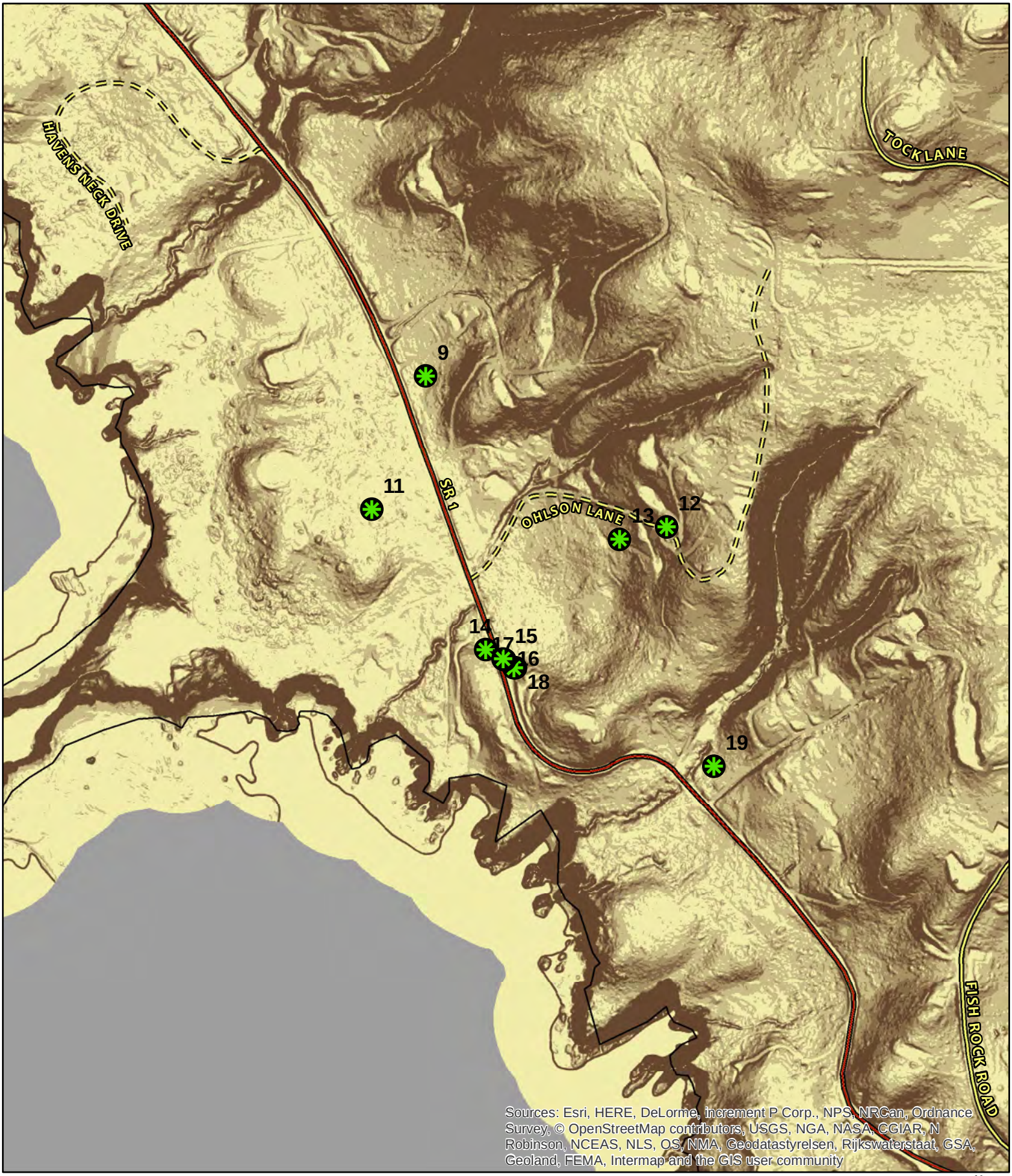
Public Roads
Private Roads
0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N W E S

ESTIMATED SLOPE

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

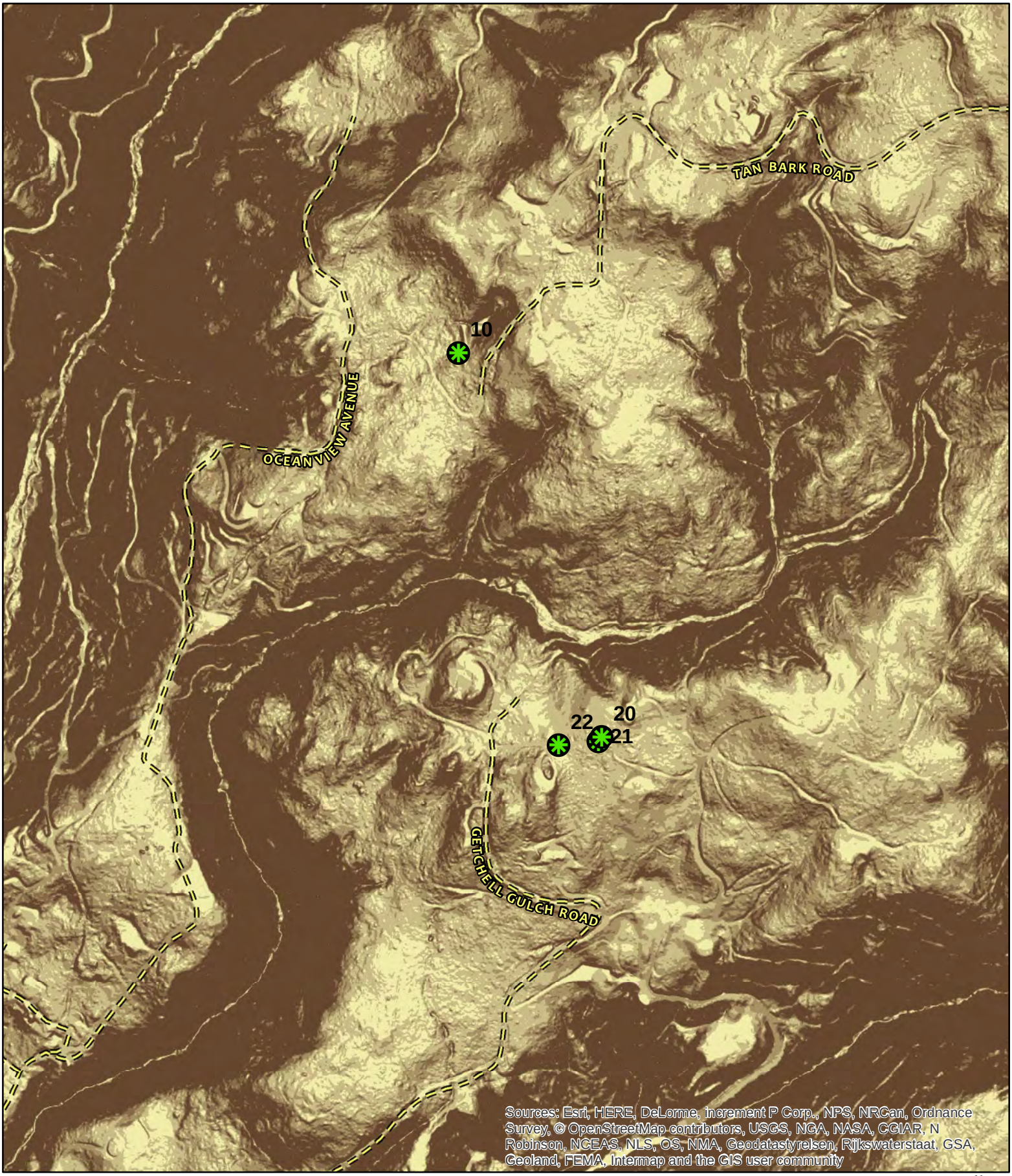
Highways (2017)
Public Roads
Private Roads

0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

ESTIMATED SLOPE

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Private Roads
0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N W E S

ESTIMATED SLOPE

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads

0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%
Tree Removal Locations

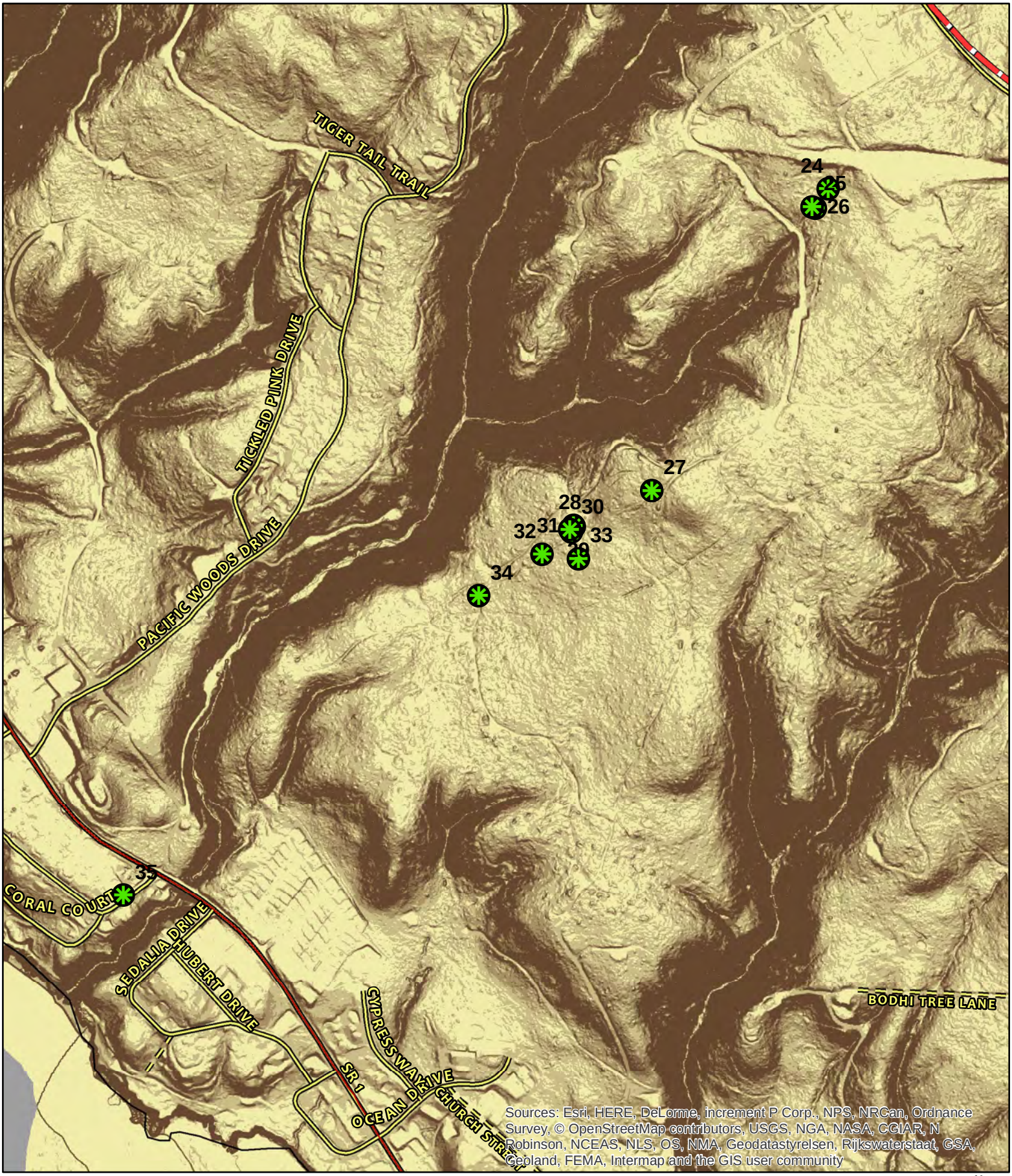
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

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



CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

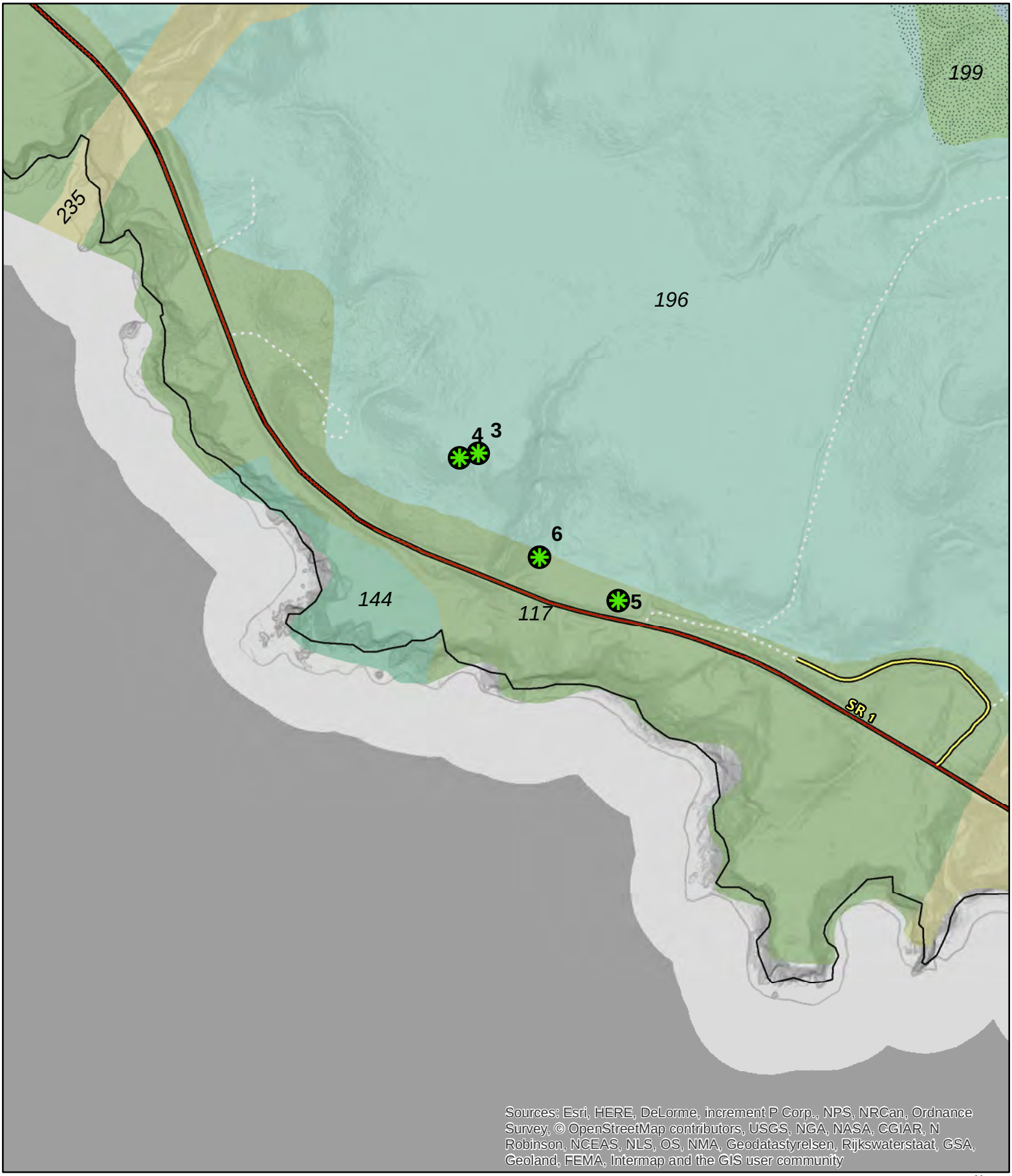
Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%
Tree Removal Locations

0 362.5 725 Feet
0 0.05 0.1 Miles
1:8,000

N W E S

ESTIMATED SLOPE

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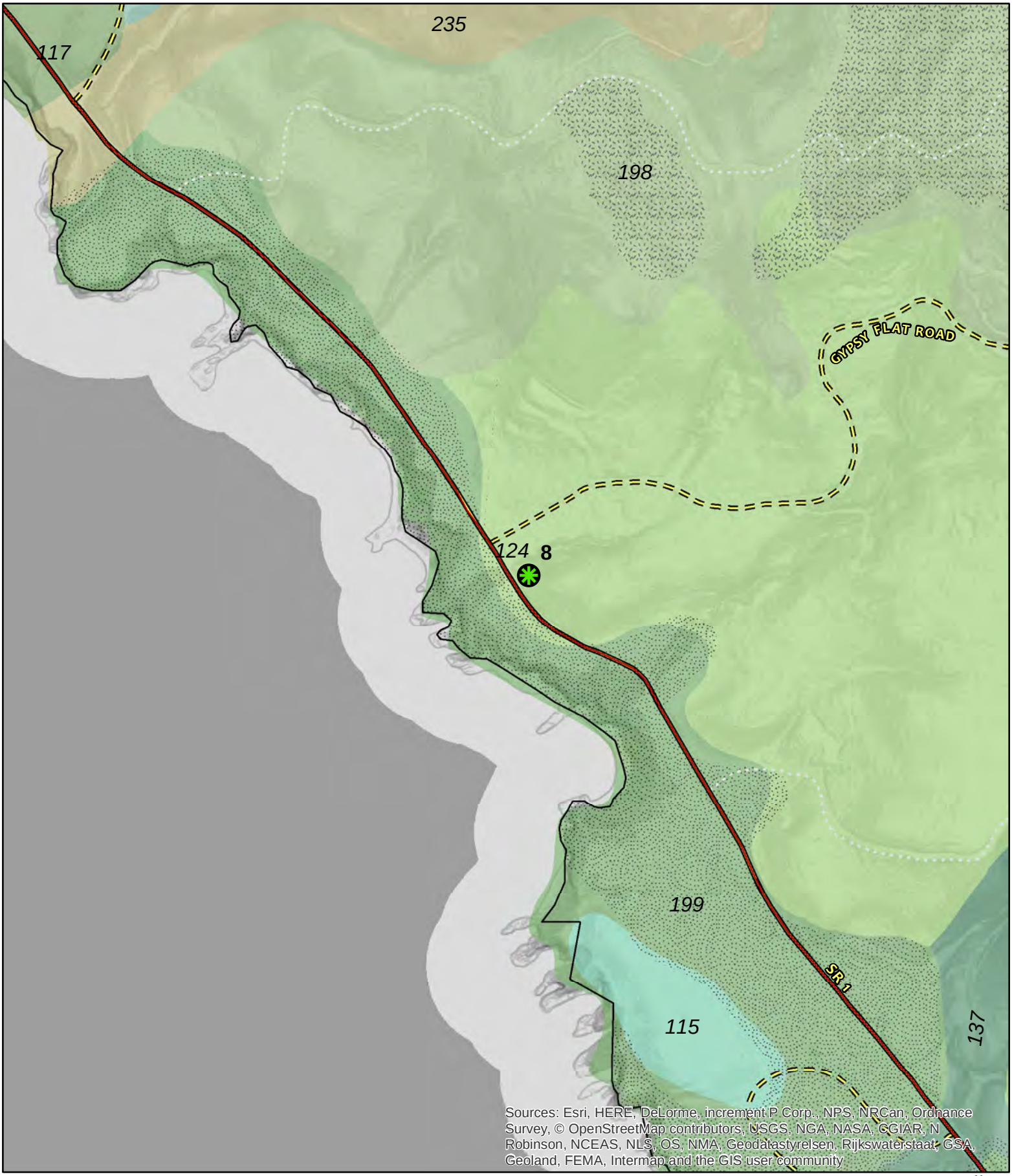
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Driveways/Unnamed Roads
Shinglemill-Gibney Complex
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WESTERN SOIL CLASSIFICATIONS

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

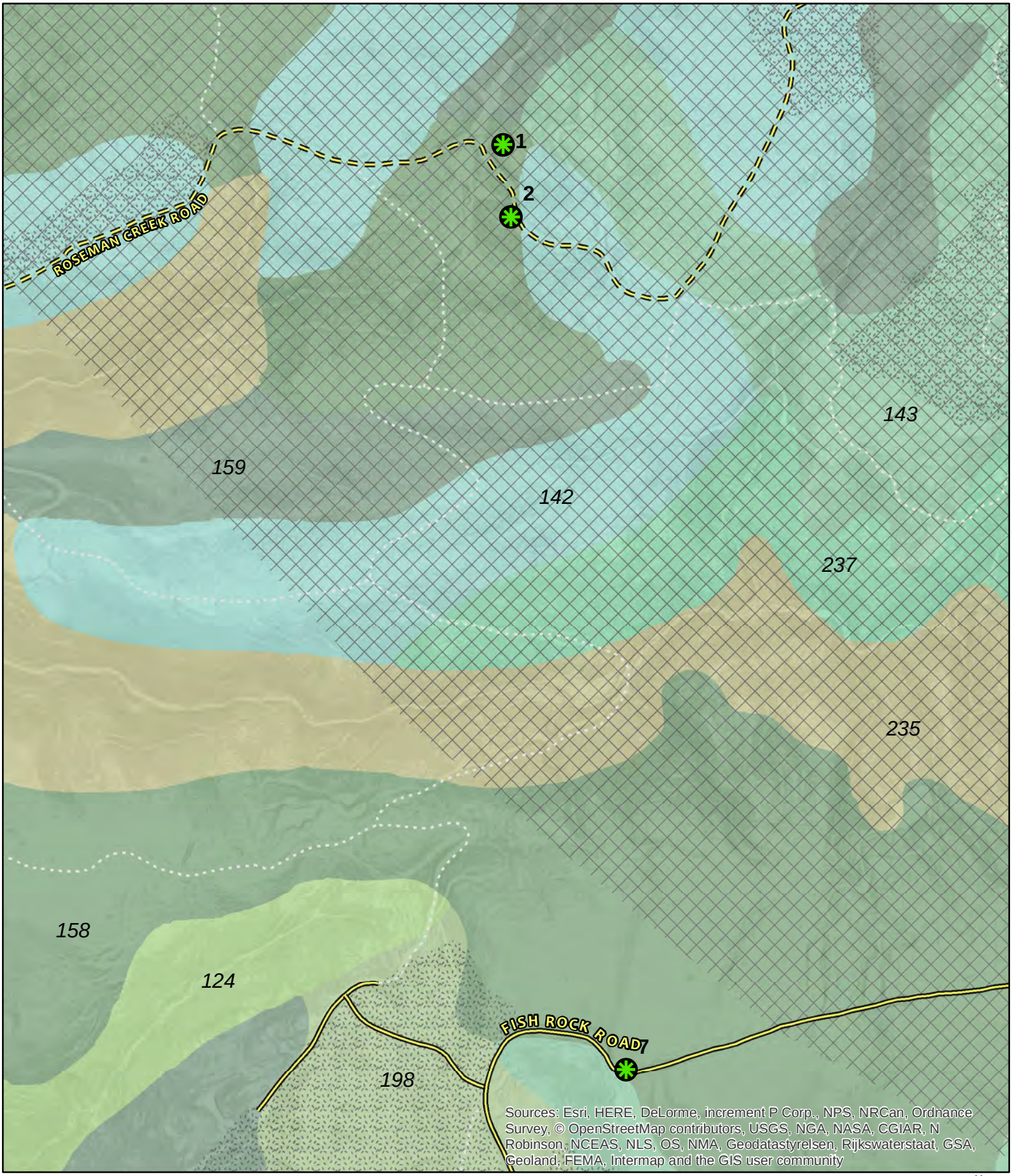
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Mendocino Cypress 110922
Shinglemill-Gibney Complex
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N W E S

WESTERN SOIL CLASSIFICATIONS

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

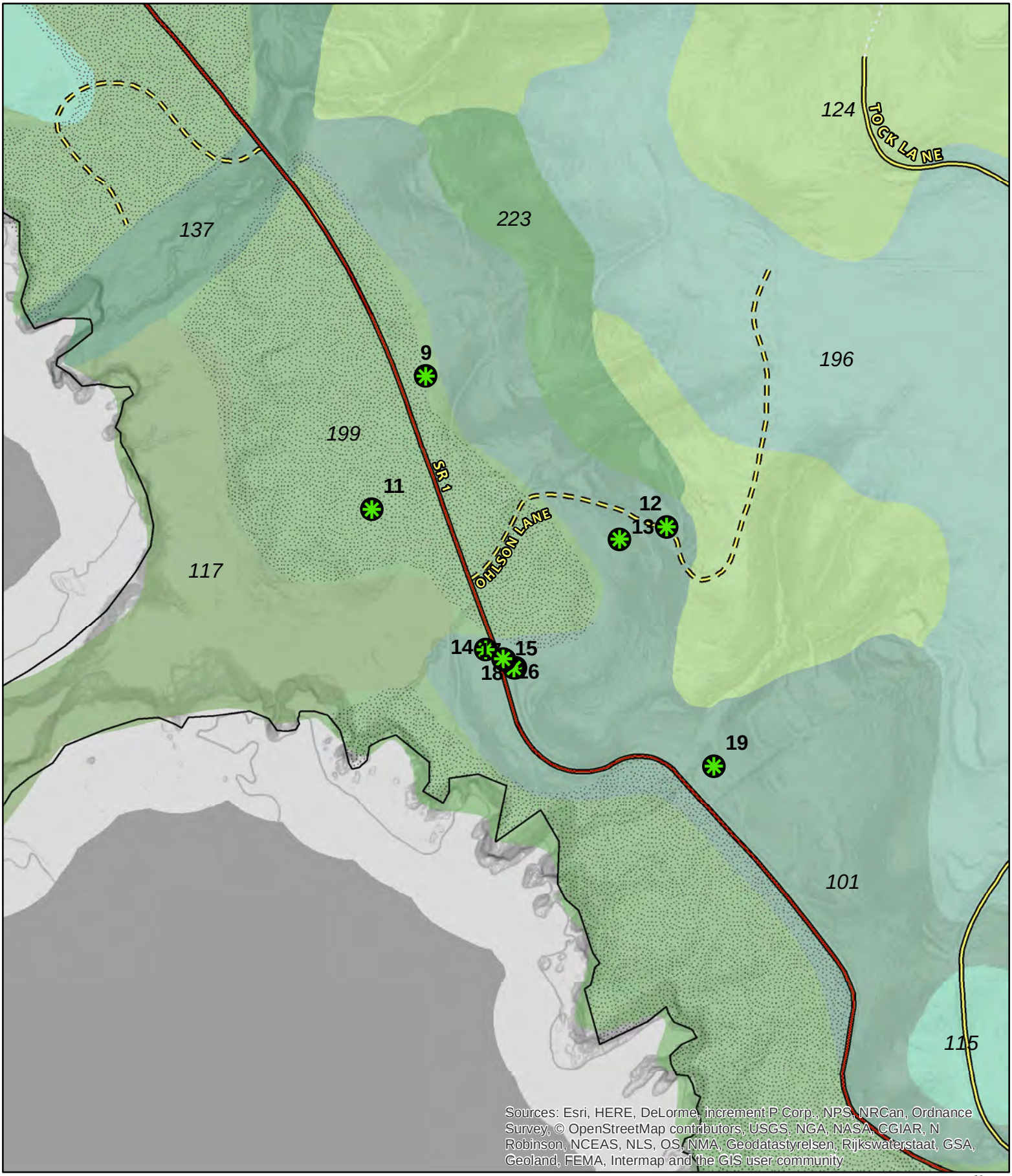
Public Roads
Private Roads
Driveways/Unnamed Roads
Mendocino Cypress 110922
Bishop Pine
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
1:6,000

N W E S

WESTERN SOIL CLASSIFICATIONS

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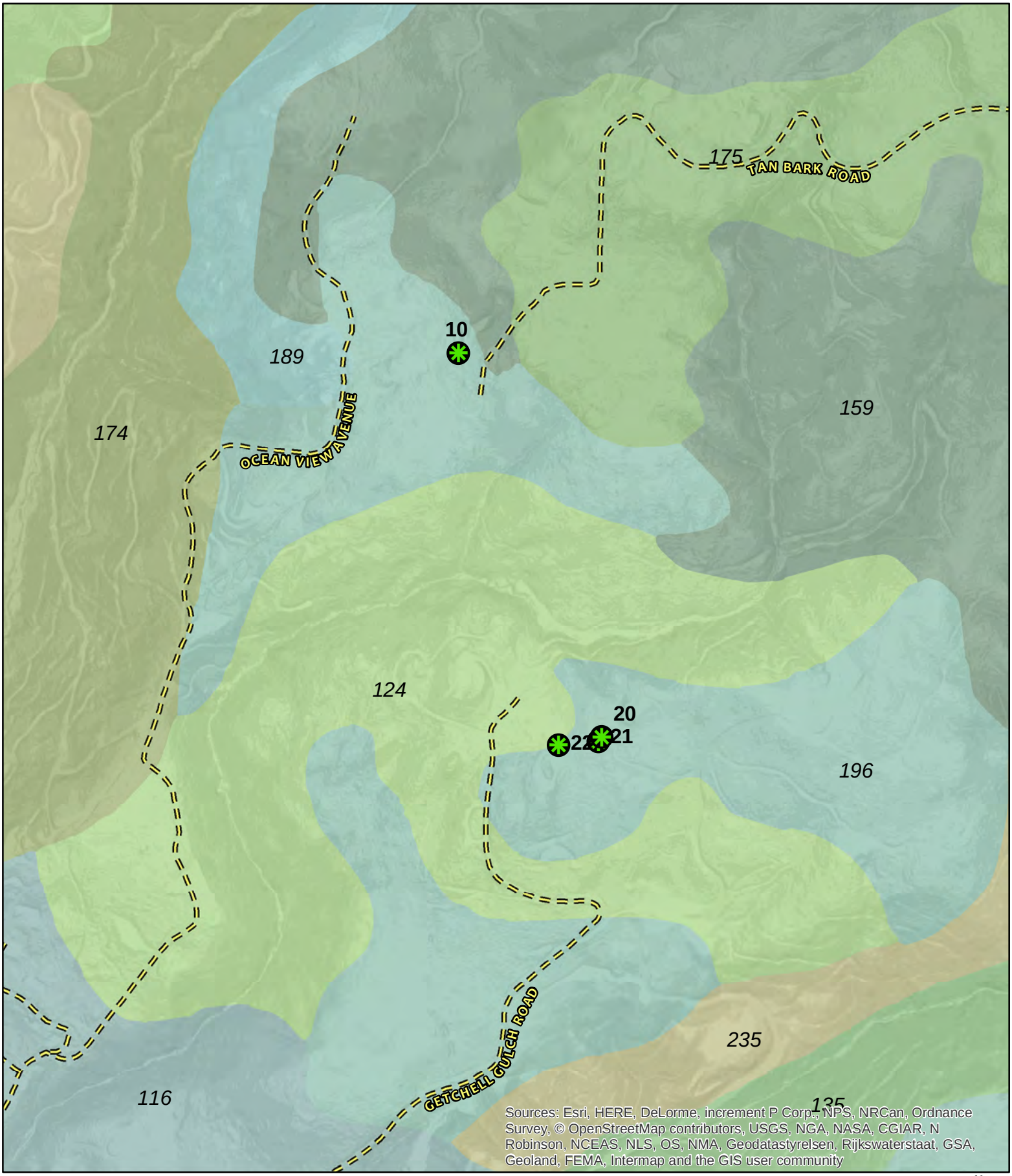
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Shinglemill-Gibney Complex
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WESTERN SOIL CLASSIFICATIONS

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

= = = Private Roads

Tree Removal Locations

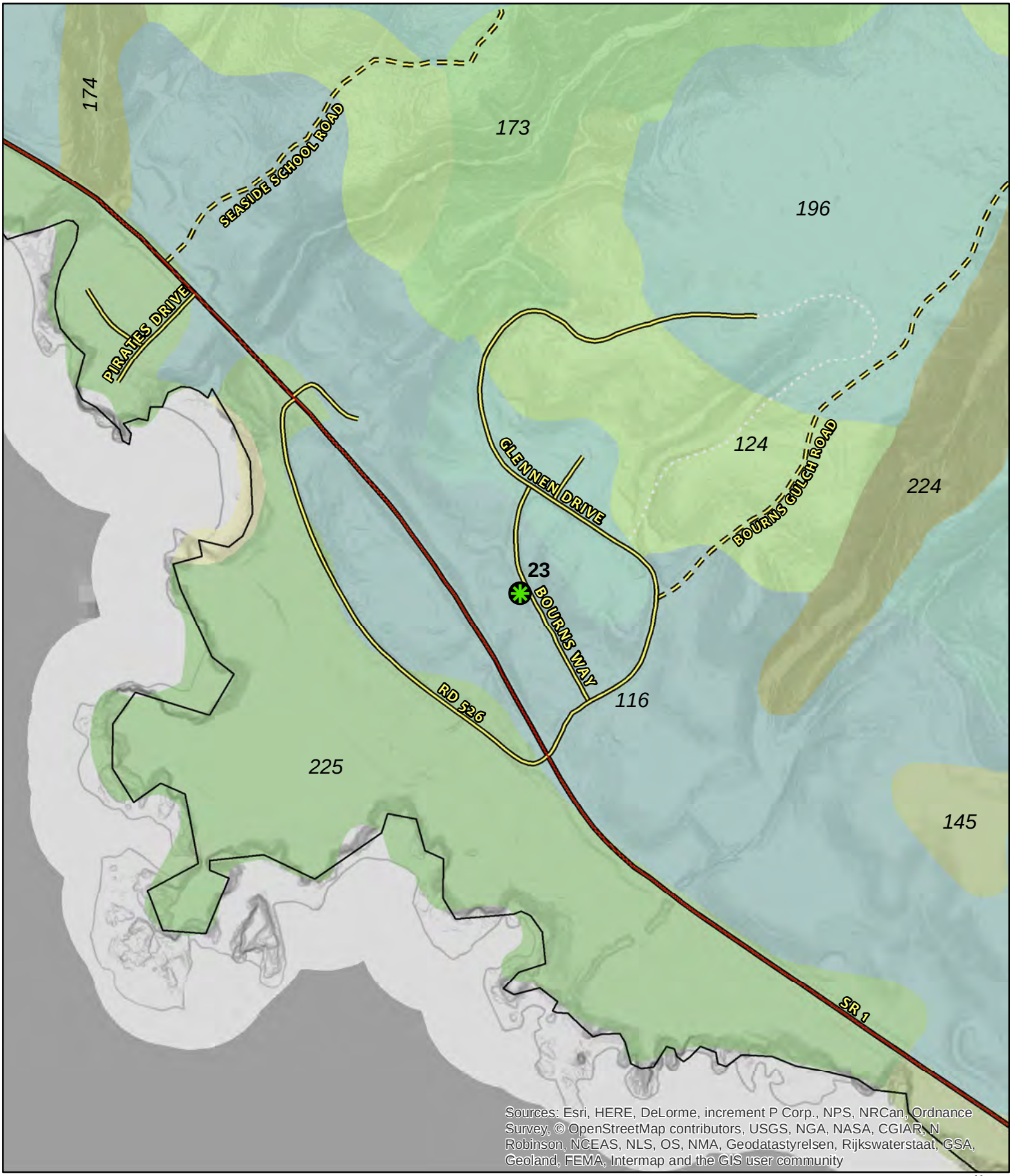
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

WESTERN SOIL CLASSIFICATIONS

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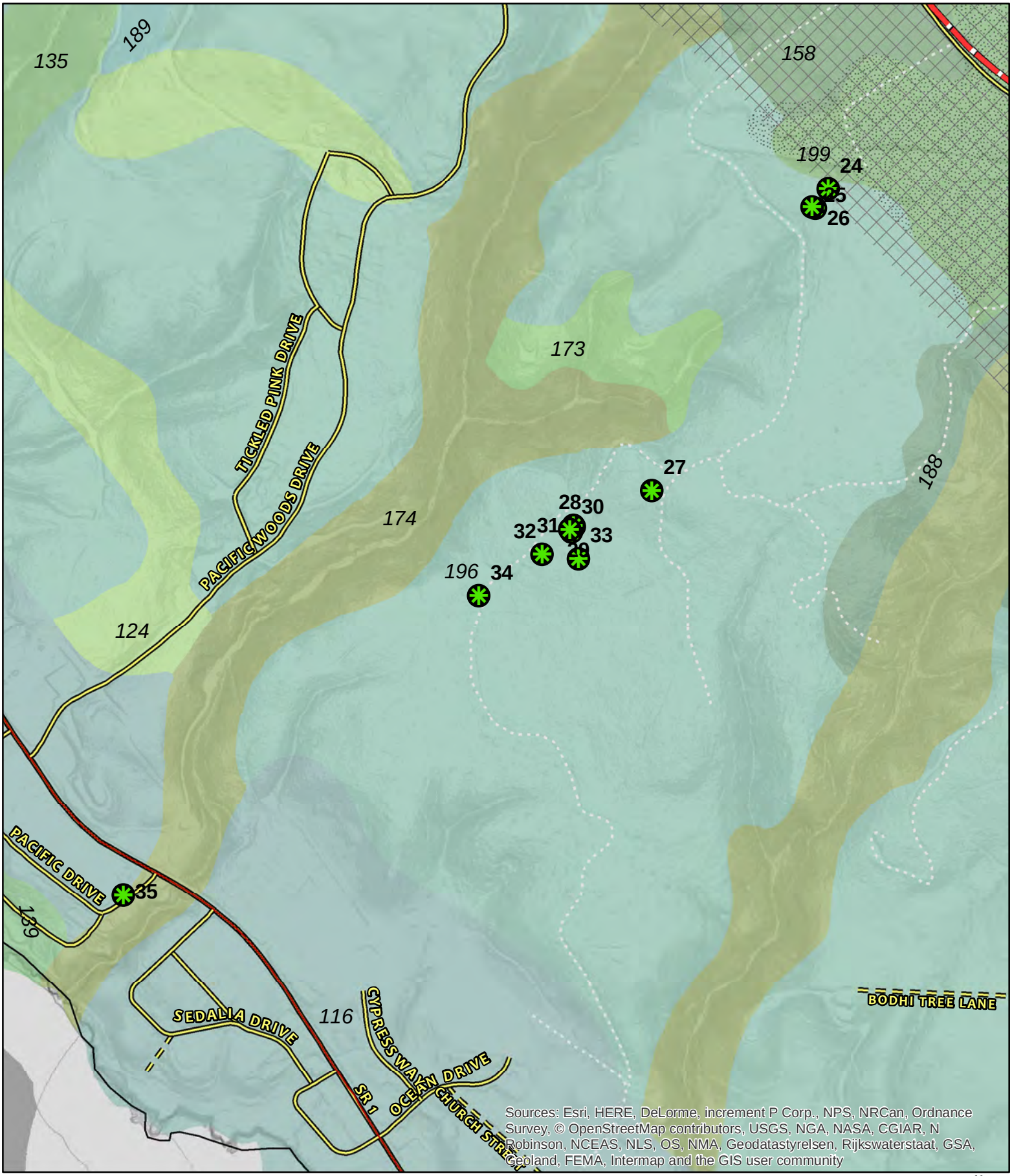
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WESTERN SOIL CLASSIFICATIONS

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

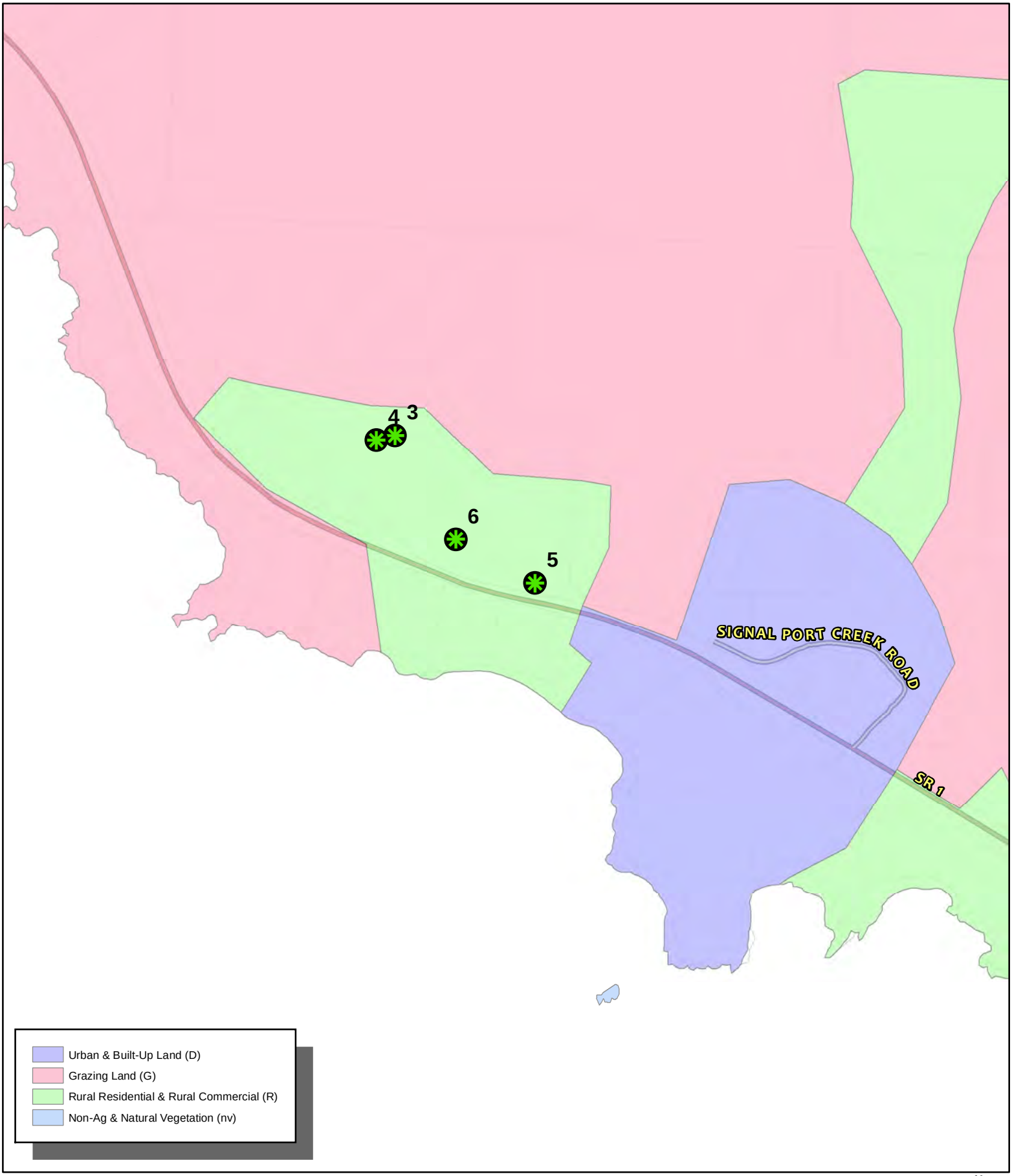
Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Shinglemill-Gibney Complex
Bishop Pine
Tree Removal Locations

0 360 720 Feet
0 0.05 0.1 Miles
1:8,000

N W E S

WESTERN SOIL CLASSIFICATIONS

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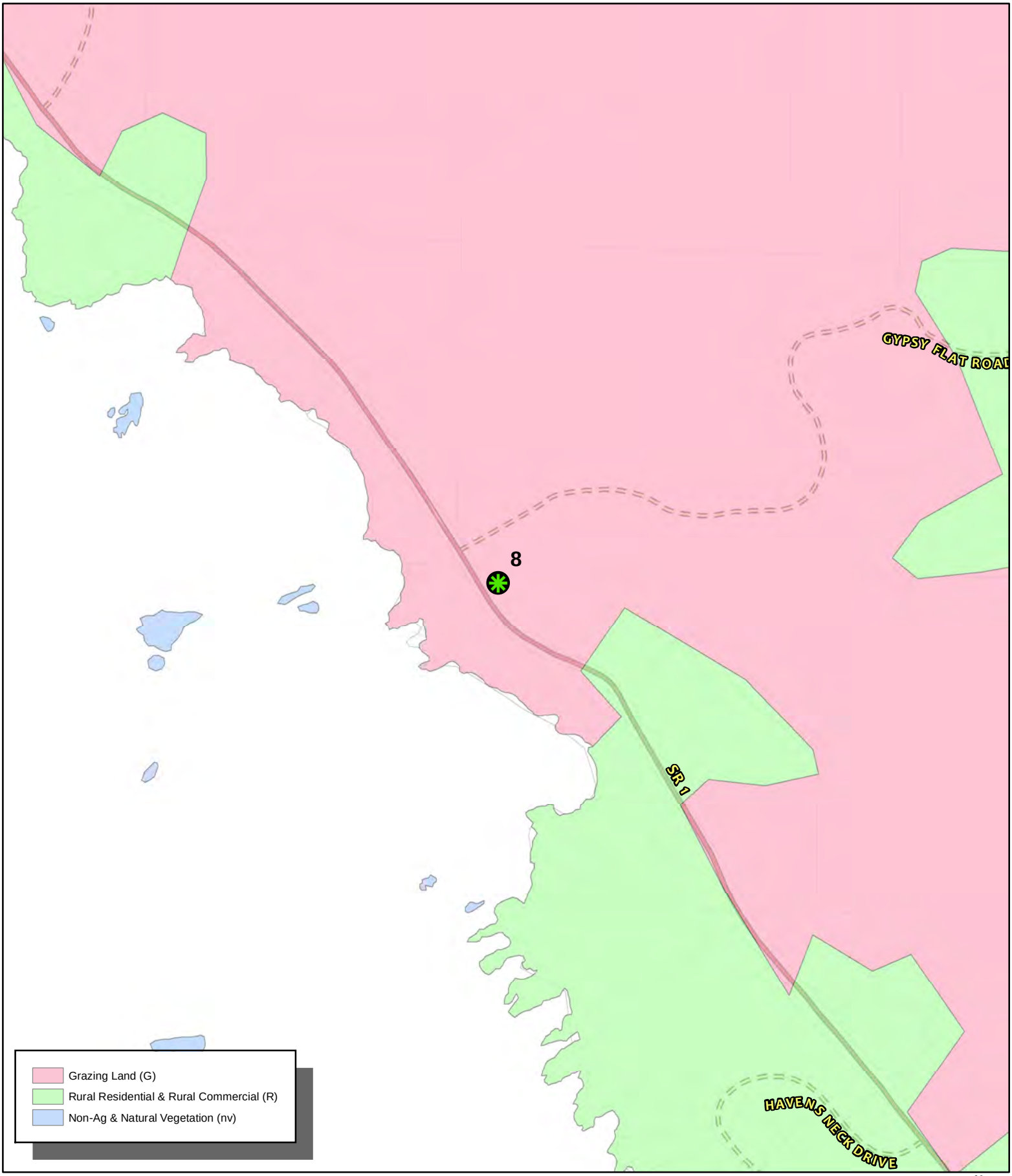
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

FARMLAND CLASSIFICATIONS

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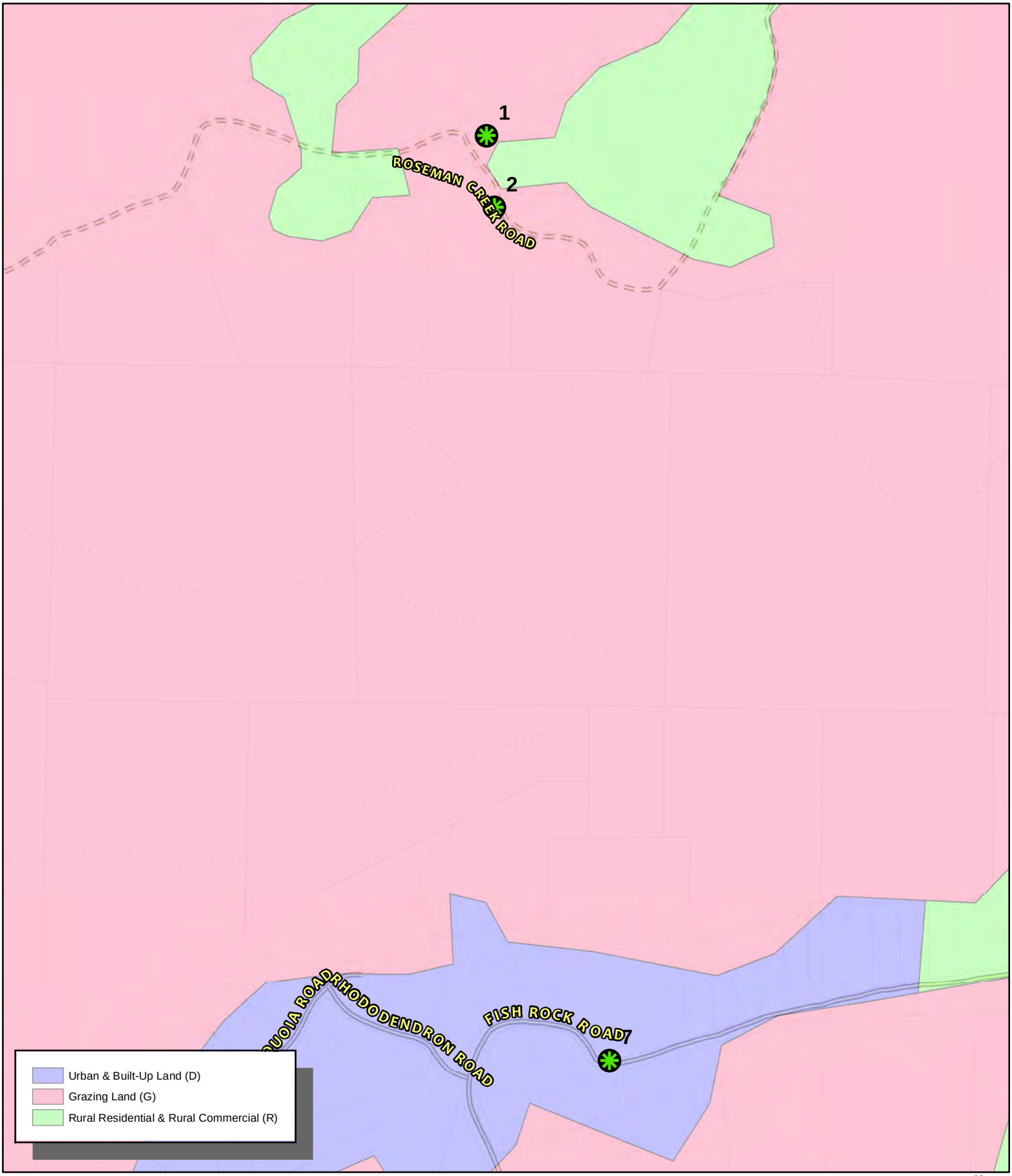
CASE: CDP 2024-0018
OWNER: Various
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ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

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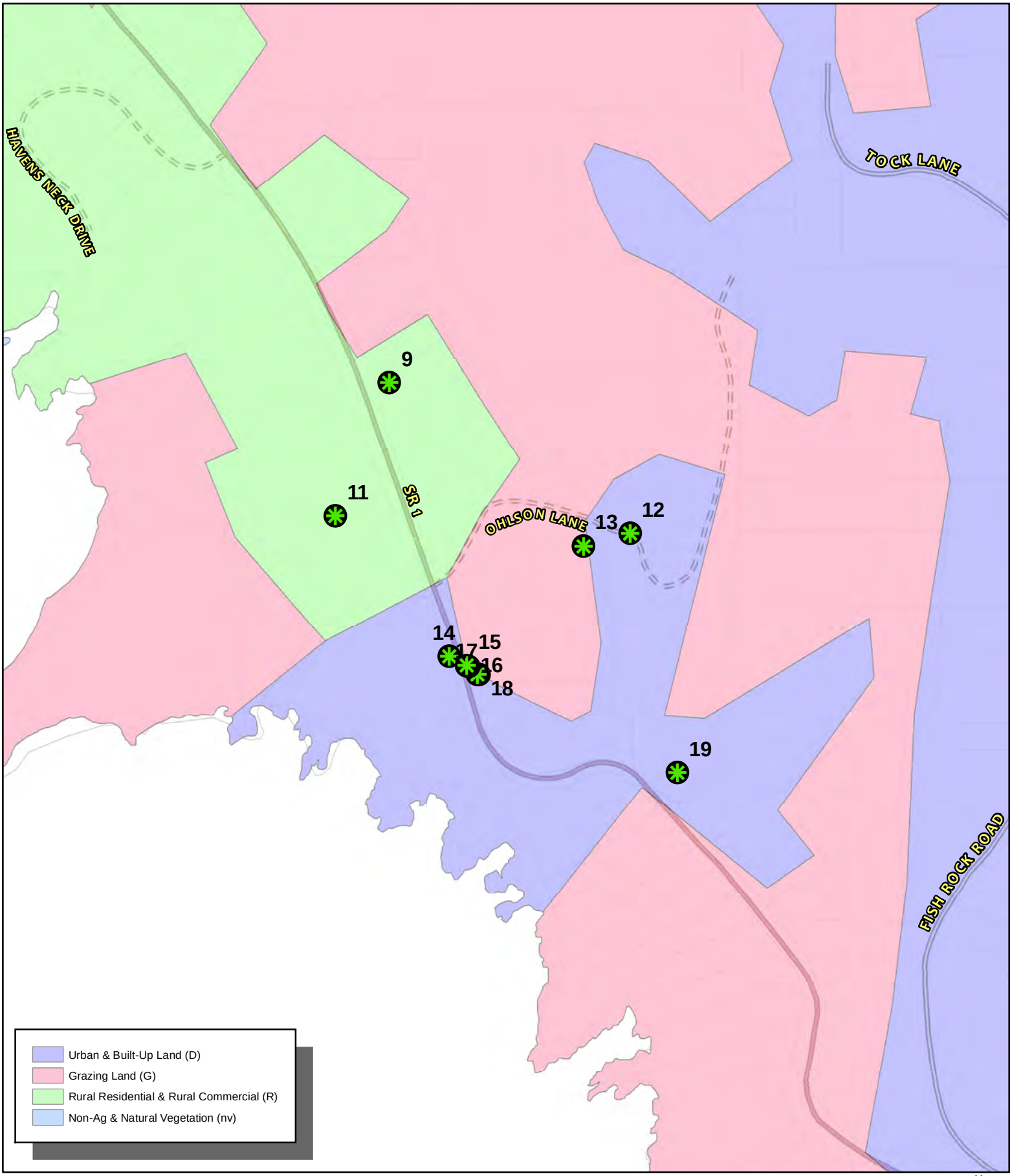
CASE: CDP 2024-0018
OWNER: Various
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ADDRESS: Gualala, Ca

Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

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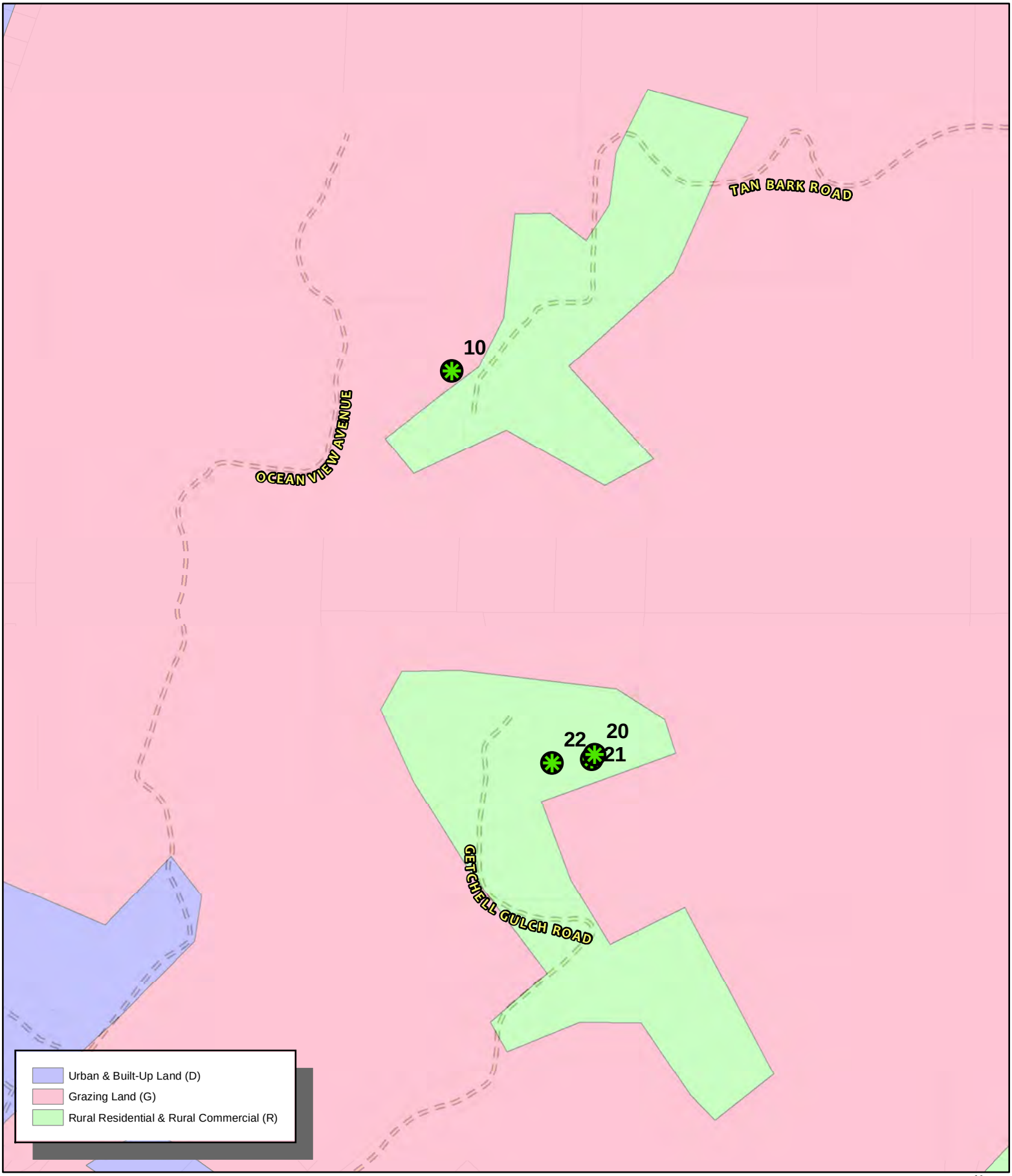
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

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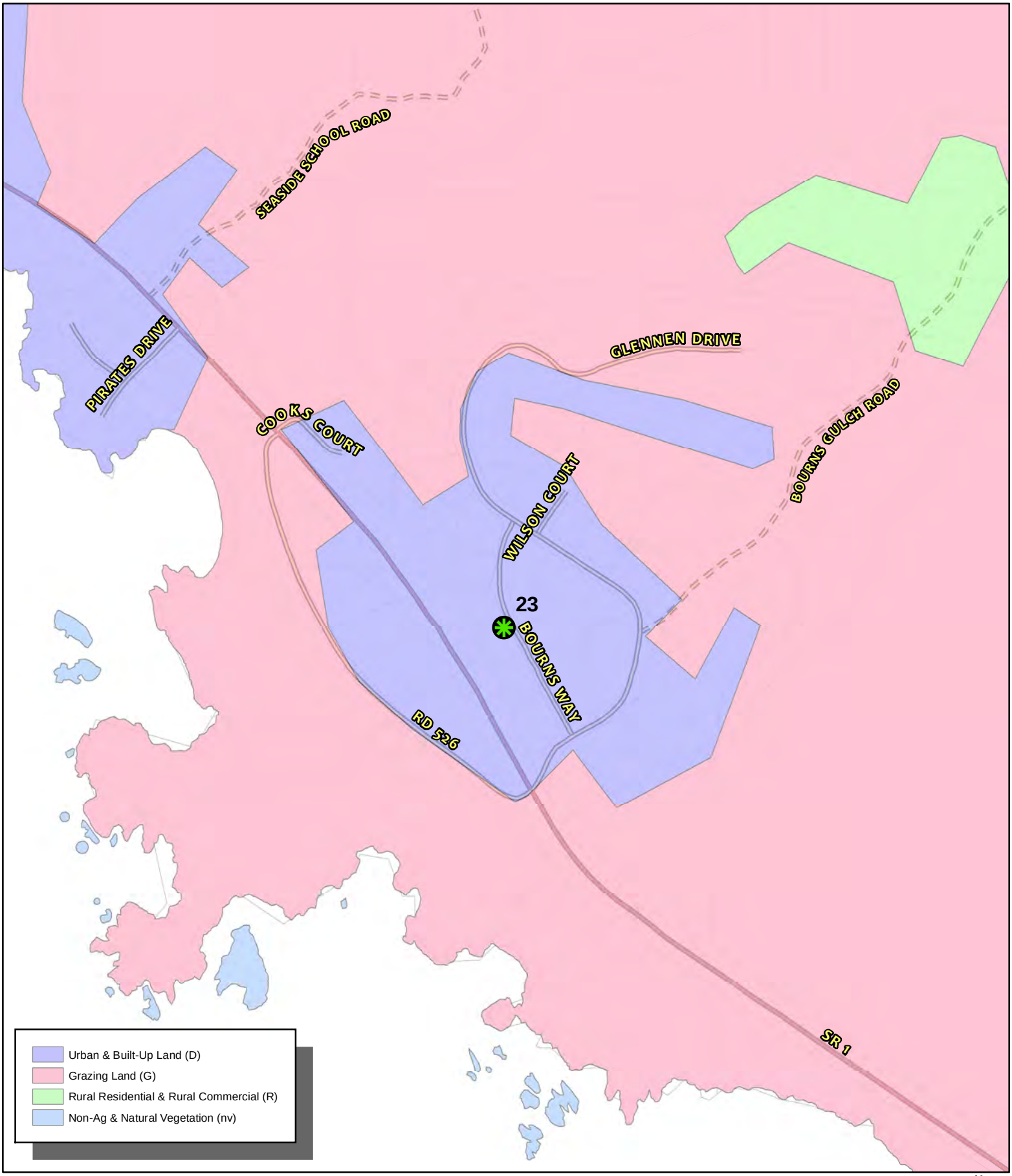
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Private Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

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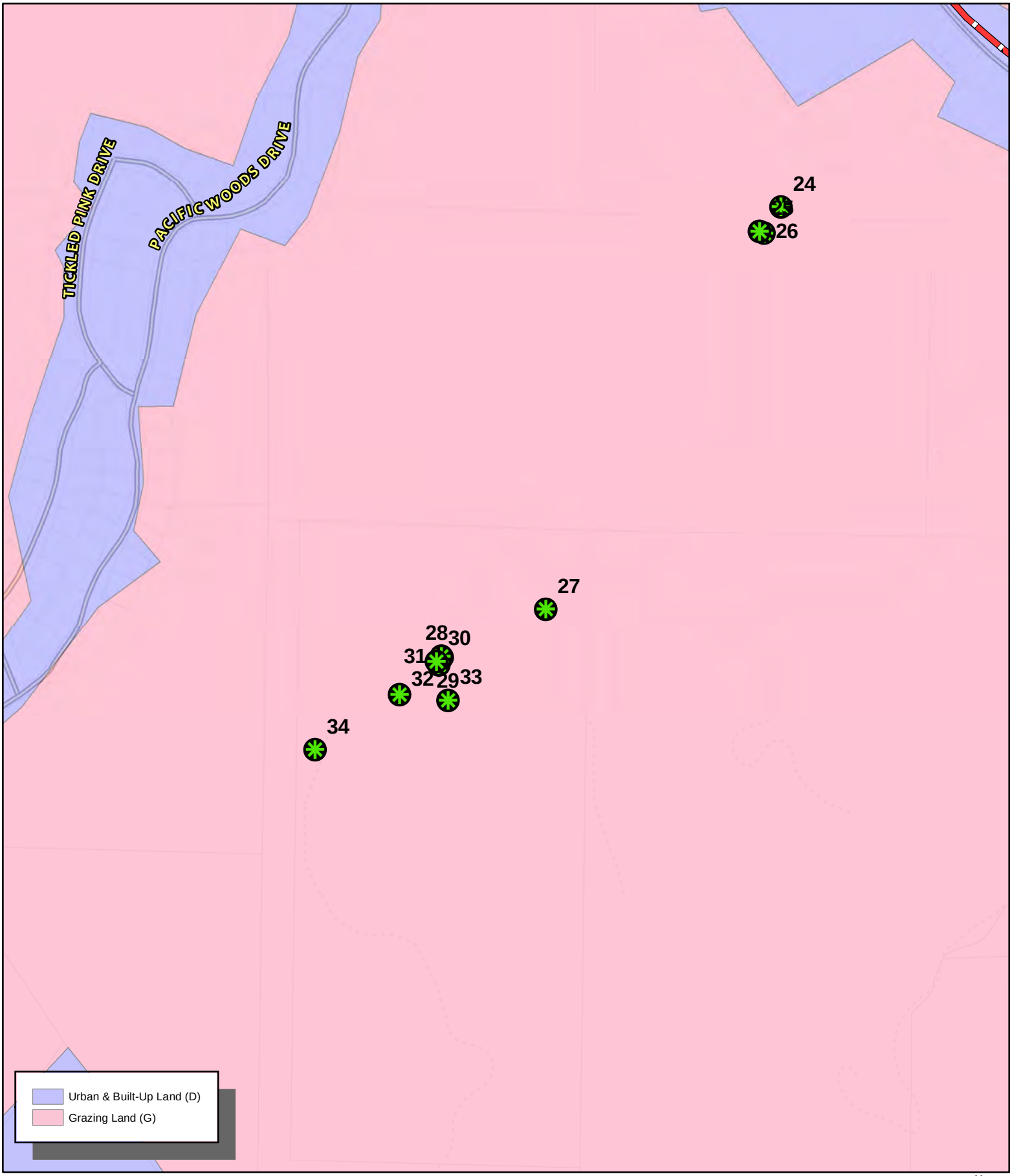
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

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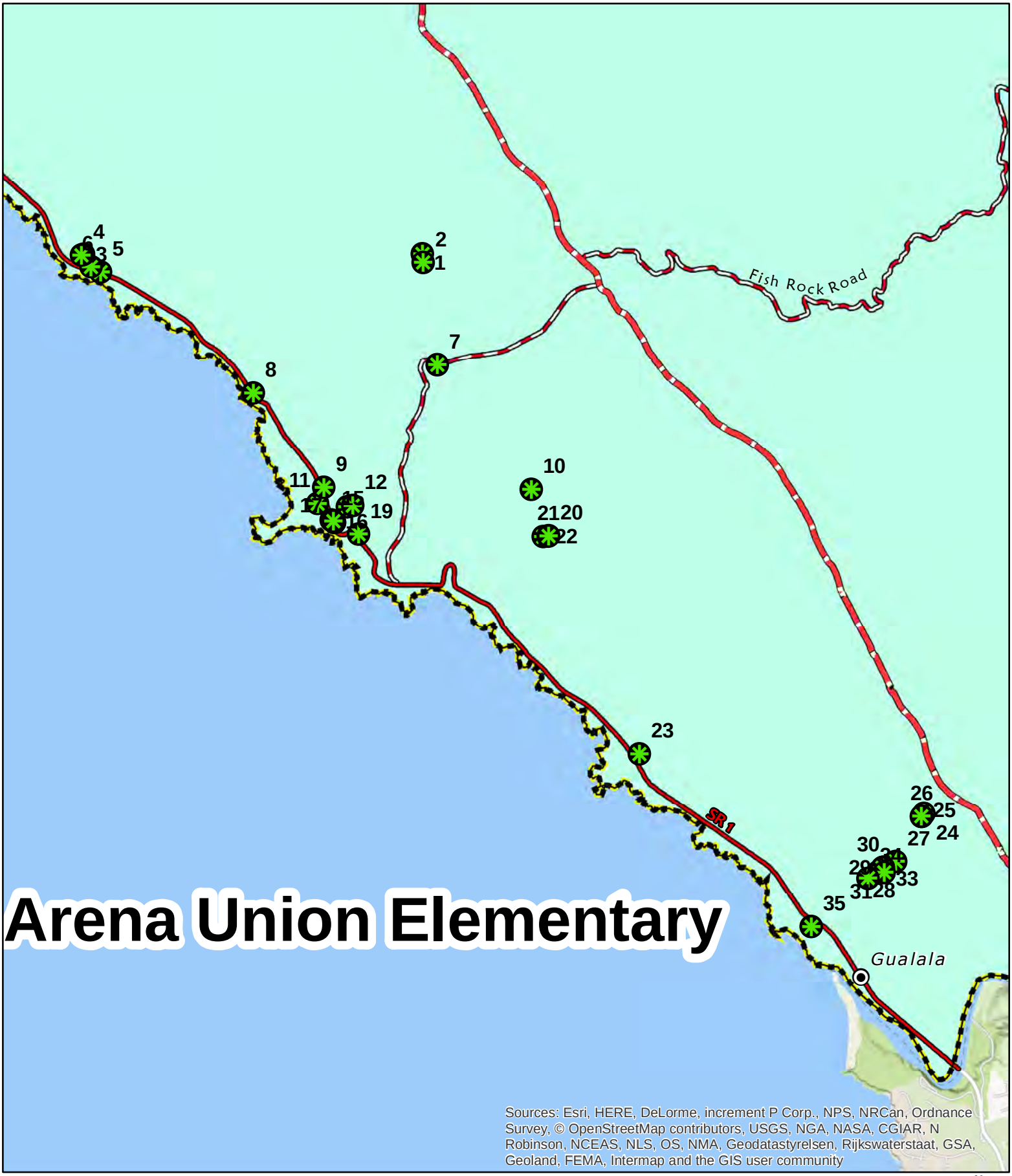
CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Coastal Zone Boundary
Public Roads
Driveways/Unnamed Roads
Assessors Parcels
Tree Removal Locations

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

FARMLAND CLASSIFICATIONS

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Major Towns & Places
Major Roads
Coastal Zone Boundary
Tree Removal Locations
Highways

0 2,200 4,400 Feet
0 0.4 0.8 Miles

1:50,000

SCHOOL DISTRICT

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Public Roads
Private Roads
Driveways/Unnamed Roads
County Water Districts
Tree Removal Locations

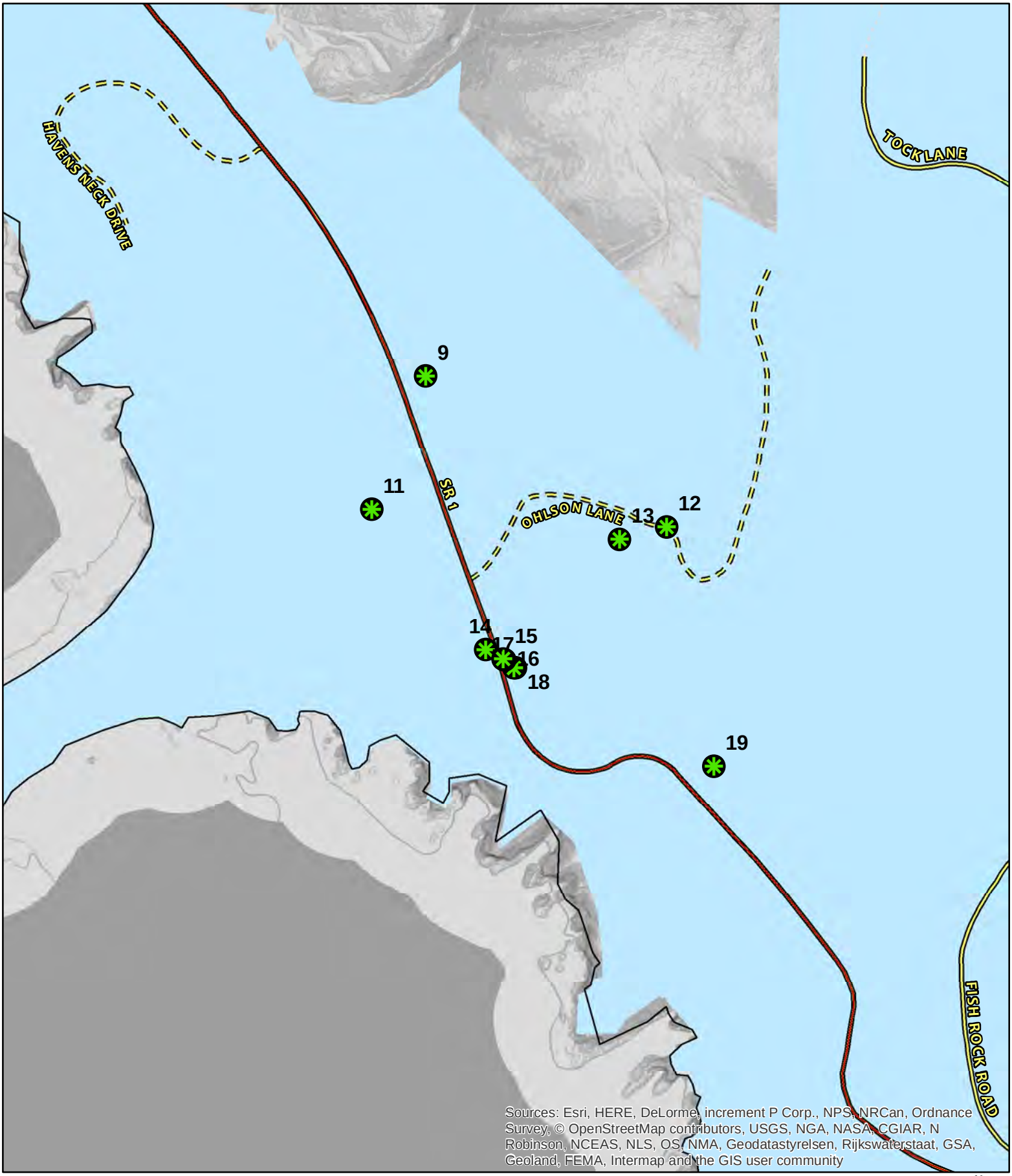
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

WATER DISTRICT

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
County Water Districts
Tree Removal Locations

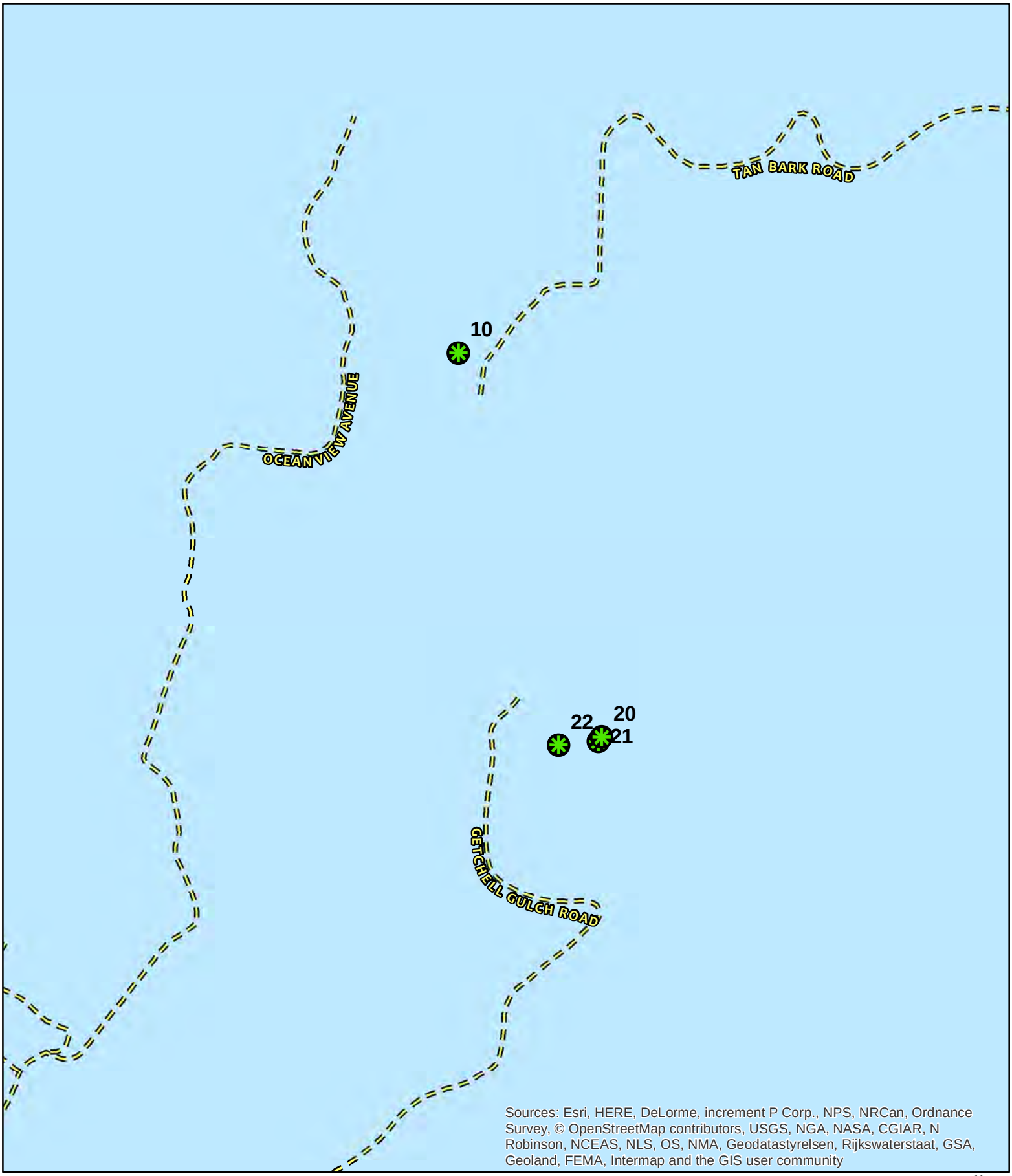
0 270 540 Feet
0 0.05 0.1 Miles

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WATER DISTRICT

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

= = = Private Roads

County Water Districts

Tree Removal Locations

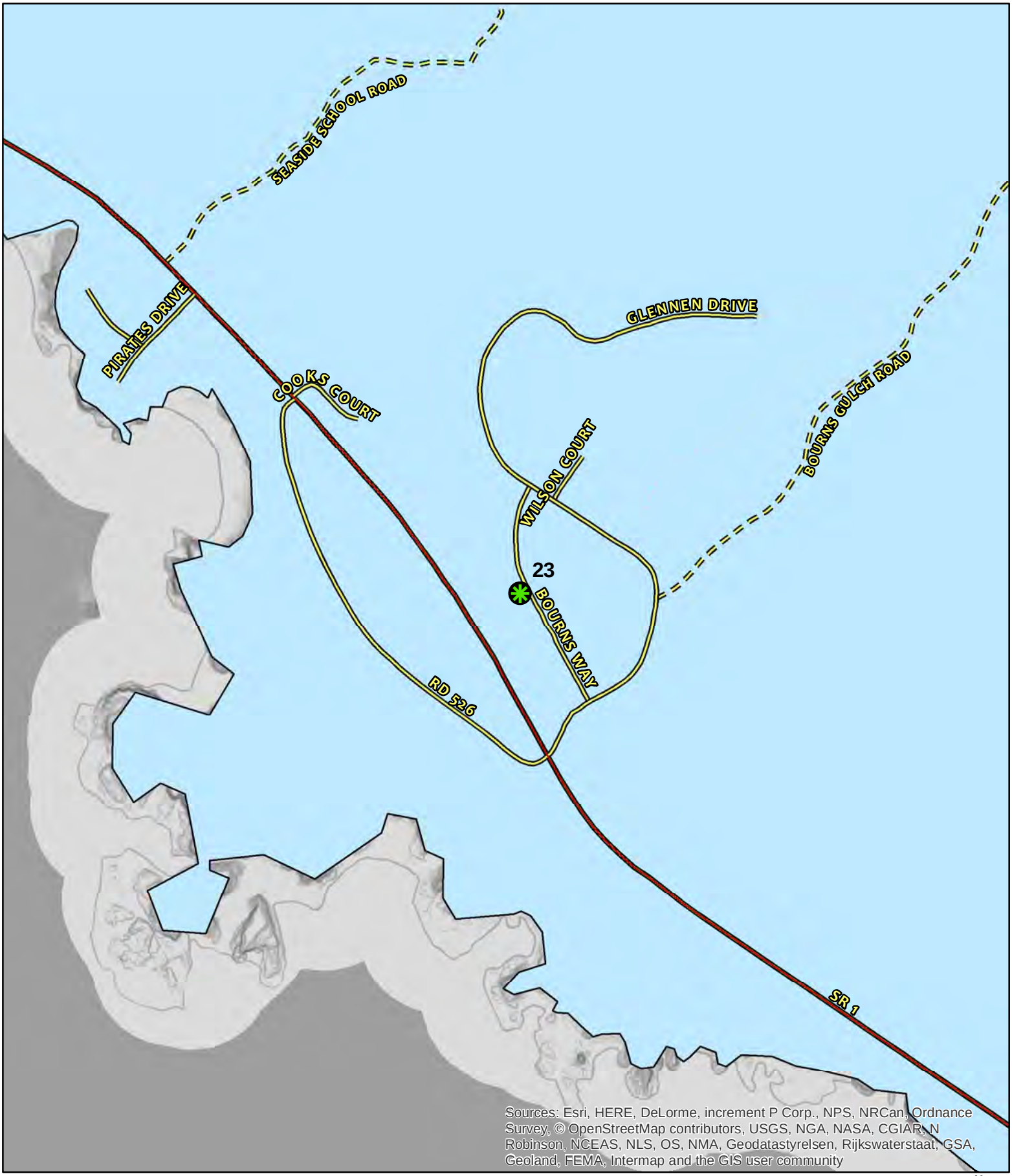
0 270 540 Feet
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WATER DISTRICT

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CASE: CDP 2024-0018
OWNER: Various
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ADDRESS: Gualala, Ca

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
County Water Districts
Tree Removal Locations

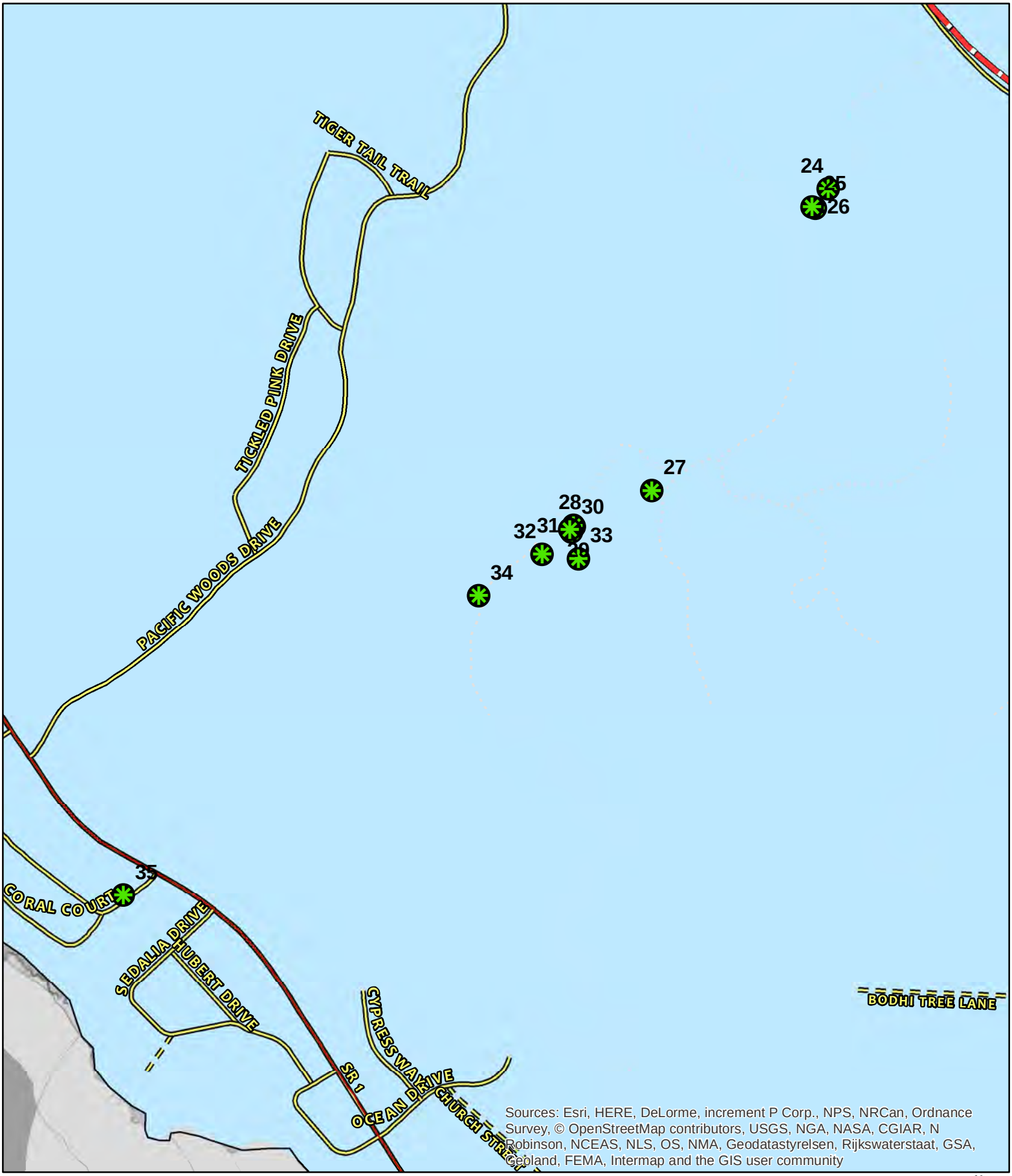
0 270 540 Feet
0 0.05 0.1 Miles

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WATER DISTRICT

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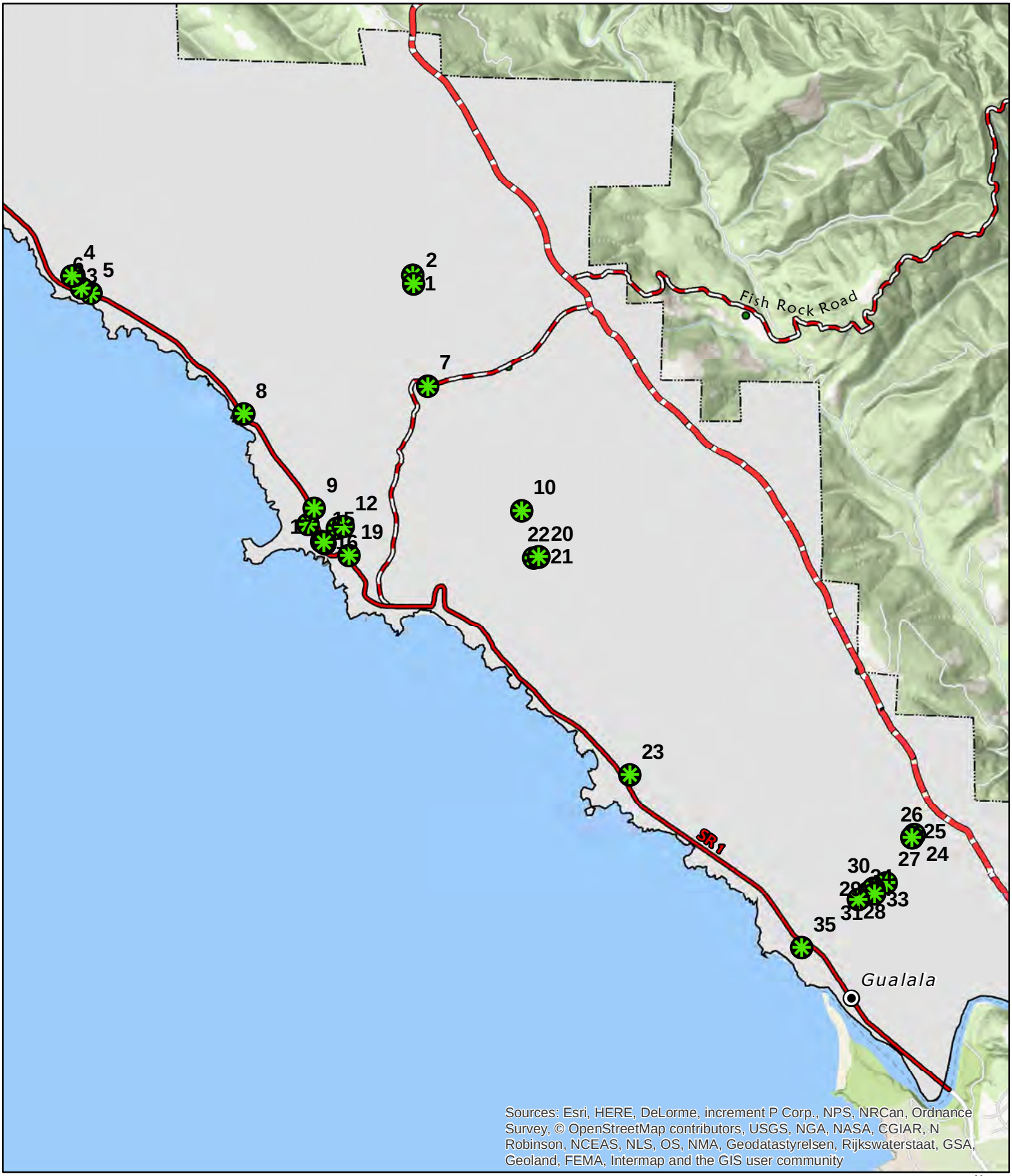
Coastal Zone Boundary
Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
County Water Districts
Tree Removal Locations

0 362.5 725 Feet
0 0.05 0.1 Miles
1:8,000

N W E S

WATER DISTRICT

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CASE: CDP 2024-0018
OWNER: Various
APN: Various
APLCT: Valerie Walker, PG&E
AGENT: Jeremiah Davis, PG&E
ADDRESS: Gualala, Ca

Major Towns & Places
Coastal Zone Boundary
Highways
Major Roads
GIS_County_Facilities_012318
Gualala MAC
Tree Removal Locations

0 2,200 4,400 Feet
0 0.4 0.8 Miles
1:50,000

GUALALA MUNICIPAL ADVISORY COUNCIL

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Pacific Gas and Electric Company

Biological Constraints Report

Project Name: Mendocino County CDP Bundle #3 (MVF: PR2023-0084, PR2023-0085, PR2023-0156)	***Date of Preparation:*** 02/26/2024
Project Location: Mendocino County, CA	***Order Number:*** 8191303
Latitude/Longitude: See Appendix A, Figure 1 for work areas	***BCR ID:*** BCR-043002
PG&E Biological Contact: Nick Burton	
Name of Preparer(s): Emily Huizenga, Environmental Resources Management	
Surveys Recommended	
No	
Monitoring Recommended	
Yes	
Summary/List of Biological Constraints	
A desktop review determined that the proposed work has the potential to affect four special-status plant species, four special-status wildlife species, and nesting birds. The work areas fall within the coverage area for the PG&E Multiple Region Operations and Maintenance 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 implementation of avoidance and minimization measures (AMMs) and BMPs will minimize impacts to protected habitats, special-status species, and nesting birds.	
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 12 kilovolt (kV) routine distribution lines (Gualala 1111 and Gualala 1112) on lands under the jurisdiction of Mendocino County-County Balance Local Coastal Program (LCP). The proposed vegetation removal activities include 43 tree removals at 35 work locations. No subsurface disturbance will occur during these activities. No herbicide use is proposed. The equipment to be used includes hand tools, chainsaws, climb crews, lift trucks, and chippers. All cut vegetation will be either lopped and scattered or dragged offsite and chipped if accessible.	
Access	

Project Name: Mendocino County CDP Bundle #3 (MVF: PR2023-0084, PR2023-0085, PR2023-0156)	***Date of Preparation:*** 02/26/2024
Project Location: Mendocino County, CA	***Order Number:*** 8191303

Tree crews will use existing roads to bring vehicles and equipment close to the work area. Vehicles and equipment will remain on existing roads and trees will be accessed on foot.

Habitat Types

Oak Woodland; Mixed Conifer; Ruderal or Landscaped

Notes: Notes: The work areas occur within the Coastal Zone from just north or Warner Point south to Robinson Gulch in Gualala, CA. The work areas are located between the Pacific Ocean and east into rural/residential areas in the coastal hills.

Work areas 3-6, 8, 9, 11-19, and 23 are within ruderal mixed conifer habitat adjacent to HWY 1 or to residential roads abutting HWY 1. Work area 35 is within landscaped habitat adjacent to a residential property and road. Work areas 1, 2, 7, 10, 20-22, 24-34 are in the coastal hills, with work areas 10 and 27-34 in mixed conifer and oak woodland contiguous forest and the remaining locations in mixed coniferous forest. No work areas are within mapped California Department of Fish and Wildlife (CDFW) vegetative Sensitive Natural Communities.

Site Visit?	No	**If yes, provide date and attach photo(s):**

Special Status Species[1]	**CNDDB Records (1.5-mile radius)**	**Suitable Habitat**
Plant species		
Baker's goldfields *Lasthenia californica ssp. bakeri* CRPR 1B.2	☒	☒
Blasdale's bent grass *Agrostis blasdalei* CRPR 1B.2, BLM-S, NPS-S	☒	☐
Bluff wallflower *Erysimum concinnum* CRPR 1B.2, BLM-S, NPS-S	☒	☐
California sedge *Carex californica* CRPR 2B.2	☒	☐
Coast lily *Lilium maritimum* BLM-S, NPS-S, CRPR 1B.1	☒	☒
Coastal bluff morning-glory *Calystegia purpurata ssp. saxicola* CRPR 1B.2, BLM-S, NPS-S	☒	☒
Mendocino Coast paintbrush *Castilleja mendocinensis*	☒	☐

Project Name: Mendocino County CDP Bundle #3 (MVF: PR2023-0084, PR2023-0085, PR2023-0156)	***Date of Preparation:*** 02/26/2024	
Project Location: Mendocino County, CA	***Order Number:*** 8191303	
CRPR 1B.2, BLM-S		
Mendocino dodder *Cuscuta pacifica var. papillata* CRPR 1B.2	☒	☐
Pacific gilia *Gilia capitata ssp. pacifica* CRPR 1B.2, BLM-S	☒	☐
Perennial goldfields *Lasthenia californica ssp. macrantha* CRPR 1B.2, BLM-S, NPS-S	☒	☐
Point Reyes horkelia *Horkelia marinensis* CRPR 1B.2, BLM-S, NPS-S	☒	☐
Purple-stemmed checkerbloom *Sidalcea malviflora ssp. purpurea* CRPR 1B.2, BLM-S, NPS-S	☒	☒
Pygmy cypress *Hesperocyparis pygmaea* CRPR 1B.2, BLM-S	☒	☐
Roderick's fritillary *Fritillaria roderickii* SE, CRPR 1B.1	☒	☐
Short-leaved evax *Hesperevax sparsiflora var. brevifolia* CRPR 1B.2, BLM-S, NPS-S	☒	☐
Supple daisy *Erigeron supplex* CRPR 1B.2, BLM-S, NPS-S	☒	☐
Swamp harebell *Campanula californica* CRPR 1B.2, BLM-S, NPS-S	☒	☐
Thin-lobed horkelia *Horkelia tenuiloba* CRPR 1B.2, BLM-S	☒	☐
Animal species		
Behren's silverspot butterfly *Speyeria zerene behrensii* FE	☒	☐
California giant salamander *Dicamptodon ensatus* SSC	☒	☐

Project Name: Mendocino County CDP Bundle #3 (MVF: PR2023-0084, PR2023-0085, PR2023-0156)	***Date of Preparation:*** 02/26/2024	
Project Location: Mendocino County, CA	***Order Number:*** 8191303	
California red-legged frog *Rana draytonii* SSC, FT, NPS-S	☒	☒
Coho salmon - central California coast ESU *Oncorhynchus kisutch* FE, SE, NPS-S	☒	☐
Foothill yellow-legged frog *Rana boylii* SSC, FE, FT, FSS, SE, ST, BLM-S, NPS-S	☒	☐
Gualala roach *Hesperoleucus parvipinnis* SSC	☒	☐
Monarch - CA overwintering population *Danaus plexippus* FSS, NPS-S, FC	☒	☐
Northern spotted owl *Strix occidentalis caurina* FT, ST, NPS-S	☒	☒
Red-bellied newt *Taricha rivularis* SSC	☒	☐
Ring-tailed cat *Bassariscus astutus* FP, NPS-S	☐	☒
Sonoma tree vole *Arborimus pomo* SSC	☒	☒
Steelhead - northern California DPS *Oncorhynchus mykiss irideus pop. 16* FT, NPS-S	☒	☐
Tufted puffin *Fratercula cirrhata* SSC	☒	☐
Nesting birds	N/A	☒

[1]Special Status is defined as federal or state threatened, endangered, rare, proposed, candidate or fully protected; covered by Eagle Protection Act; or species of concern to land management agency. Abbreviations: Federally Endangered, Threatened, Proposed Endangered, Proposed Threatened, or Candidate (FE, FT, FPE, FPT, FC); State Endangered,

Project Name: Mendocino County CDP Bundle #3 (MVF: PR2023-0084, PR2023-0085, PR2023-0156)	***Date of Preparation:*** 02/26/2024
Project Location: Mendocino County, CA	***Order Number:*** 8191303

Threatened, Candidate for Endangered, or Candidate for Threatened (SE, ST, SCE, SCT); Fully Protected (FP); CDFW Species of Special Concern (SSC); California Rare Plant Rank (CRPR) List 1 or 2.

Evaluation of Resources & Potential Impacts:

California Natural Diversity Database (CNDDB) was reviewed in a search radius of 1.5 miles around the project location and habitat conditions were evaluated for the project's zone of impact. Species with suitable habitat are discussed below.

Plant Species

Baker's goldfields

There are two CNDDB occurrences (1941 and 1981) for this species within 1.5 miles of the work areas. Habitat for this perennial herb includes openings within closed-cone coniferous forest, coastal scrub, meadows and seeps, and marshes and swamps. Potentially suitable habitat for this species occurs at work areas 10 and 27-34 where there are undisturbed openings within closed-cone coniferous forest. Potential impacts include individuals being crushed during work activities by work equipment and personnel on foot. Based on the project activities of select vegetation removal and with implementation of BMPs, potential project impacts to this species will be minimized.

Coast lily

There are fourteen CNDDB occurrences (1974-2020) of this species within 1.5 miles of the work areas. Habitat for this perennial bulbiferous herb includes North Coast coniferous forest, broadleafed upland forest, closed-cone coniferous forest, as well as coastal prairie, coastal scrub, marshes and swamps, and sometimes roadsides. Potential impacts include individuals being crushed during work activities by work equipment and personnel on foot. Potentially suitable habitat for this species occurs at all work locations. Based on the project activities of select vegetation removal and with implementation of BMPs, potential project impacts to this species will be minimized.

Coastal bluff morning-glory

There are four CNDDB occurrences (1979-2017) of this perennial herb within 1.5 miles of the work areas. In the region this species is typically found within coastal bluff scrub and coastal dunes from 0 to 345 feet. This species can also spread from bluffs to nearby North Coast coniferous forest. There is potentially suitable habitat at work areas 3-6, 8, 9, 11-19, 23 within coastal coniferous forest. Potential impacts include individuals being crushed during work activities by work equipment and personnel on foot. Based on the project activities of select vegetation removal and with implementation of BMPs, potential project impacts to this species will be minimized.

Purple-stemmed checkerbloom

There are two CNDDB occurrences (1950, 2006) of this perennial herb within 1.5 miles of the work areas. Habitat for the purple-stemmed checkerbloom is varied and consists of coastal areas, open wood, prairies, roadsides and hedgerows. Potentially suitable habitat is present at all work areas. Potential impacts include individuals being

crushed during work activities by work equipment and personnel on foot. Based on the project activities of select vegetation removal and with implementation of BMPs, potential project impacts to this species will be minimized.

Animal Species

California red-legged frog

There is one CNDDB occurrence of a California red-legged frog within 1.5 miles of the work areas (2016). Habitat for this species includes a variety of aquatic, riparian, and upland resources. California red-legged frogs are found primarily near ponds in humid forests, woodlands, grasslands, coastal scrub, and streamsides with plant cover. Breeding habitat is in permanent or ephemeral water sources including lakes, ponds, reservoirs, slow-moving streams, marshes, bogs, and swamps. Frogs may make overland excursions of up to one mile through upland habitats in wet weather and can disperse up to two miles from breeding ponds. There is no potential breeding habitat at the work areas; however, there is potential dispersal habitat at work areas near streams with no obstructed dispersal paths (1, 2, 7, 20-22, and 24-34). Potential impacts include individual wildlife species being crushed during work activities by work equipment and personnel on foot and temporary displacement; however, there are other habitats outside of the work areas for individuals to move to during the short work period. The California red-legged frog is a covered species under the MRHCP, and the activities will be conducted in compliance with this permit.

Northern spotted owl

There are 439 CNDDB occurrences (1990-2018) of northern spotted owls within 1.5 miles of the work areas. Of these, 360 are negative records, 77 are positive records, two are activity centers, six are nests, 19 are paired owls, and three occurrences included young. The closest activity centers are approximately 1.28 miles from work area 27 and approximately 1.15 miles from work area 24. The range of the northern spotted owl includes coniferous forest habitats in California, Oregon, Washington, and British Columbia. Northern spotted owls are non-migratory and prefer structurally complex, old-growth or mature forests with a multilayered canopy and moderate to high canopy cover (redwood and Douglas-fir forests). High canopy layers are important to allow for sustained sub-canopy flight. Key structural components of this habitat include trees with cavities, broken tops, snags, fallen logs, and other woody debris. The primary prey for the species in California is the dusky-footed woodrat. Northern spotted owls do not build their own nests, instead relying on existing forest structural features such as broken-top trees, tree cavities, mistletoe brooms, or nests built by other species. There are no potential nesting trees (i.e., Douglas fir or redwoods with greater than 50 dbh) being removed; however, there may be potential northern spotted owl habitat within the vicinity of work areas 1, 2, 20-22, and 24-34 (where there is contiguous coniferous forest uninterrupted by rural roads and residential areas). Therefore, an analysis was conducted to evaluate the potential for noise disturbance to this species in the vicinity of these work areas. Based on the *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), the existing ambient conditions would be considered ‘low’ for work areas within natural areas (work areas 28-34) and would be considered ‘moderate’ for work areas adjacent to surface streets (work areas 1,2, 20-22,

and 24-27). Project work would be considered 'very high' due to the use of a chipper. According to the document, 'very high' action-generated activities occurring in 'moderate' conditions can cause project noise attenuation to exceed established take thresholds within 330 feet of project work areas and 825 feet of project work areas. Potentially suitable habitat for this species is present within 330 feet of work areas 1, 2, 20-22 and 24-27, and within 825 feet of work areas 28-34. Potential impacts include individuals being temporary displaced due to noise disturbance from work activities; however, there are other habitats outside of the work areas for individuals to move to during the short work period. The northern spotted owl is a covered species under the MRHCP, and activities will be conducted in compliance with this permit.

Ring-tailed cat

No CNDDB occurrence information is available for ring-tailed cat, as CNDDB does not track observations for this species. Ring-tailed cats den in rock crevices, living and dead hollow trees, logs, brush piles, buildings, and other man-made structures in deserts, chaparral, oak woodlands, junipers, and conifer forests from sea level to 9,600 feet in elevation; however, riparian habitats within these landscapes have been documented as the more occupied habitat. Wooded habitat at the work areas could provide potentially suitable denning. Between May 1 and August 31, work activities could disturb individuals in maternal dens. Suitable denning habitat may exist at work areas 1, 2, 7, 10, 20-22, 24-34. Potential impacts include individual species or dens being crushed during work activities by work equipment and personnel on foot and temporary displacement; however, there are other habitats outside of the work areas for individuals to move to during the short work period. With implementation of AMMs and BMPs, potential project impacts to this species will be minimized.

Sonoma tree vole

There are four CNDDB records (1991-994, and one unknown date) within 1.5 miles of the work areas. The Sonoma tree vole primarily inhabits coniferous forests dominated by Douglas-fir, but also occurs where Douglas-fir coexists with other species such as redwood, Sitka spruce, western hemlock, tan oak, or grand fir. This species is arboreal, and the diet consists almost entirely of Douglas-fir needles. The species primarily nests in Douglas-fir but has also been documented in smaller numbers in redwoods, tan oaks and grand firs – typically in taller trees. Recent studies also suggest use of bishop pine, though usage has not been thoroughly researched to date. Suitable habitat is present at work areas 1-26, 32, and 35. Potential impacts include nest or forage habitat disturbance and temporary displacement; however, there are other habitats outside of the work areas for individuals to move to during the short work period. With implementation of AMMs and BMPs, potential impacts to this species will be minimized.

Nesting birds

Nesting birds may be present on the ground, in shrubs and trees, or in or on utility poles, from February 15 through August 31 (nesting bird season). Potential impacts on nesting birds will be minimized or avoided with incorporation of the measures listed below and PG&E's general BMPs, which require crews to stop work and contact a biologist if any active nests are detected.

Are there any aquatic resources (seasonal or permanent) and/or riparian corridors within 250 feet?

Project Name: Mendocino County CDP Bundle #3 (MVF: PR2023-0084, PR2023-0085, PR2023-0156)	***Date of Preparation:*** 02/26/2024
Project Location: Mendocino County, CA	***Order Number:*** 8191303
Yes	If yes, type: Natural;Potential wetland;Perennial;Intermittent

If you answered yes to previous question, will the project directly impact any of the above aquatic resources?

No; with the implementation of aquatic BMPs and AMMs, impacts to aquatic resources will be minimal.

Explain:

- One work area is within 250 feet of NWI mapped wetland features:
  - Work area 35 is approximately 162 feet from a freshwater forested/shrub wetland adjacent to a perennial stream at Robinson Gulch. However, this wetland is separated from the work area by a residential road and landscaped habitat.
- Six work areas (1, 2, 19, 23, 34, and 35) are within 250 feet of NHD mapped riparian features. Of these, three work areas are within 50 feet of NHD mapped riparian features:
  - Work areas 19 and 23 are approximately 35 feet from small, unnamed intermittent streams that flow directly into the Pacific Ocean.
  - Work area 34 is approximately 14 feet from an intermittent tributary to Robinson Gulch.

Critical Habitat

Designated Critical Habitat:	No
Physical and Biological Features Impacted:	

Notes:

Resource Protection Measures & Avoidance and Minimization Measures

The project is located within PG&E's Multiple Region Operations and Maintenance Habitat Conservation Plan (MRHCP) Area. All contractors and subcontractors must complete required HCP training to work in the HCP Plan Area. Work activities must follow MRHCP Field Protocols (FP) and Best Management Practices (BMPs), and any additional measures, where identified in this BCR. If biological issues or concerns arise during work, please contact the project Biologist listed on the BCR.

MRHCP Measures

NSO-1 Northern Spotted Owl (Work Areas 1, 2, 20-22, and 24-34)
This project has the potential to have Northern Spotted Owl within the project area. Before work can occur, contact the PG&E lead biologist (Nick Burton, ndb6@pge.com, 408-482-0002) at least 30-days prior to start of any project activities, including mobilization and staging of equipment materials. 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).

Vegetation Management BMPs 1-27 General

The scope of work that is proposed includes vegetation activities that require the crew to follow the MRHCP Vegetation Management Best Management Practices 1-27. Special attention shall be given to the following:

- **BMP 4:** Vehicles and equipment must use pavement, existing roads, and previously disturbed areas to the extent practicable.
- **BMP 16:** VM activities impacting birds must follow VM migratory bird process, to comply with the Migratory Bird Treaty Act.
- **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.

Aquatic and Riparian Measures - Work Areas 1, 2, 19, 23, and 34

Multi-region Habitat Conservation Plan Vegetation Management Best Management Practices BMPs shall be implemented near aquatic resources. These measures include the following:

- **BMP 8**: 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 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.
    - Trees will be felled away from the bed, bank, and channel and avoid dragging large debris along the banks of the waterway (Per BMP 12)
    - Rope and lower large limbs to prevent limbs and personnel from entering the bed, bank, and channel (Per BMP 12)
    - No work will be conducted in the wetted active channel. If any pruned limbs fall into standing water, remove with pruning hooks to avoid stepping into water (Per BMP 12)

- **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.
    - Foot access only in riparian zone. Route off-road access paths and work sites to minimize impacts on plants, shrubs, and small mammal burrows. Minimize number of trips when working in the riparian zone (Per BMP 11 and 22)
    - Preserve limbs overhanging the watercourse, where feasible (Per BMP 22)

If measures are not feasible, please contact Environmental lead for additional guidance.

Non-MRHCP Measures

Ring-tailed Cat (work areas 1, 2, 7, 10, 20-22, and 24-34)

- Where feasible, avoid driving over, stepping on, staging equipment, or felling trees and limbs on large, downed logs or large piles of woody debris, rocks, or brush – particularly in rocky or riparian areas.
- Before working on trees or limbs with visible cavities, workers should inspect the cavities to the extent possible for signs of potential occupancy by a ring-tailed cat (e.g., fur, etc.). If any potential dens are detected between March 1 and August 31, a no work buffer will be established within 150 feet of the potential den until August 31, unless a qualified biologist can assign a site-specific reduced buffer.

Sonoma Tree Vole (work areas 1-26, 32, and 35)

Prior to work commencing, crew tree climbers shall review tailboard to assist in identifying potential Sonoma tree vole nests. If a crew tree climber observes a potential nest, halt work at the tree, notify a biologist, and implement FP-17 until a biologist arrives onsite. If the tree or the limb where the nest is found must be removed, under the supervision and direction of the onsite biologist, remove the nest before continuing tree work on the subject tree with proper personal protective gear. Place the nest in a nearby tree that will not require removal.

Outreach measures to be implemented by crews:

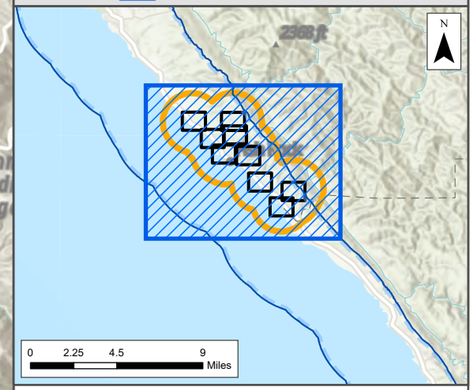
- Follow VM Migratory Bird Process if suspected nests are discovered.
- Contact PG&E biologist (Nick Burton, ndb6@pge.com) if suspected special-status species are discovered.

Appendices

Appendix A – Figures

- Figure 1. Project Location
- Figure 2. Special Status Species Occurrences
- Figure 3. Aquatic Resources

DETAIL AREA



Tree Work Location

Sheet Boundary for Figure 2

1.5-mile Work Location Biological Buffer

California Coastal Zone

California Natural Diversity Database

CA giant salamander

CA red-legged frog

Point Reyes horkelia

Townsend's big-eared bat

monarch - CA overwintering population

N

0 0.25 0.5 1

Miles

Figure 1
Biological Resources Overview

PG&E Mendocino CDP Bundle #3

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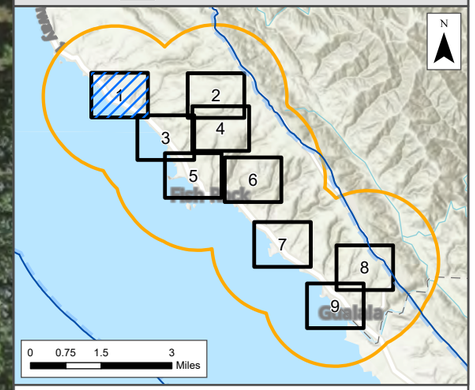
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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

N

0 250 500 1,000
Feet

Figure 2
Biological and Aquatic Resources

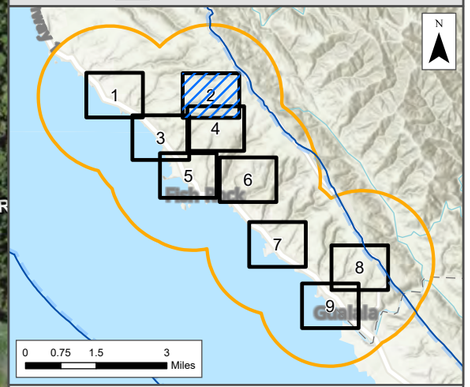
Sheet 1 of 9

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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams
- Spotted Owl Negative Observation

N

0 250 500 1,000
Feet

Figure 2
Biological and Aquatic Resources

Sheet 2 of 9

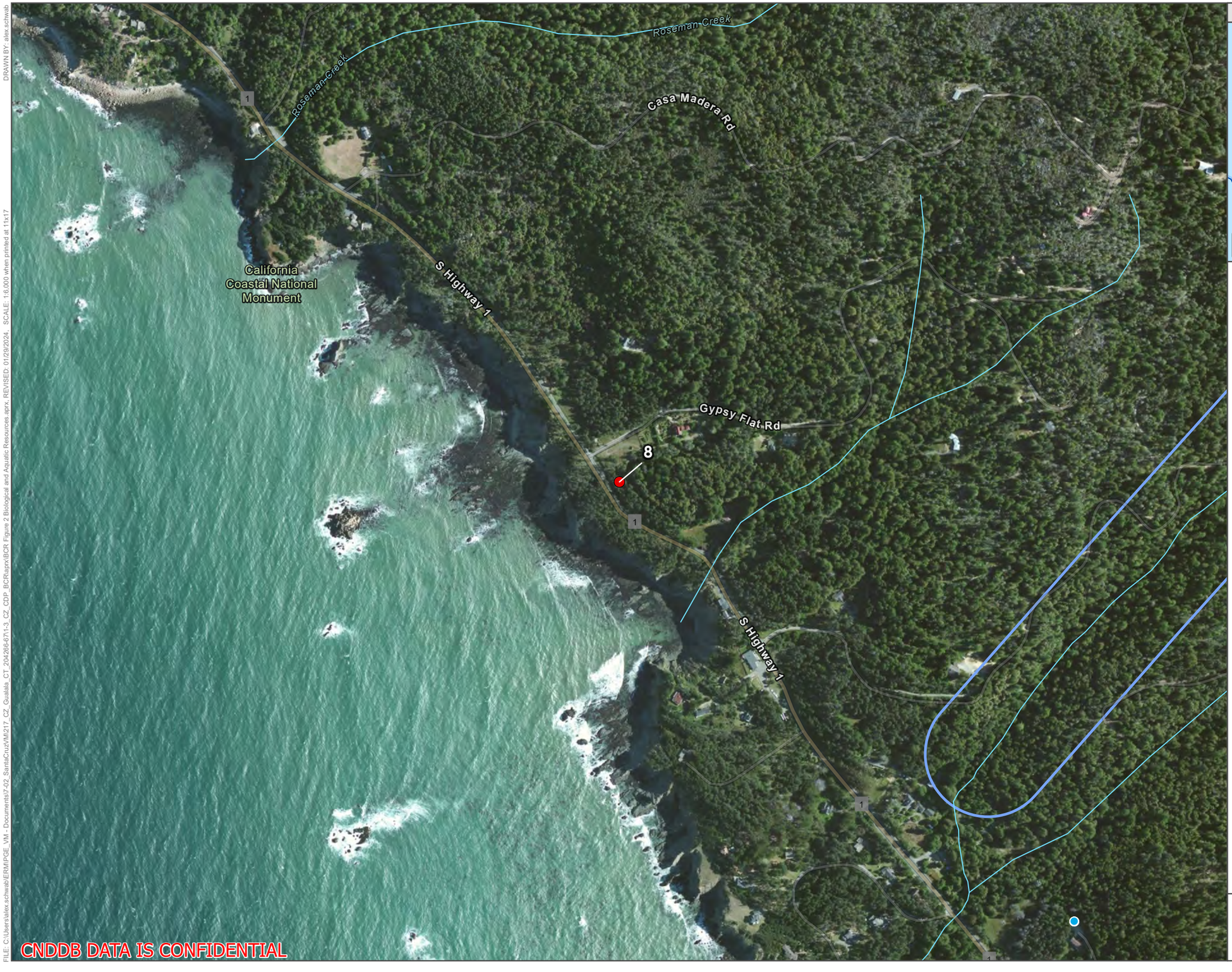
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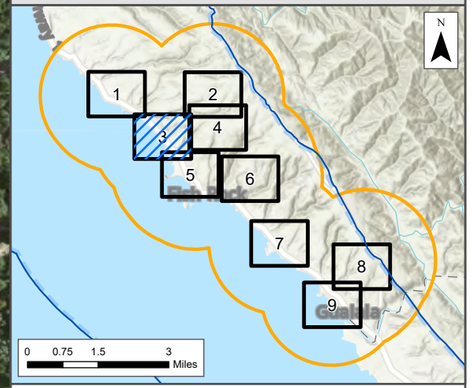
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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

CNDDB

- CA giant salamander
- Spotted Owl Negative Observation

N

0 250 500 1,000
Feet

Figure 2
Biological and Aquatic Resources

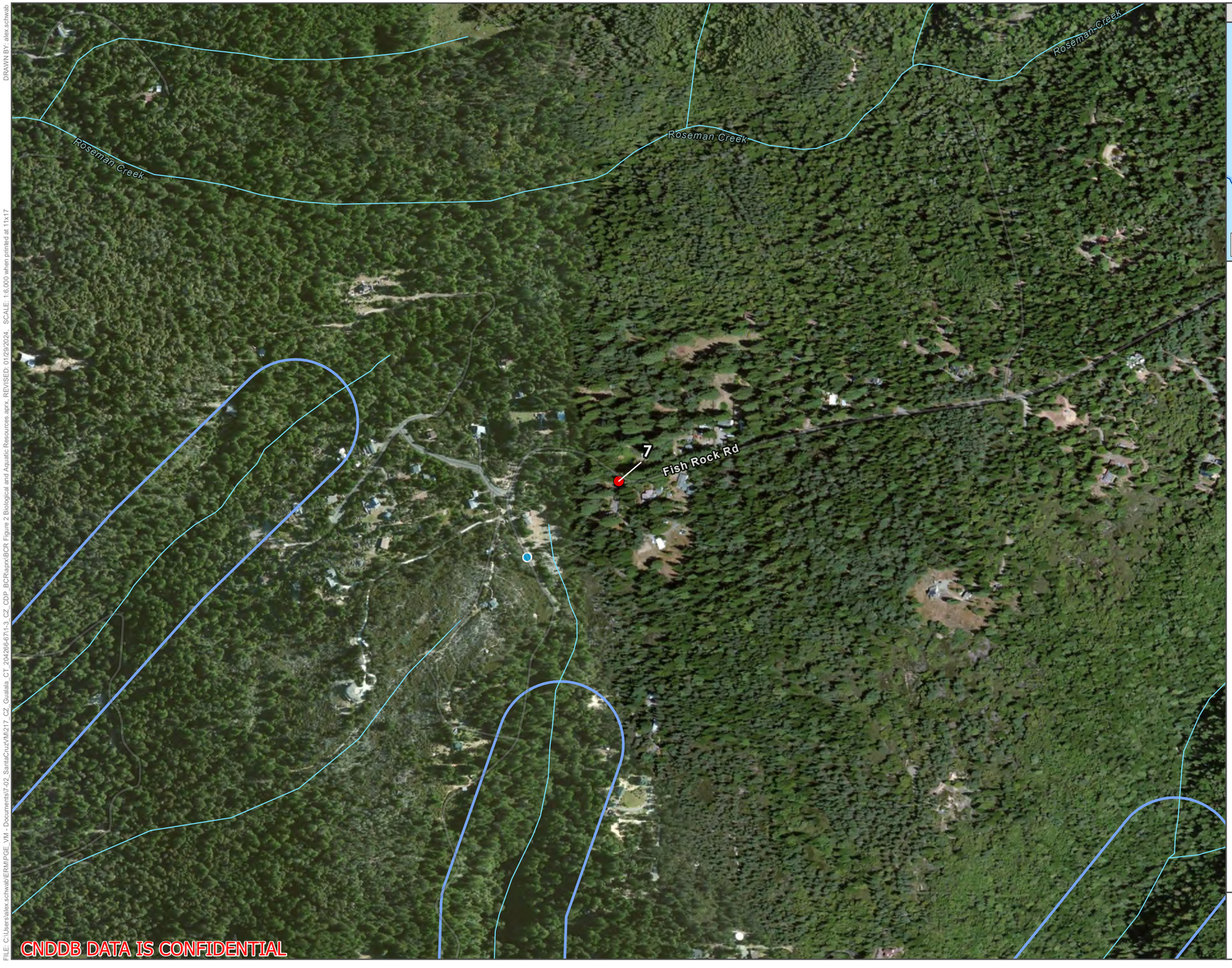
Sheet 3 of 9

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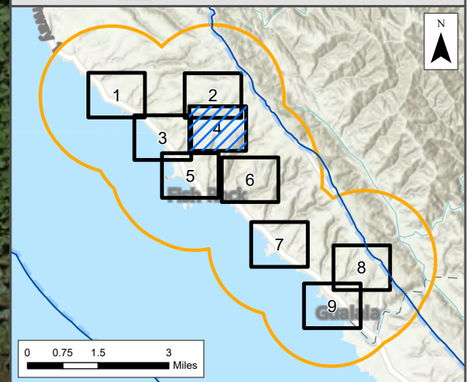
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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

CNDDB

- CA giant salamander
- Spotted Owl Negative Observation

N

0 250 500 1,000
Feet

Figure 2
Biological and Aquatic Resources

Sheet 4 of 9

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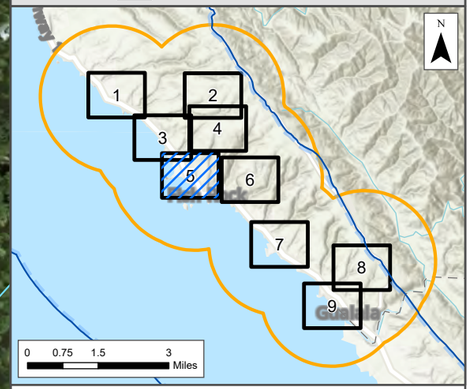
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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

CNDDB

- CA giant salamander
- Spotted Owl Negative Observation

N

0 250 500 1,000
Feet

Figure 2
Biological and Aquatic Resources

Sheet 5 of 9

PG&E Mendocino CDP Bundle #3

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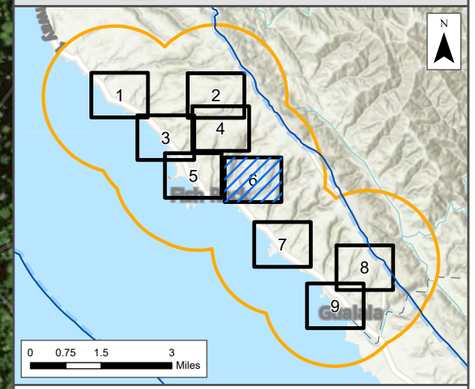
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Tan Bark Rd
Sunset Dr
Ocean View Dr
Ocean View Ave
Getchell Gulch Rd
Anchor Bay
Creek

10
22
20
21

CNDDB DATA IS CONFIDENTIAL

DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Anadromous Waterway
- Streams

CNDDB

- CA giant salamander
- Spotted Owl Negative Observation

N

0 250 500 1,000
Feet

Figure 2
Biological and Aquatic Resources

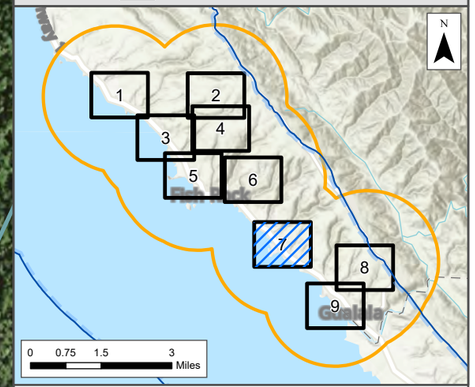
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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

CNDDB

- CA giant salamander
- Townsend's big-eared bat

N

0 250 500 1,000
Feet

Figure 2
Biological and Aquatic Resources

Sheet 7 of 9

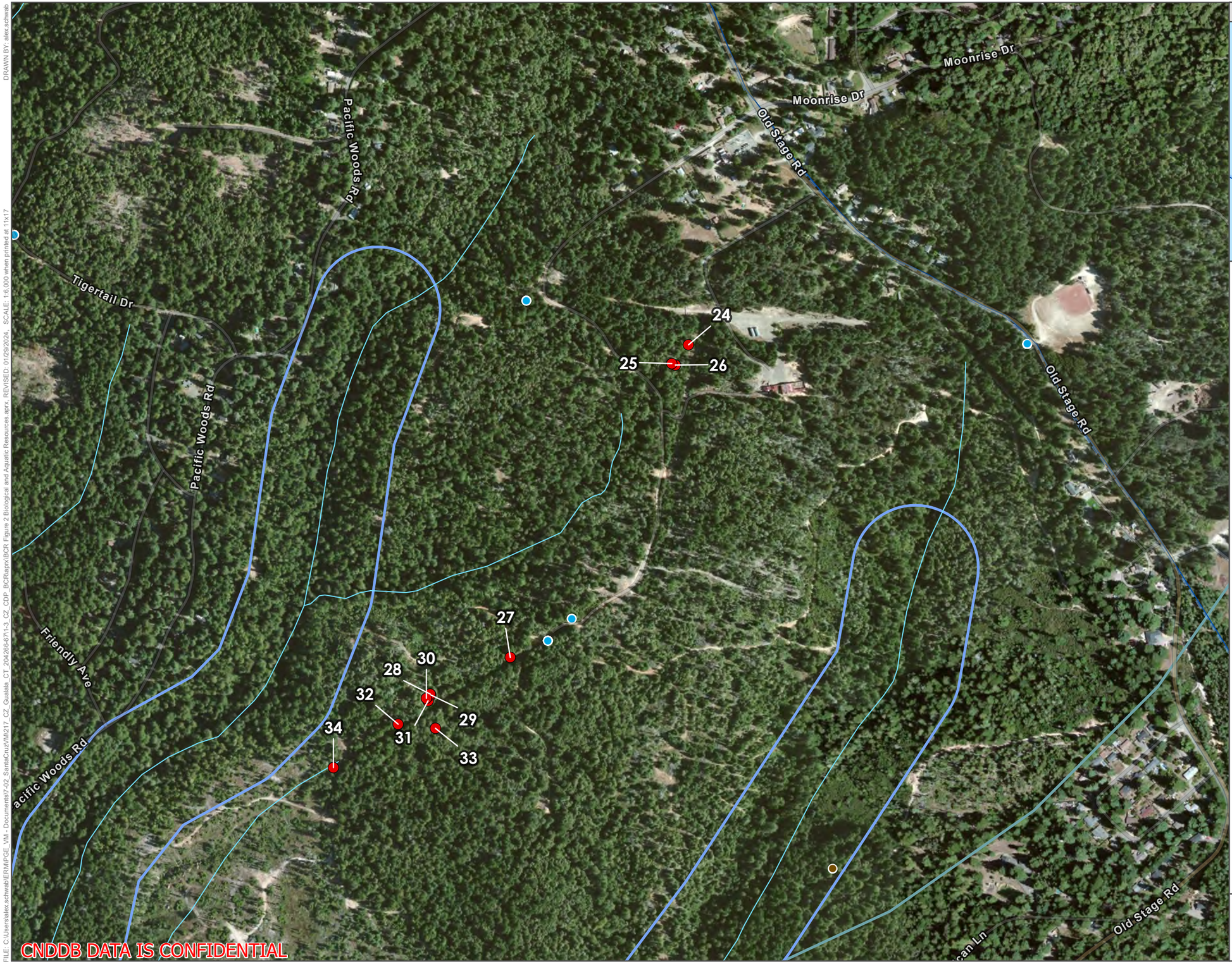
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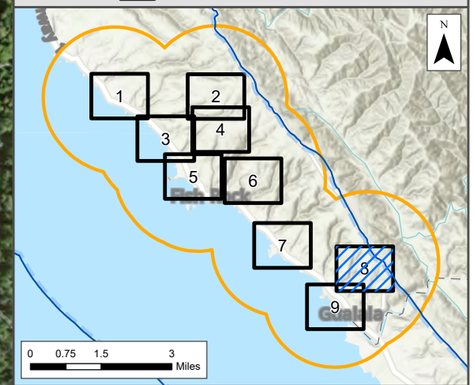
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- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

CNDDB

- CA giant salamander
- Townsend's big-eared bat
- Spotted Owl Observation
- Spotted Owl Negative Observation

N

0 250 500 1,000
Feet

Figure 2
Biological and Aquatic Resources

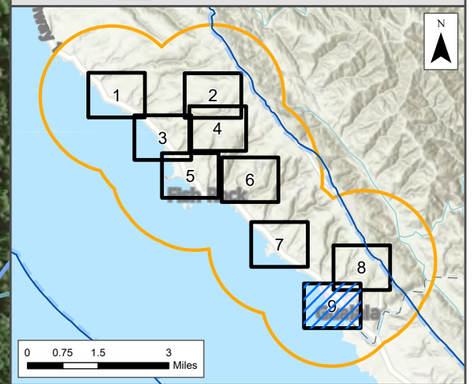
Sheet 8 of 9

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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Anadromous Waterway
- Streams

CNDDB

- CA giant salamander
- Townsend's big-eared bat
- Spotted Owl Negative Observation

N

0 250 500 1,000
Feet

Figure 2
Biological and Aquatic Resources

Sheet 9 of 9

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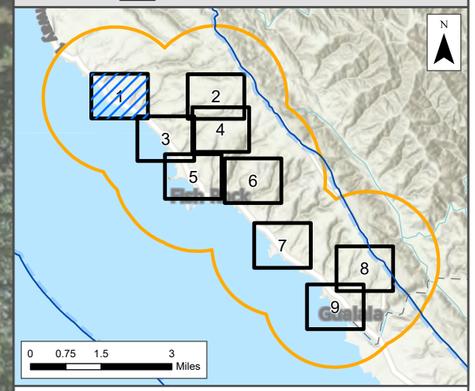
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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

Multiregion HCP Modeled Habitat

- Northern spotted owl

N

0 250 500 1,000
Feet

Figure 2b
Biological and Aquatic Resources

Sheet 1 of 9

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Signal Port Creek

Roseman Creek Rd

Roseman Creek

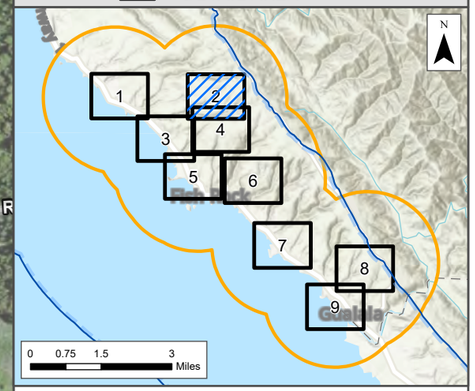
Roseman Creek

Roseman Creek

1

2

DETAIL AREA



Tree Work Location

1.5-mile Work Location Biological Buffer

Sheet Boundary

California Coastal Zone

Streams

Multiregion HCP Modeled Habitat

Northern spotted owl

N

0 250 500 1,000

Feet

Figure 2b
Biological and Aquatic Resources

Sheet 2 of 9

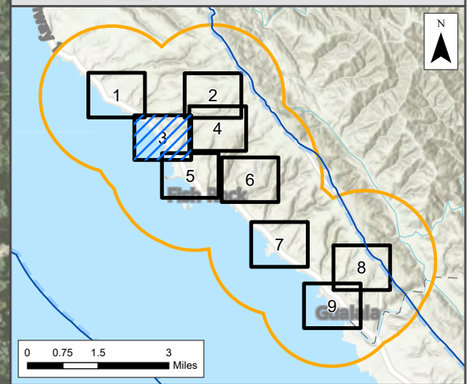
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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

Multiregion HCP Modeled Habitat

- Northern spotted owl

N

0 250 500 1,000
Feet

Figure 2b
Biological and Aquatic Resources

Sheet 3 of 9

PG&E Mendocino CDP Bundle #3

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Roseman Creek

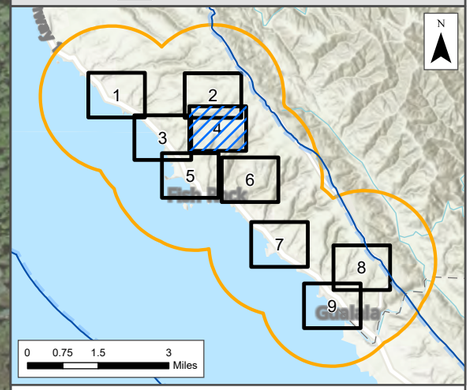
Roseman Creek

Roseman Creek

7

Fish Rock Rd

DETAIL AREA



Tree Work Location

1.5-mile Work Location Biological Buffer

Sheet Boundary

California Coastal Zone

Streams

Multiregion HCP Modeled Habitat

Northern spotted owl

N

0 250 500 1,000
Feet

Figure 2b
Biological and Aquatic Resources

Sheet 4 of 9

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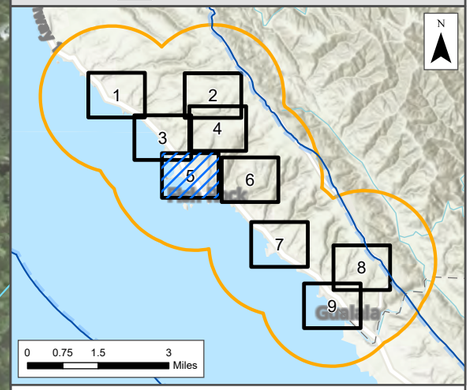
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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

Multiregion HCP Modeled Habitat

- Northern spotted owl

N

0 250 500 1,000
Feet

Figure 2b
Biological and Aquatic Resources

Sheet 5 of 9

PG&E Mendocino CDP Bundle #3

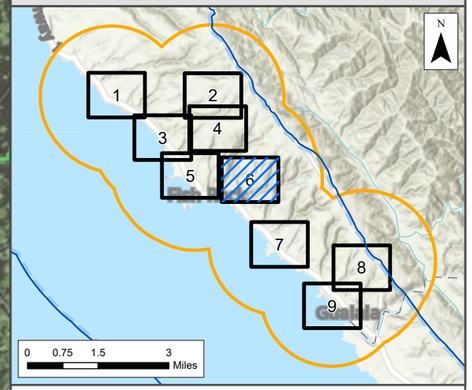
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Tan Bark Rd
Sunset Dr
Getchell Gulch Rd
Ocean View Dr
Ocean View Ave
Anchor Bay
Creek

10
20
21
22

DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Anadromous Waterway
- Streams

Multiregion HCP Modeled Habitat

- Northern spotted owl

N

0 250 500 1,000
Feet

Figure 2b
Biological and Aquatic Resources

Sheet 6 of 9

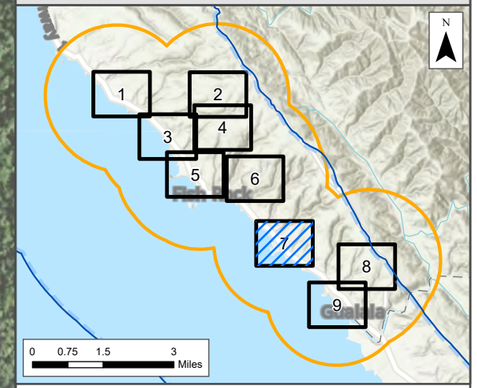
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S Highway 1
St Orres Creek
Seaside School Rd
St. Orres
S Highway 1
Dubloom Way
23
Dubloom Way
Glennen Dr
Pirates Dr
S Highway 1
S Highway 1
Big G

DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Streams

Multiregion HCP Modeled Habitat

- Northern spotted owl

N

0 250 500 1,000
Feet

Figure 2b
Biological and Aquatic Resources

Sheet 7 of 9

PG&E Mendocino CDP Bundle #3

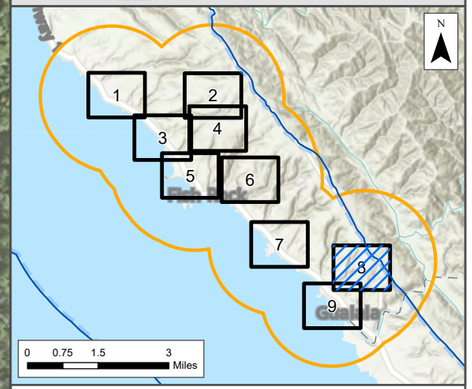
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Pacific Woods Rd
Tigertail Dr
Pacific Woods Rd
Moonrise Dr
Moonrise Dr
Old Stage Rd
Old Stage Rd
Friendly Ave
Pacific Woods Rd
Old Stage Rd

24
25
26
27
28
29
30
31
32
33
34

DETAIL AREA



Tree Work Location
1.5-mile Work Location Biological Buffer
Sheet Boundary
California Coastal Zone
Streams

Multiregion HCP Modeled Habitat
Northern spotted owl

N

0 250 500 1,000
Feet

Figure 2b
Biological and Aquatic Resources

Sheet 8 of 9

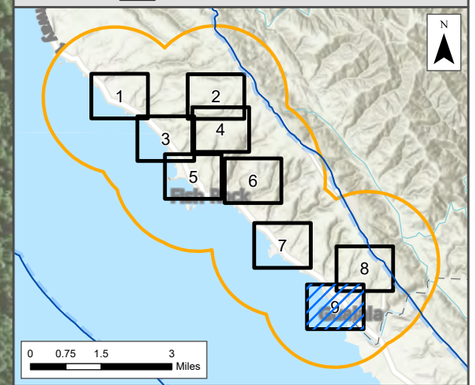
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DETAIL AREA



- Tree Work Location
- 1.5-mile Work Location Biological Buffer
- Sheet Boundary
- California Coastal Zone
- Anadromous Waterway
- Streams

Multiregion HCP Modeled Habitat

- Northern spotted owl

N

0 250 500 1,000
Feet

Figure 2b
Biological and Aquatic Resources

Sheet 9 of 9

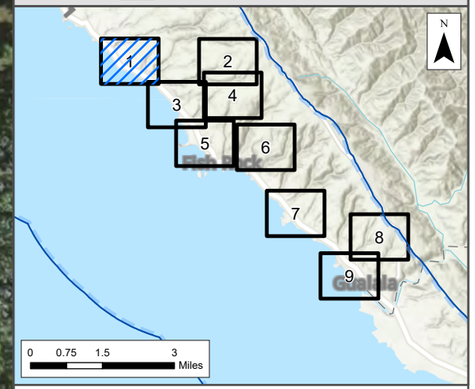
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DETAIL AREA



- Tree Work Location
- Sheet Boundary
- California Coastal Zone
- Streams

N

0 250 500 1,000
Feet

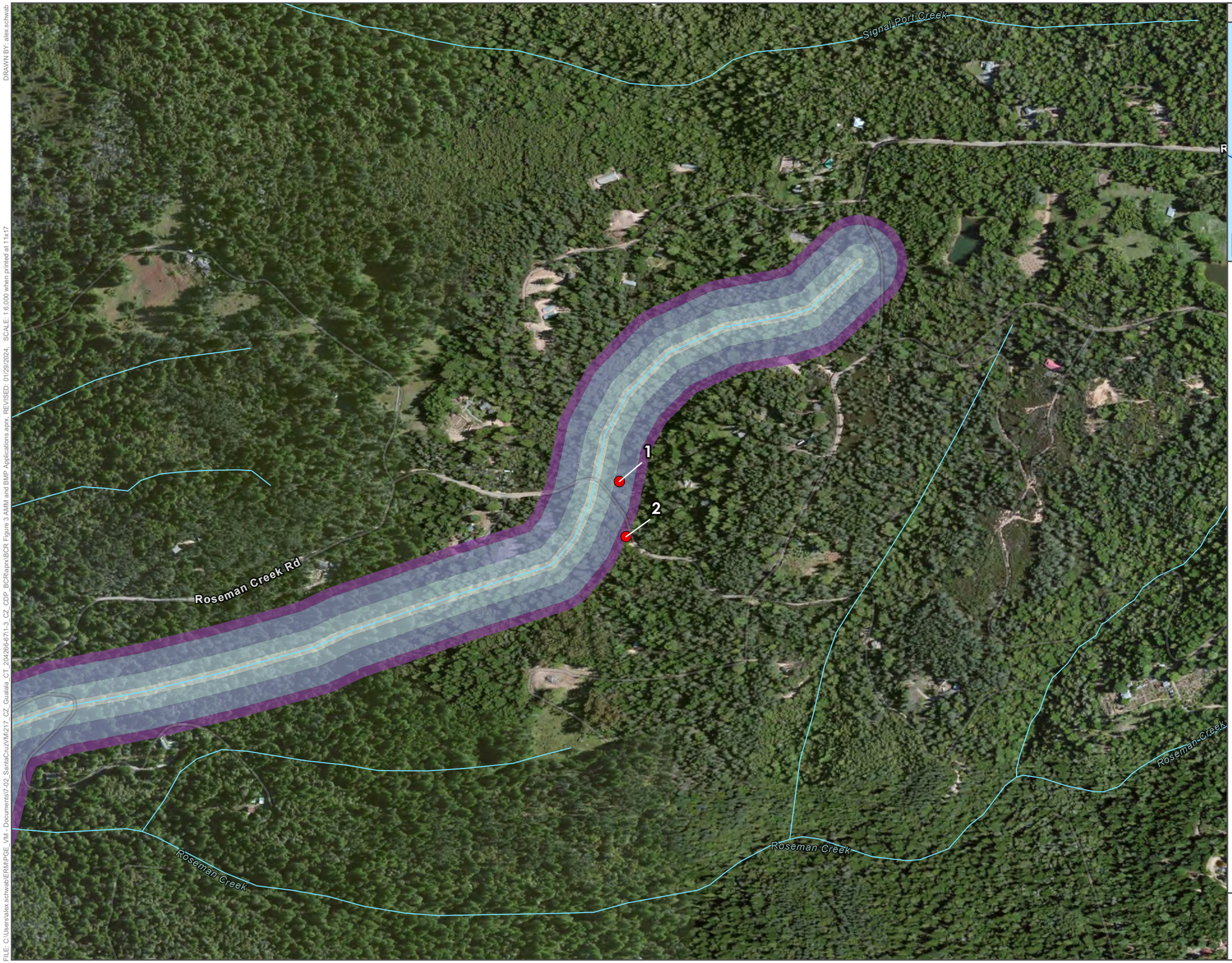
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AMM and BMP Applications

Sheet 1 of 9

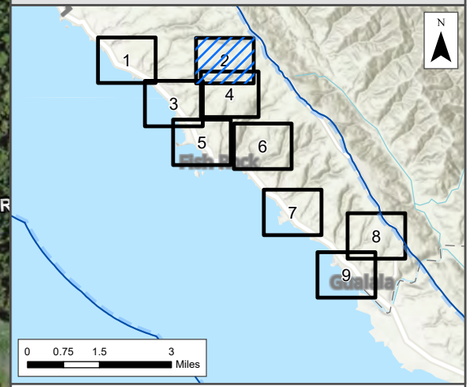
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DETAIL AREA



- Tree Work Location
- Sheet Boundary
- California Coastal Zone
- Streams

Aquatic Resources Buffer

- 25-foot Herbicide Buffer
- 100-foot Aquatic Resources Buffer
- 200-foot Herbicide Mix, Load, Clean Buffer
- 250-foot Aquatic Resources Buffer

N

0 250 500 1,000
Feet

Figure 3
AMM and BMP Applications

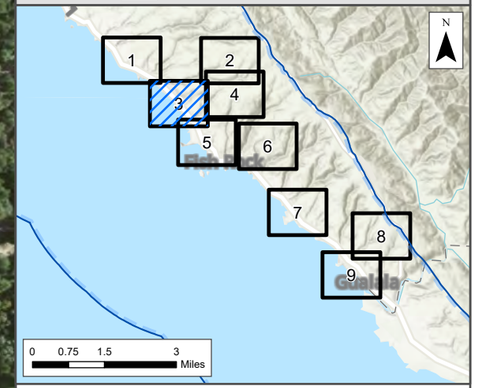
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DETAIL AREA



- Tree Work Location
- Sheet Boundary
- California Coastal Zone
- Streams

N

0 250 500 1,000
Feet

Figure 3
AMM and BMP Applications

Sheet 3 of 9

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Roseman Creek

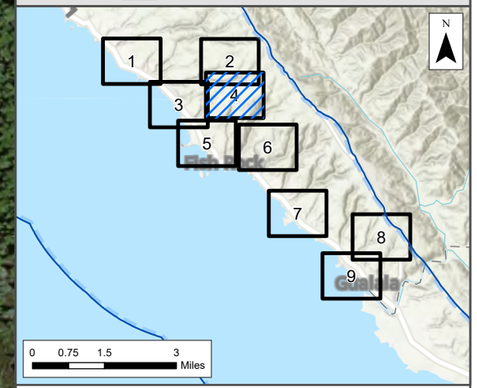
Roseman Creek

Roseman Creek

7

Fish Rock Rd

DETAIL AREA



- Tree Work Location
- Sheet Boundary
- California Coastal Zone
- Streams

Aquatic Resources Buffer

- 100-foot Aquatic Resources Buffer
- 200-foot Herbicide Mix, Load, Clean Buffer
- 250-foot Aquatic Resources Buffer

N

0 250 500 1,000
Feet

Figure 3
AMM and BMP Applications

Sheet 4 of 9

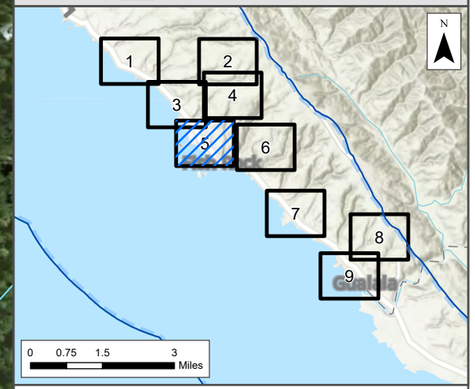
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DETAIL AREA



- Tree Work Location
- Sheet Boundary
- California Coastal Zone
- Streams

Aquatic Resources Buffer

- 25-foot Herbicide Buffer
- 100-foot Aquatic Resources Buffer
- 200-foot Herbicide Mix, Load, Clean Buffer
- 250-foot Aquatic Resources Buffer

N

0 250 500 1,000
Feet

Figure 3
AMM and BMP Applications

Sheet 5 of 9

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Tan Bark Rd

Sunset Dr

Getchell Gulch Rd

Ocean View Dr

Ocean View Ave

Anchor Bay

Getchell Gulch Rd

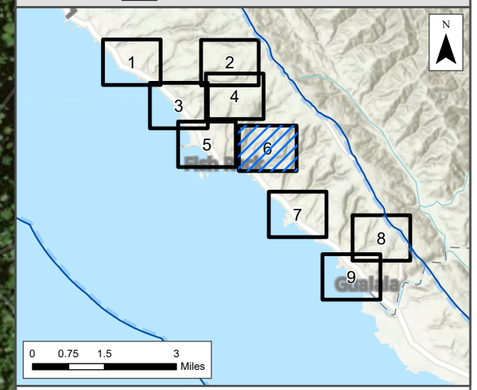
10

22

20

21

DETAIL AREA



- Tree Work Location
- Sheet Boundary
- California Coastal Zone
- Anadromous Waterway
- Streams

N

0 250 500 1,000
Feet

Figure 3
AMM and BMP Applications

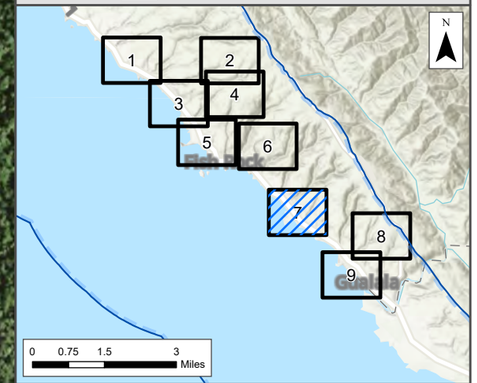
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DETAIL AREA



- Tree Work Location
- Sheet Boundary
- California Coastal Zone
- Streams

Aquatic Resources Buffer

- 25-foot Herbicide Buffer
- 100-foot Aquatic Resources Buffer
- 200-foot Herbicide Mix, Load, Clean Buffer
- 250-foot Aquatic Resources Buffer

N

0 250 500 1,000
Feet

Figure 3
AMM and BMP Applications

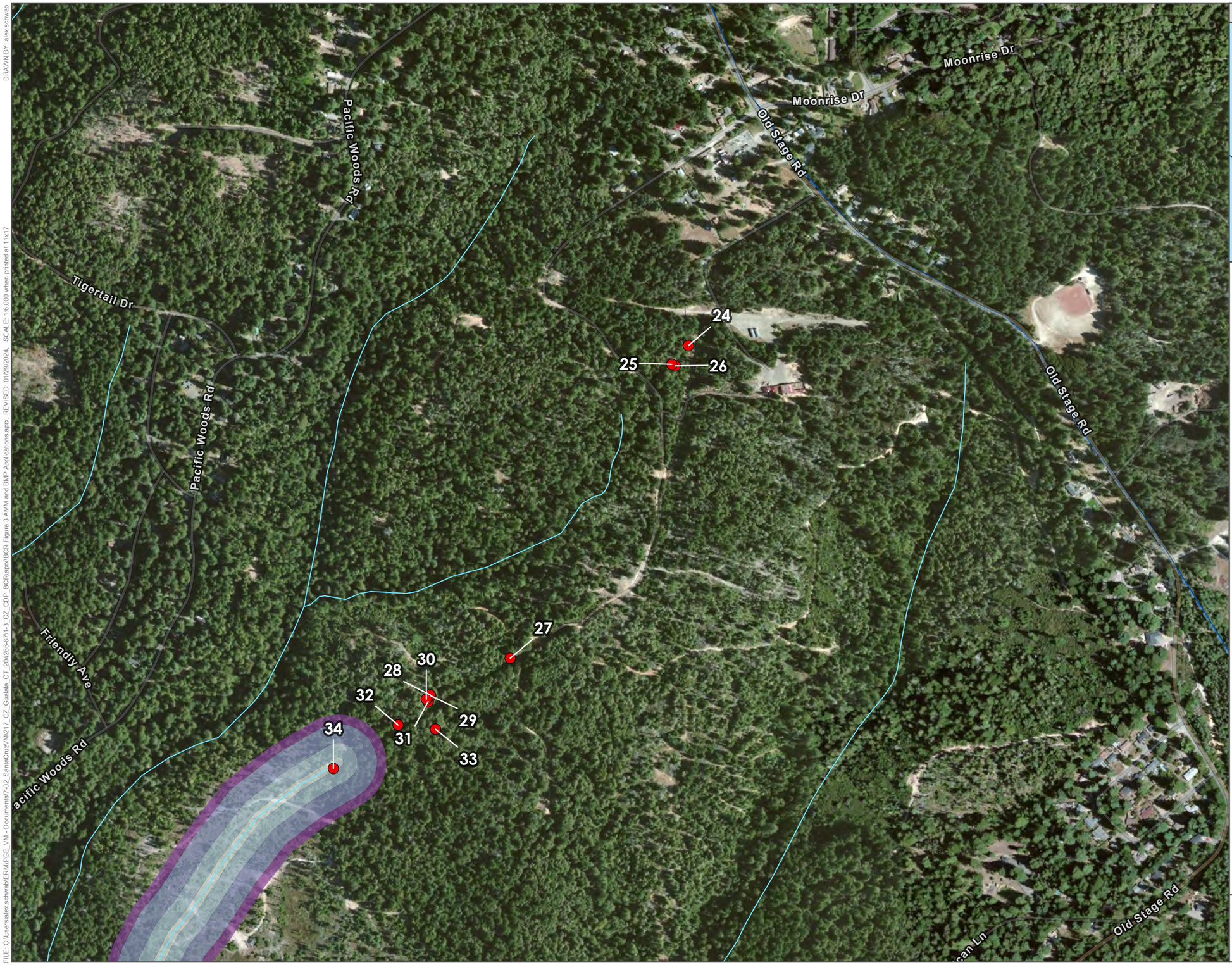
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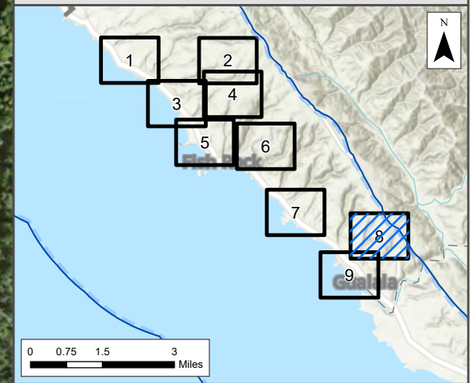
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DETAIL AREA



- Tree Work Location
- Sheet Boundary
- California Coastal Zone
- Streams

Aquatic Resources Buffer

- 25-foot Herbicide Buffer
- 100-foot Aquatic Resources Buffer
- 200-foot Herbicide Mix, Load, Clean Buffer
- 250-foot Aquatic Resources Buffer

N

0 250 500 1,000
Feet

Figure 3
AMM and BMP Applications

Sheet 8 of 9

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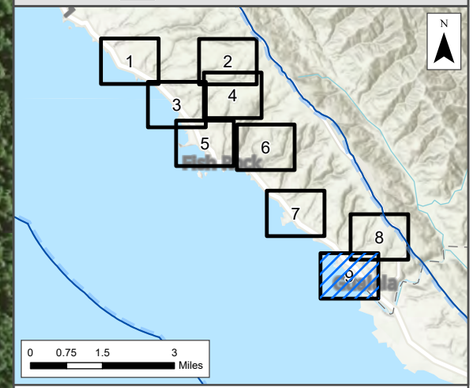
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DETAIL AREA



- Tree Work Location
- Sheet Boundary
- California Coastal Zone
- Anadromous Waterway
- Streams

NWI Wetland Type

- Freshwater Forested/Shrub Wetland

Aquatic Resources Buffer

- 25-foot Herbicide Buffer
- 100-foot Aquatic Resources Buffer
- 200-foot Herbicide Mix, Load, Clean Buffer
- 250-foot Aquatic Resources Buffer

N

0 250 500 1,000
Feet

Figure 3
AMM and BMP Applications

Sheet 9 of 9

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ATTACHMENT 1. REDUCED BUFFER ANALYSIS

Mendocino County Coastal Zoning Code, Section 20.496.020 ESHA - Development Criteria

***(A) Buffer Areas**. A buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from degradation resulting from future developments and shall be compatible with the continuance of such habitat areas.*

Response: The project includes the removal of 43 trees at 35 work areas. The following provides a summary of a subset of the work areas that occur within 100 feet of Environmentally Sensitive Habitat Areas (ESHA).

- Work area 19 is within approximately 35 feet of a small, unnamed National Hydrography Dataset (NHD)-mapped ephemeral stream that flows directly into the Pacific Ocean.
- Work area 23 is within approximately 35 feet of a small, unnamed NHD-mapped ephemeral stream that flows directly into the Pacific Ocean.
- Work area 34 is within approximately 14 feet of a small, unnamed NHD-mapped ephemeral stream that is a tributary to Robinson Gulch.

Streams are considered ESHA; therefore, these work areas are within the 100-foot ESHA buffer established by the Mendocino County – County Balance Local Coastal Plan. All other work areas associated with the project are outside the 100-foot ESHA buffer and therefore will not be included in the following analysis.

The Mendocino County LCP states "riparian vegetation is defined as that association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other freshwater bodies. Riparian plant species and wetland plant species either require or tolerate a higher level of soil moisture than drier upland vegetation and are therefore generally considered hydrophytic."

Section 1

***(1) Width.** The width of the buffer area shall be a minimum of one hundred (100) feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County Planning staff, that one hundred (100) feet is not necessary to protect the resources of that particular habitat area from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the Environmentally Sensitive Habitat Areas and shall not be less than fifty (50) feet in width. New land division shall not be allowed which will create new parcels entirely within a buffer area. Developments permitted within a buffer area shall generally be the same as those uses permitted in the adjacent Environmentally Sensitive Habitat Area.*

Response: A 100-foot buffer and a 50-foot buffer are not deemed necessary for the protection of the aquatic resources present associated with work areas 19, 23, and 34 as the removal of one tree from each work area would not constitute a significant impact to the surrounding ESHA and the trees themselves are unlikely to be considered riparian vegetation. Reduced buffers of 10 feet at work area 34, and 25 feet at work areas 19 and 23 are proposed, along with a biological monitor that would be present for the duration of vegetation removal activities. Additionally, avoidance and minimization measures (AMMs)

and best management practices (BMPs) will be adhered to which will reduce impacts to the extent feasible, as outlined below (and included in the Biological Constraints Report):

- **General BMPs:**
  - BMP 4: Vehicles and equipment must use pavement, existing roads, and previously disturbed areas to the extent practicable.
  - BMP 8: 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 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.
    - Trees will be felled away from the bed, bank, and channel and avoid dragging large debris along the banks of the waterway.
    - Rope and lower large limbs to prevent limbs and personnel from entering the bed, bank, and channel.
    - No work will be conducted in the wetted active channel. If any pruned limbs fall into standing water, remove with pruning hooks to avoid stepping into water.
  - BMP 16: VM activities impacting birds must follow VM migratory bird process, to comply with the Migratory Bird Treaty Act
  - 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.
    - Foot access only in riparian zone. Route off-road access paths and work sites to minimize impacts on plants, shrubs, and small mammal burrows. Minimize number of trips when working in the riparian zone (Per BMP 11 and 22).
    - Preserve limbs overhanging the watercourse, where feasible (Per BMP 22).

(1.a) Biological Significance of Adjacent Lands. *Lands adjacent to a wetland, stream, or riparian habitat area vary in the degree to which they are functionally related to these habitat areas. Functional relationships may exist if species associated with such areas spend a significant portion of their life cycle on adjacent lands. The degree of significance depends*

upon the habitat requirements of the species in the habitat area (e.g., nesting, feeding, breeding, or resting).

Where a significant functional relationship exists, the land supporting this relationship shall also be considered to be part of the ESHA, and the buffer zone shall be measured from the edge of these lands and be sufficiently wide to protect these functional relationships. Where no significant functional relationships exist, the buffer shall be measured from the edge of the wetland, stream, or riparian habitat that is adjacent to the proposed development.

Response: The aquatic resources in proximity to work areas 19, 23, and 34 and an analysis of the biological significance of adjacent lands is included below. Additional information is provided in the Biological Constraints Report (CDP application Attachment 8).

- Work area 19 is located near an ephemeral stream that runs perpendicular to Highway 1 and appears from aerial imagery to flow across Bourns Way in a southerly direction. Adjacent lands include roadways and residential homes that are located on either side of the ephemeral stream. Ephemeral streams often do not support riparian vegetation and the tree is a Bishop pine, a species with low water tolerance, therefore it is unlikely that the tree would be considered riparian vegetation as it does not meet the LCP definition of riparian vegetation. However, adjacent lands may have biological significance for certain plant and wildlife species, including providing riparian habitat. The vegetation surrounding work area 19 and the ephemeral stream has the potential to provide suitable habitat for three state, federal, and/or California Rare Plant Rank (CRPR) listed plant species (coast lily, coastal bluff-morning glory, purple-stemmed checkerbloom), one special-status wildlife species (Sonoma tree vole), and nesting birds.
    - The removal of one tree at work area 19 would not be considered essential for the viability of the species as Bishop pine trees are not uncommon in the area. Furthermore, the health of the tree is in decline. The removal of one tree would not significantly impact the overall surrounding vegetation community.
- Work area 23 is located near an ephemeral stream that runs perpendicular to Highway 1, passing underneath the road in a southerly direction. Adjacent lands include roadways and residential homes that are located on either side of the ephemeral stream. Ephemeral streams often do not support riparian vegetation and the tree is a Bishop pine, a species with low water tolerance, therefore it is unlikely that the tree would be considered riparian vegetation as it does not meet the LCP definition of riparian vegetation. However, adjacent lands may have biological significance for certain plant and wildlife species, including providing riparian habitat. The vegetation surrounding work area 23 and the ephemeral stream has the potential to provide suitable habitat for three state, federal, and/or CRPR-listed plant species (coast lily, coastal bluff-morning glory, purple-stemmed checkerbloom), one special-status wildlife species (Sonoma tree vole), and nesting birds.
    - The removal of the tree at work area 23 would not be considered essential for the viability of the species as Bishop pine trees are not uncommon in the area. The removal of one tree would not significantly impact the overall surrounding vegetation community.
- Work area 34 is located near an ephemeral stream in a remote forested area. Ephemeral streams often do not support riparian vegetation and the tree is a Tan

oak, a species with low water tolerance, therefore it is unlikely that the tree would be considered riparian vegetation as it does not meet the LCP definition of riparian vegetation. However, adjacent lands may have biological significance for certain plant and wildlife species, including providing riparian habitat. The vegetation surrounding work area 34 and the ephemeral stream has the potential to provide suitable habitat for three state, federal, and/or CRPR-listed plant species (Baker's goldfields, coast lily, purple-stemmed checkerbloom), three special-status wildlife species (California red-legged frog, northern spotted owl, ring-tailed cat), and nesting birds.

- None of these species have a limited range, nor would the removal of the tree at work area 34 be considered essential for the viability of the species. The removal of one tree would not significantly impact the overall surrounding vegetation community.

- **Species-specific BMPs**
  - Work Areas 19 and 23:
    - Sonoma Tree Vole: Prior to work commencing, crew tree climbers shall review tailboard to assist in identifying potential Sonoma tree vole nests. If a crew tree climber observes a potential nest, halt work at the tree, notify a biologist, and implement FP-17 until a biologist arrives onsite. If the tree or the limb where the nest is found must be removed, under the supervision and direction of the onsite biologist, remove the nest before continuing tree work on the subject tree with proper personal protective gear. Place the nest in a nearby tree that will not require removal.
  - Work Area 23:
    - Ring-tailed Cat: Where feasible, avoid driving over, stepping on, staging equipment, or felling trees and limbs on large, downed logs or large piles of woody debris, rocks, or brush – particularly in rocky or riparian areas. Before working on trees or limbs with visible cavities, workers should inspect the cavities to the extent possible for signs of potential occupancy by a ring-tailed cat (e.g., fur, etc.). If any potential dens are detected between March 1 and August 31, a no work buffer will be established within 150 feet of the potential den until August 31, unless a qualified biologist can assign a site-specific reduced buffer.
  - Work Area 34:
    - Northern Spotted Owl: This project has the potential to have Northern Spotted Owl within the project area. Before work can occur, contact the PG&E lead biologist at least 30-days prior to start of any project activities, including mobilization and staging of equipment materials. 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 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).

(1.b) Sensitivity of Species to Disturbance. *The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination shall be based on the following after consultation with the Department of Fish and Game or others with similar expertise:*

(i) Nesting, feeding, breeding, resting, or other habitat requirements of both resident and migratory fish and wildlife species;

(ii) An assessment of the short-term and long-term adaptability of various species to human disturbance;

(iii) An assessment of the impact and activity levels of the proposed development on the resource.

Response: As stated in **Section 1.a** (above) significant impacts caused by vegetation removal activities are not anticipated due to the limited scope of work. All work vehicles will remain on existing roads and crews will access the trees on foot, therefore access to the trees will not disturb sensitive habitats. Tree removals will require the use of a chipper and project activities will produce high levels of noise. Associated noise impacts have the potential to cause temporary displacement of nearby wildlife species; however, work areas 19 and 23 are located near residences and/or major roadways, and regularly experience human-made noise disturbance, which may include periodic use of high-powered tools. Near all work areas, there is habitat adjacent for individuals to move to during the short work period. Project activities will be short in duration and will not result in long-term impacts to sensitive species or resources. Conducting work seasonally further reduces the potential for impacts for nesting bird species. A biological monitor may be present to document project activities.

(1.c) Susceptibility of Parcel to Erosion. *The width of the buffer zone shall be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development should be provided.*

Response: Development that would increase the coverage of impervious surfaces is not proposed, as trees are being removed and no new structures are being added. Work areas 19, 23, and 34 are situated on slopes of 13.29%, 23.99%, and 7.48%, respectively. However, the trees being removed are surrounded by trees and other vegetation, therefore removal of the trees is unlikely to make the land significantly more susceptible to erosion.

(1.d) Use of Natural Topographic Features to Locate Development. *Hills and bluffs adjacent to ESHA's shall be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from ESHA's. Similarly, bluff faces should not be developed, but shall be included in the buffer zone*

Response: There are no natural topographical features that could buffer the ephemeral streams from the tree removals and there are no possible site alternatives. No development is proposed on bluff faces.

(1.e) Use of Existing Cultural Features to Locate Buffer Zones. *Cultural features (e.g., roads and dikes) shall be used, where feasible, to buffer habitat areas. Where feasible, development shall be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the ESHA.*

Response: There are no cultural features that can be used to buffer the ephemeral streams from the tree removals and there are no possible site alternatives.

(1.f) Lot Configuration and Location of Existing Development. *Where an existing subdivision or other development is largely built-out and the buildings are a uniform distance from a habitat area, at least that same distance shall be required as a buffer zone for any new development permitted. However, if that distance is less than one hundred (100) feet, additional mitigation measures (e.g., planting of native vegetation) shall be provided to ensure additional protection. Where development is proposed in an area that is largely undeveloped, the widest and most protective buffer zone feasible shall be required.*

Response: For the ephemeral streams closest to work areas 19 and 23, there are homes that are similar distances away from the streams as the work areas (approximately 35 feet). These two work areas are in largely developed areas and the reduced buffer of 15 feet is proposed.

Work area 34 is within a largely undeveloped area, with a residential property located approximately 0.3 miles southwest that is located within approximately 15 feet of the ephemeral stream. A 15-foot buffer is proposed for work area 34 as it is not feasible to conduct the tree removal without being in close proximity to the ephemeral stream.

(1.g) Type and Scale of Development Proposed. *The type and scale of the proposed development will, to a large degree, determine the size of the buffer zone necessary to protect the ESHA. Such evaluations shall be made on a case-by-case basis depending upon the resources involved, the degree to which adjacent lands are already developed, and the type of development already existing in the area.*

Response: The proposed 'development' includes the removal of 3 trees across 3 different work areas. Activities will be short in duration and with the implementation of AMMs and BMPs, impacts to sensitive resources are not anticipated.

Section 2

(2) Configuration. *The buffer area shall be measured from the nearest outside edge of the ESHA (e.g., for a wetland from the landward edge of the wetland; for a stream from the landward edge of riparian vegetation or the top of the bluff).*

Response: The buffer areas were measured from the outer edges of the ephemeral streams for work areas 19, 23, and 34.

Section 3

(3) Land Division. *New subdivisions or boundary line adjustments shall not be allowed which will create or provide for new parcels entirely within a buffer area.*

Response: No new subdivisions or boundary line adjustments are proposed.

Section 4 - *Permitted Development. Development permitted within the buffer area shall comply at a minimum with the following standards:*

(4.a) *Development shall be compatible with the continuance of the adjacent habitat area by maintaining the functional capacity, their ability to be self-sustaining and maintain natural species diversity.*

Response: The development includes the removal of trees. No new structures are being added and project activities will not impact adjacent habitat areas, functional capacity, or the ability of adjacent habitats to be self-sustaining.

(4.b) *Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel.*

Response: No new structures are being added as part of the project. The trees are necessary to remove 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. Therefore, there are no other feasible sites available.

(4.c) *Development shall be sited and designed to prevent impacts which would degrade adjacent habitat areas. The determination of the best site shall include consideration of drainage, access, soil type, vegetation, hydrological characteristics, elevation, topography, and distance from natural stream channels. The term "best site" shall be defined as the site having the least impact on the maintenance of the biological and physical integrity of the buffer strip or critical habitat protection area and on the maintenance of the hydrologic capacity of these areas to pass a one hundred (100) year flood without increased damage to the coastal zone natural environment or human systems.*

Response: The trees are necessary to remove to maintain safe and reliable electric service and mandated clearance to comply with federal and state regulatory requirements. Failure to remove these trees could pose safety hazards to surrounding communities. Although the work areas are in close proximity to aquatic resources, the recommended AMMs and BMPs will be implemented to avoid impacts to the surrounding habitat.

(4.d) *Development shall be compatible with the continuance of such habitat areas by maintaining their functional capacity and their ability to be self-sustaining and to maintain natural species diversity.*

Response: The development only includes the removal of trees. No new structures are being added and project activities will not impact adjacent habitat areas, functional capacity, or the ability of adjacent habitats to be self-sustaining.

(4.e) *Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of 1:1, which are lost as a result of development under this solution.*

Response: The project does not include the construction of new structures and the trees identified must be removed to maintain safe and reliable electric service and mandated clearance to comply with federal and state regulatory requirements. There are no possible alternative sites. AMMs and BMPs recommended in the Biological Constraints Report will help prevent impacts to sensitive wildlife and plant species.

(4.f) *Development shall minimize the following: impervious surfaces, removal of vegetation, amount of bare soil, noise, dust, artificial light, nutrient runoff, air pollution, and human intrusion into the wetland and minimize alteration of natural landforms.*

Response: Removal of vegetation (i.e., trees) is necessary but is being kept to the minimum extent possible to still maintain safe and reliable electric service and mandated clearance to comply with federal and state regulatory requirements. Project activities will not increase impervious surfaces, artificial light, nutrient runoff, air pollution, or human intrusion into wetlands. Noise impacts and dust accumulation will be temporary and short in duration and are not expected to have long-term impacts.

(4.g) *Where riparian vegetation is lost due to development, such vegetation shall be replaced at a minimum ratio of one to one (1:1) to restore the protective values of the buffer area.*

Response: The trees being removed do not meet the LCP definition of riparian vegetation. With the implementation of AMMs and BMPs recommended in the Biological Constraints Report, in addition to a biological monitor, loss of riparian vegetation is not expected to occur.

(4.h) *Aboveground structures shall allow peak surface water flows from a one hundred (100) year flood to pass with no significant impediment.*

Response: The construction of new aboveground structures is not proposed.

(4.i) *Hydraulic capacity, subsurface flow patterns, biological diversity, and/or biological or hydrological processes, either terrestrial or aquatic, shall be protected*.

Response: Hydraulic capacity, subsurface flow patterns, biological diversity, and biological hydrological processes will be protected and maintained through the implementation of AMMs and BMPs, including having a biological monitor present during project activities.

(4.j) *Priority for drainage conveyance from a development site shall be through the natural stream environment zones, if any exist, in the development area. In the drainage system design report or development plan, the capacity of natural stream environment zones to convey runoff from the completed development shall be evaluated and integrated with the drainage system wherever possible. No structure shall interrupt the flow of groundwater within a buffer strip. Foundations shall be situated with the long axis of interrupted impermeable vertical surfaces oriented parallel to the groundwater flow direction. Piers may be allowed on a case by case basis.*

Response: There will be no run-off associated with project activities. Project activities do not include any new structures and project activities will not interrupt the flow of groundwater.

(4.k) *If findings are made that the effects of developing an ESHA buffer area may result in significant adverse impacts to the ESHA, mitigation measures will be required as a condition of project approval. Noise barriers, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration, including off-site drainage improvements, may be required as mitigation measures for developments adjacent to environmentally sensitive habitats.*

Response: Project activities will not have a significant impact to ESHA. Implementation of AMMs and BMPs will reduce impacts to ESHA.