October 25, 2019

Case#: CDP_2019-0029
Date Filed: 7/17/2019
Owner/Applicant: PACIFIC GAS & ELECTRIC CO
Agent: JEANETTE DINWIDDIE-MOORE, DINWIDDIE & ASSOCIATES
Request: A Standard Coastal Development Permit is required per EM_2019-0001, to allow Pacific Gas and Electric Company (PG&E) to perform work at its Gualala Substation. The replacement work will involve a 60/12 kV and 10/12MVA 3-phase transformer, with two 12 kV switchgears and replace two location of the existing fence. The work also include a new automated 15 feet by 21 feet by 10 feet 8 inches (315 sq. ft.) control building. Realign the existing underground grid and conduits to connect the new electrical equipment and control building to the existing system. The existing pond will be lined with a concrete slab.

Location: In the Coastal Zone, 1.2± miles east of the city of Gualala, lying on the southwest side of Old Stage Road (CR 502) and Moonrise drive (CR 514C), located at 39200 Old Stage Road, Gualala (APN: 145-091-07).

Environmental Determination: Categorically Exempt

Supervisory District: 5
Staff Planner: TIA SAR
Response Due Date: November 8, 2019

Project Information can be found at:
https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

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

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

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

Reviewed by:

Signature ________________________ Department __________________________ Date __________
A Standard Coastal Development Permit is required per EM_2019-0001, to allow Pacific Gas and Electric Company (PG&E) to perform work at its Gualala Substation. The replacement work will involve a 60/12 kV and 10/12MVA 3-phase transformer, with two 12 kV switchgears and replace two location of the existing fence. The work also included a new automated 15 feet by 21 feet by 10 feet 8 inches (315 sq. ft.) control building. Request to realign the existing underground gird and conduits to connect the new electrical equipment and control building to the existing system. The existing pond will also be lined with a concrete slab.

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

APN/S: 145-091-07
PARCEL SIZE: 0.9 Acre
ZONING: PF (Public and Semipublic Facilities)
EXISTING USES: Electrical Utilities (PG&E)
DISTRICT: 5
RELATED CASES: EM_2019-0001

ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES
--- | --- | --- | ---
NORTH: Rural Residential (RR5) | RR5 | 16.5 Acre | Residential
EAST: Rural Residential (RR1) | RR1 | 0.40 Acre | Residential
SOUTH: Rural Residential (RR5) | RR5 | 3.54 Acre | Residential
WEST: Rural Residential (RR5) | RR5 | 3.46 Acre | Residential

ADDITIONAL INFORMATION: All work has been completed per emergency permit (EM_2019-0001).
ENVIRONMENTAL DATA

1. MAC:  
Gualala Mac

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

3. FIRE RESPONSIBILITY AREA:  
CALFIRE FRAP maps/GIS  
South Coast Fire Protection District

4. FARMLAND CLASSIFICATION:  
GIS  
Urban and Built-Up Land

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

6. COASTAL GROUNDWATER RESOURCE AREA:  
Coastal Groundwater Study/GIS  
Critical Water Resources Bedrock

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

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:  
LCP maps, Pygmy Soils Maps; GIS
No

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

10. TIMBER PRODUCTION ZONE:  
GIS
No

11. WETLANDS CLASSIFICATION:  
GIS
No

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

13. AIRPORT LAND USE PLANNING AREA:  
Airport Land Use Plan; GIS
D

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

15. NATURAL DIVERSITY DATABASE:  
CA Dept. of Fish & Wildlife Rarefind Database/GIS  
Townsend's Big-ear bat

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
No

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

19. WILD AND SCENIC RIVER:  
www.rivers.gov (Eel Only); GIS
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:  
Various Adopted Specific Plan Areas; GIS
GMAC

21. STATE CLEARINGHOUSE REQUIRED:  
Policy
No

22. OAK WOODLAND AREA:  
USDA
No

23. HARBOR DISTRICT:  
Sec. 20.512
No

24. LCP LAND USE CLASSIFICATION:  
LCP Land Use maps/GIS
None

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

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

27. COASTAL COMMISSION APPEALABLE AREA:  
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
No

28. CDP EXCLUSION ZONE:  
CDP Exclusion Zone maps/GIS
Yes

29. HIGHLY SCENIC AREA:  
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:  
Biological Resources & Natural Area Map; GIS; General Plan 4-9
No

31. BLUFFTOP GEOLOGY:  
GIS; 20.500.020
No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:  
LCP Land Use maps/GIS
None

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

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

27. COASTAL COMMISSION APPEALABLE AREA:  
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
No
# COASTAL ZONE APPLICATION FORM

## APPLICANT

<table>
<thead>
<tr>
<th>Name</th>
<th>Pacific Gas &amp; Electric Company (Dave Thomas)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>245 Market Street, N10 A</td>
</tr>
<tr>
<td>City</td>
<td>San Francisco</td>
</tr>
<tr>
<td>State</td>
<td>CA</td>
</tr>
<tr>
<td>Zip Code</td>
<td>94105</td>
</tr>
<tr>
<td>Phone</td>
<td>(415) 973-5885</td>
</tr>
</tbody>
</table>

## PROPERTY OWNER

<table>
<thead>
<tr>
<th>Name</th>
<th>Same as above</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td></td>
</tr>
<tr>
<td>State</td>
<td></td>
</tr>
<tr>
<td>Zip Code</td>
<td></td>
</tr>
<tr>
<td>Phone</td>
<td></td>
</tr>
</tbody>
</table>

## AGENT

<table>
<thead>
<tr>
<th>Name</th>
<th>Jeanette Dinwiddie-Moore, Dinwiddie &amp; Associates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>17 Hillcrest Court</td>
</tr>
<tr>
<td>City</td>
<td>Oakland</td>
</tr>
<tr>
<td>State</td>
<td>CA</td>
</tr>
<tr>
<td>Zip Code</td>
<td>94619</td>
</tr>
<tr>
<td>Phone</td>
<td>(510) 531-4150</td>
</tr>
</tbody>
</table>

## PARCEL SIZE

<table>
<thead>
<tr>
<th>Size</th>
<th>Square feet</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.9</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## STREET ADDRESS OF PROJECT

| Address | 39200 Old Stage Road |

## ASSESSOR’S PARCEL NUMBER(S)

| Number | 145-091-07 |

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

Signature of Applicant/Agent: [Signature]

Date: 01/17/19

Signature of Owner: [Signature]

Date: [Date]
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 you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

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

Pacific Gas and Electric Company (PG&E) is performing emergency bank replacement work at its Gualala Substation to restore PG&E's system reliability and safety and to maintain the existing level of service to Gualala and area residents in the upcoming winter months. This is a substation replacement project and does not result in any increase in the voltage nor does it increase the height or bulk of existing structures or the land coverage of the existing substation. In May 2018 it became apparent that the existing Bank 2 was failing and it was taken out of service. Bank 1 has picked up the load served by Bank 2 until the Bank 2 replacement is completed; however, PG&E is required to have a redundancy system and if Bank 1 were to fail, the Gualala area would be without a power source until a mobile unit could be installed.

See attached project description

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

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF STRUCTURES</th>
<th>SQUARE FEET PER DWELLING UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If Multifamily, number of dwelling units per building:

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

Total square footage of structures: 442
Estimated employees per shift: 0
Estimated shifts per day: 0
Type of loading facilities proposed: 0

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.

   There is existing electrical equipment and one small control building approximately 120 sq. ft in size.

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.

   The existing failed transformer bank 2 and associated equipment will be removed from the site. See attached proposed and existing site plan.

7. Project Height. Maximum height of structure 15^3 feet

8. Lot area (within property lines): 0.9 □ square feet X acres

9. Lot Coverage:

<table>
<thead>
<tr>
<th>Building coverage</th>
<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paved area</td>
<td>120</td>
<td>322</td>
<td>442</td>
</tr>
<tr>
<td>approx 38,800 square feet</td>
<td>approx 38,800</td>
<td>approx 38,800</td>
<td>approx 38,800</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>0 square feet</td>
<td>0 square feet</td>
<td>0 square feet</td>
<td>0 square feet</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>0 square feet</td>
<td>0 square feet</td>
<td>0 square feet</td>
<td>0 square feet</td>
</tr>
</tbody>
</table>

   GRAND TOTAL: approx 39,242 square feet
   (Should equal gross area of parcel)


11. Parking will be provided as follows:

<table>
<thead>
<tr>
<th>Number of Spaces</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of covered spaces</td>
<td>0</td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td>0</td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td>0</td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td>0</td>
<td></td>
<td>Size</td>
</tr>
</tbody>
</table>
12. Utilities will be supplied to the site as follows:

A. Electricity
   - [x] 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: __________________________
   - [x] None

C. Telephone: [x] Yes [ ] No

13. Will there be any exterior lighting? [x] Yes [ ] No
   - If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
   - There will be some lights on the electrical equipment for use in case of emergencies

14. What will be the method of sewage disposal? NA
   - [ ] Community sewage system, specify supplier __________________________
   - [ ] Septic Tank
   - [ ] Other, specify __________________________

15. What will be the domestic water source? NA
   - [ ] Community water system, specify supplier __________________________
   - [ ] Well
   - [ ] Spring
   - [ ] Other, specify __________________________

16. Is any grading or road construction planned? [ ] Yes [x] 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: __________________________ 15 cubic yards
B. Amount of fill: __________________________ 0 cubic yards
C. Maximum height of fill slope: __________________________ 1 feet
D. Maximum height of cut slope: __________________________ NA feet
E. Amount of import or export: __________________________ 15 cubic yards
F. Location of borrow or disposal site: __________________________ To be determined
17. Will vegetation be removed on areas other than the building sites and roads? ☑ Yes   ☑ No
   If yes, explain:

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

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? ____________ acres (An agricultural economic feasibility
   study may be required.)

20. Will the development provide public or private recreational opportunities? ☑ Yes   ☑ No
    If yes, explain:

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:

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? 0 cubic yards.

    Location of dredged material disposal site: NA

    Has a U.S. Army Corps of Engineers permit been applied for? ☑ Yes   ☑ No
Nature and Cause of the Emergency

Pacific Gas and Electric Company (PG&E) is performing emergency bank replacement work at its Gualala Substation to restore PG&E’s system reliability and safety and to maintain the existing level of service to Gualala and area residents in the upcoming winter months. This is a substation replacement project and does not result in any increase in the voltage nor does it increase the height or bulk of existing structures or the land coverage of the existing substation. In May 2018 it became apparent that the existing Bank 2 was failing and it was taken out of service. Bank 1 has picked up the load served by Bank 2 until the Bank 2 replacement is completed; however, PG&E is required to have a redundancy system and if Bank 1 were to fail, the Gualala area would be without a power source until a mobile unit could be installed.

In order to accommodate the new bank, which is different from the existing bank due to technology improvements and has different operational requirements, PG&E will also need to replace other electrical equipment in the substation that is now obsolete and will not integrate or communicate with the newer equipment. The new electrical equipment will improve PG&E’s system reliability for the area and replace older outdated equipment.

When the transformer bank 2 failed, PG&E engineering team performed as assessment of the bank to determine what was the most expeditious and prudent manner of replacing the bank. Due to the age of the bank, the amount of deterioration it had sustained, the lack of replacement parts and the efficiency of the bank compared to new equipment, it was determined that the bank was not salvageable. The attached (Exhibit 5) provides a picture of the bank after the failure. PG&E’s Transmission Planning group also performed an operation assessment of the load in the area and determined that the current loading at the substation (using transformer bank 1 only) was at a critical level and could not be sustained or continued for any extended period without causing a significant risk to the transmission system in the area. If Bank 1 fails about 3700 customers could experience power outages/loss of service and it could take up to two days to restore service. Furthermore, operating at the current levels is not in compliance with California Public Utility Commission and California Independent Systems Operators acceptable standards for long term safe operations of the system.

Background on Gualala Substation

Gualala Substation serves 3700 customers in the Gualala community through two 60/12 kV distribution banks with two circuits. As a winter peak loading area, the customers in the Gualala area have become sensitive to outages. Built in the 1940’s, Gualala Substation is a distribution substation located at 39200 Old Stage Road on the west side of Old Stage Road near Substation Road in community of Gualala in Mendocino County. Gualala Substation is an important distribution link providing electrical service to
the rural Gualala area, with two transformer banks serving the whole community and its vicinity. Gualala Substation is located in the coastal zone (Site vicinity map Exhibit 1).

Emergency Work Project Description

To replace the existing failed transformer bank 2, PG&E will need to make the following electrical equipment replacements, modifications and installations:

1. Replacing the existing 60/12 kV, 5/6 MVA Transformer Bank 2 with a new 60/12 kV, 10/12MVA, 3-phase transformer. This is a like for like replacement. The new transformer will be installed in the western portion of the substation and is 12 feet in height.
2. Removing the existing 12 kV switchgear and replacing it with two new 12 kV bays on the low side. This is in essence a like for like replacement. The bays will be located in the south side of the Substation near the new transformer and are approximately 16 feet in height. The 12 kV low side bays are devices that can also be used to electrically isolate the transformer in case of any maintenance that needs to be done on the transformer. They are both essential to operating the new transformer and to the substation’s reliability and safety.
3. Installing a new automated 15 feet 4 inches by 21 feet by 10 feet 8 inches (322 sq. ft.) control building in the eastern portion of the site. Because the new transformer and feeder bays will be automated and monitored remotely via an automated system that cannot be configured in the existing control building nor can the existing system communicate with the new equipment, the new control building is necessary.
4. Replacing two sections/portions of the existing fence -- on the north (approximately 150 feet) and behind the new control building along the east (approximately 96 feet) with non-conducive fence to meet current CPUC safety and operational requirements for grounding electrical equipment.
5. Realigning the existing underground gird and conduits to connect the new electrical equipment and control building to the existing system.
6. Repairing the existing SPCC pond by refining the floor with a concrete slab.

Project Construction

All of the emergency electrical equipment replacement work will occur within the existing, fenced PG&E property that has been previously disturbed. Minimal site grading is required and there are no environmentally sensitive habitat areas (ESHAs) or wetlands in close proximity to the substation. As the site was graded and compacted in the 1940’s and the current work will not extend below the depth of the initial ground disturbance, therefore no archeological or cultural discoveries are anticipated.

Due to site limitations, the need to keep existing equipment operational while the new replacement equipment is being installed and the need to improve operational efficiency and reliability, some of the existing electrical equipment being replaced is also being re-arranged on the site. The Proposed Gualala site plan (Exhibit 3) shows proposed configuration of electrical equipment and facilities within the substation once the replacements, modifications and/or installations have been completed. The existing site plan is included as Exhibit 2. PG&E has started the transformer bank replacement construction and it will take until March 2020 to complete all the electrical replacement work. A chart comparing the existing and proposed equipment/structure replacement in included as Exhibit 4.
The work involved with replacing the existing failed 60 kV transformer bank 2 equipment on-site with the new transformer bank and associated equipment is as follows. The existing transformer is being dismantled and removed. Then the existing foundations will be removed to allow for installation of new foundations. The existing concrete foundations will be jack-hammered and excavated out and the concrete debris will be stockpiled on site, covered and removed often as there is limited storage space on site. Excavated foundations that will not have new foundations installed in the same location will be leveled and re-compacted with excavated soil reducing the amount of soil to be hauled off site. Concrete foundations will be formed, poured and cured and then the new equipment will be installed on the foundations. The new transformer and other equipment will be trucked to the site as needed and lifted by crane and placed on the foundations for anchoring.

The work involved in relining the existing SPCC pond floor entails draining the pond, then removing the floor by jack-hammering it out re-forming the floor, pouring and curing the concrete slab floor. The concrete and dirt debris will be stockpiled, covered and removed from the site often.

**Ground Disturbance**

Because the areas in which the equipment will be located are relatively level, no site grading will be required to install the replacement of electrical equipment, install the new control building and make the associated electrical equipment modifications /installations and reline the SPCC pond floor. There would be less than 15 cubic yards of cut/excavated material. Per the California Building Code Section J103.2 Grade Exemptions, excavations for construction of a structure permitted under this code and excavations for wells, or trenches of utilities are not subject to building or grading permits. PG&E will prepare a Site-Specific Erosion and Sediment Control Plan. Some of the measures that will be included in the plan are discussed below.

All soils will be tested for contamination prior to removal from the site for recycling or disposal. If soils are found to contain any materials requiring special handling or disposal, applicable laws and regulations regarding disposal will be followed. If the sample is determined to be contaminated, it will be transported to an approved Class II facility. In the unlikely event that hazardous material is uncovered during the sampling, then those materials will be transported to an approved Class III facility.

**Construction Equipment**

The following construction equipment will be used: backhoe, man lifts, skid steers, cranes, concrete trucks, jack-hammers, flatbed trucks, pickup trucks, forklift and bucket trucks.

**Construction Hours**

PG&E anticipates that construction work will generally be performed Monday to Friday and sometimes on Saturday, 5 to 6 days per week, from the hours of 8:00 AM to 6:00 PM. In some instances, it will be desirable to make final electrical cutovers on weekends to minimize impact on local residents and businesses. It is anticipated that there will be a minimum of two outages required that may impact customers. In these cases, advanced notification will be provided to affected customers and every effort will be made to minimize the duration of any after-hours work. In advance of an outage or weekend
work, PG&E will provide residents and businesses in the immediate area around the substation with a letter notifying them when after-hours work and/or outage will occur and for what duration. When outages are scheduled, PG&E will place a notice in the local paper and also make sure that all Gualala and Mendocino County essential services are notified.

Construction Laydown and Staging

The construction activities including staging, soil and materials storage, and equipment lay-down will be contained upon the existing PG&E substation property. PG&E may need to use some street parking along Old Stage Road at times and will secure an encroachment permit, if needed. PG&E will have a temporary trailer and equipment storage units staged within the substation yard. All temporary storage units and trailers will be removed at project completion.

Access to the Site

The driveway providing access to the Substation is located at the east side of the Substation property along Old Stage Road and no modifications to the driveway are required. Trucks and personnel will travel on Hwy 1 to Gualala and then make the either a left or right onto Old Stage Road, depending on the direction of travel. PG&E and/or its contractor will prepare a traffic management plan for construction traffic related to large equipment deliveries and removals to and from the project site. PG&E construction crew will be encouraged to carpool to the site to reduce the amount of traffic and the impact on the immediate neighbors. There will not be an increase in traffic to and from the site once the project is completed.

Construction Schedule

The construction schedule for the project will be as follows:

- Construction Start Under the emergency CDP application filed June 5, 2019 and PG&E has begun the emergency repair work.
- Construction Duration– June 2019 through March 2020

The project is scheduled to be substantially complete by January 2020.

Site-Specific Erosion and Sediment Control Plan

PG&E will prepare a site-specific erosion and sediment control plan for the project as a standard measure that PG&E implements for all projects. PG&E and/or its contractor(s) will implement site specific erosion and sediment control measures to ensure that there is no sediment run-off into the waterways or drains. The construction site will be inspected before each rain or storm event to make sure that all the erosion control measures are in place and adequate. The site will be re-inspected after the rain or storm event to ensure that the erosion control measures performed appropriately. The following are some of the measures:

- Silt fence/fiber rolls/gravel bags will be placed around the borders of the area of potential effects.
- Inlet drains will be covered with filter fabric and surrounded with gravel bags or other materials to prevent sediment run-off.
- All equipment and other construction material will be staged in designated areas away from drain inlets and covered with plastic or tarps and secured with sand/rock bags while being stored.
• Drip pans and absorbent materials for equipment will be used and an adequate supply of these items will be available in the event they are needed for a spill cleanup.
• All equipment and vehicles will be maintained in good working condition and checked regularly for leaks. If a leak is found that cannot be repaired, the equipment/vehicles will be removed.
• Fiber rolls/straw wattles will be placed around culverts.
• Gravel bag check dams will be installed in drainage channels to slow flow and reduce sediment transport.
• Soils or other stockpiled materials will be covered with tarps or erosion control blankets secured with sand/rock bags and surrounded with a linear sediment barrier in the form of straw wattle or equivalent.
• A stabilized construction entrance/exit will be established by using gravel and/or rumble strips to minimize mud tracking.

**Governmental Jurisdiction**

PG&E will need to secure permits and approvals from several agencies and jurisdictions prior to beginning work on this project. The agencies/jurisdictions and the permits/approvals required as follows:

**California Public Utilities Commission (CPUC) General Order 131 D**
The California Public Utilities Commission (CPUC) regulates PG&E. The California Constitution vests in the CPUC, sole and exclusive discretionary approval jurisdiction over the construction, operation and maintenance of public utility facilities. However, since all the work proposed is within the existing substation yard and the changes would not result in an increase in capacity at the substation, the work would not require a formal permit under the CPUC’s General Order 131-D.

**Coastal Development Permits**
Gualala Substation is located in the coastal zone. PG&E submitted an Emergency CDP application on June 5, 2019 and was proceed with the replacement of the failed transformer bank 1 work. Additionally, since the work entails replacement and modifications of existing equipment and structures and does not increase the capacity of the substation and the installation of a very small control building (322 sq. ft.), PG&E believes that the electrical replacement, modifications and installation work is exempt from a coastal development permit under the 1978 Repair, Maintenance and Utility Hook-up Exclusions, Section II Description of Activities Excluded, B. Public Utilities, 2. Electrical Utilities, a Generation Stations, Substations . . .

**Mendocino County Building Permit**
PG&E will obtain building permit for the 322 sq. ft commercial coach, control building and the 246 linear feet of fence to be replaced from Mendocino County.

**Air Quality Permit**
PG&E will secure an air quality permit from the local air quality control management district for the demolition of the electrical equipment structures.

**Attachments:**

Gualala Substation Transformer Reliability CDP Exemption Project July 15, 2019
• Exhibit 1: Site Plan and Vicinity Map
• Exhibit 2: Proposed site plan drawing
• Exhibit 3: Existing site plan drawing
• Exhibit 4: Existing and Proposed Electrical Equipment/Structure Chart
• Exhibit 5: PG&E Bank Failure Picture
### Exhibit 4
Gualala Substation Existing and Proposed Electrical Equipment and Structures

<table>
<thead>
<tr>
<th>Existing Electrical Equipment/Structure</th>
<th>No</th>
<th>Dimensions</th>
<th>Square Footage</th>
<th>New Electrical Equipment/Structure</th>
<th>No</th>
<th>Dimensions</th>
<th>Square Footage</th>
<th>Like for Like Replacement (Yes or No)</th>
</tr>
</thead>
<tbody>
<tr>
<td>60/12 kV MVA Transformer Bank 2 (to be removed)</td>
<td>1</td>
<td>10 ft L x 10 ft. W x approx. 14 ft. H</td>
<td>120 sq. ft. pad</td>
<td>60/12 KV MVA, 3 phase transformer</td>
<td>1</td>
<td>10 ft. L x 6 ft. W x approx. 12 ft. H</td>
<td>200 sq. ft. pad</td>
<td>Y</td>
</tr>
<tr>
<td>60/12 kV MVA Transformer Bank 1 (to remain)</td>
<td>1</td>
<td>5 ft. L x 5 ft. W x approx. 10 ft. H x 3 units</td>
<td>687 sq. ft. pad</td>
<td>NA</td>
<td>5 ft. L x 5 ft. W x approx. 10 ft. H x 3 units</td>
<td>687 sq. ft. pad</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Existing Switchgear (to be removed and be replaced with the control building and bus feeder bay.)</td>
<td>1</td>
<td>10 ft. L x 8 ft. W x approx. 7 ft. H</td>
<td>190 sq. ft. pad</td>
<td>2-12kV double bus feeder bay and cabinet for feeder bay</td>
<td>1</td>
<td>26 ft. L x 22 ft. W x approx. 16 ft. H</td>
<td>8 piers (18 cu ft)</td>
<td>Y</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Control building (replaces the switchgear)</td>
<td></td>
<td>15 feet by 21 feet by 10 feet 8 inches (322 sq. ft.)</td>
<td>322 sq. ft. pad</td>
<td>Y</td>
</tr>
<tr>
<td>Replace 246 feet of existing fence</td>
<td></td>
<td></td>
<td></td>
<td>Nonconductive fence to replace 246 feet if existing feet</td>
<td></td>
<td>246 feet</td>
<td></td>
<td>Y</td>
</tr>
<tr>
<td>Below ground conducts and grid</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Realign the existing underground gird and conduits to connect the new electrical equipment and control building</td>
<td>NA</td>
<td>NA</td>
<td></td>
<td>Y</td>
</tr>
<tr>
<td>SPCC Pond</td>
<td>1</td>
<td>40 ft. L x 15 ft. W x approx. 1 ft. Deep</td>
<td>NA</td>
<td>Repair SPCC Pond by adding concrete slab floor</td>
<td>1</td>
<td>40 ft. L x 15 ft. W x approx. 1 ft. Deep</td>
<td>12 yds. concrete slab</td>
<td>Y</td>
</tr>
</tbody>
</table>
Exhibit 4 Photo of Failed Transformer

Bank 2 to be Replaced
# Fee Description | Account Number | Qty | Fee Amount
---|---|---|---
BASE FEES | 1100-2851-822609 | | $4,799.55
CDPS BASE | | | $4,799.55
DOT FEES | 1100-1910-826182 | | $400.00
UMIN UMAI COT DR CDPA CDPS COUNTY R | | | $400.00
UMIN UMAI COT DR CDPA CDPS SFR DOT2E | | | $0.00
EH FEES | 1100-4011-822606 | | $300.00
CDPA CDPS EM EH FEE | | | $300.00
CDPA CDPS EM EH FEE | | | $0.00
ENVIRONMENTAL REVIEW | 1100-2851-826184 | | $735.00
| | | $735.00
GENERAL PLAN | 1100-2851-826188 | | $116.00
| | | $116.00
PROJECT SPECIFIC FEES | 2110-760264 | | $185.00
GMAC REFERRAL | | | $185.00
RECORDS MANAGEMENT | 1222-2852-826260 | | $111.00
| | | $111.00
SONOMA STATE UNIVERSITY | 1100-2851-826390 | | $75.00
| | | $75.00

**Total Fees Paid:** $6,721.55
CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS

With reference to this file number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain “Final Clearance” from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit www.fire.ca.gov.

Building / Project Site Information

| Address: 39200 Old State Rd. | APN: 145-09-07 |
| City: Gualala | Zip Code: 95445 |

Property Owner

Name: Pacific Gas and Electric Company

Mailing Address: 245 Market Street, N10 A

City: San Francisco | State: CA
Zip Code: 94105 | Phone: 415-973-5885
Email: DTLg@pge.com

Agent Representing Property Owner

Name: Jeanette Dinwiddie-Moore

Mailing Address: 17 Hillcrest Court

City: Oakland | State: Ca
Zip Code: 94619 | Phone: 510-531-4150
Email: dinwidd@gmail.com

Mail Correspondence to:

[ ] Owner | [X] Agent | [ ] Pick Up at CAL FIRE Howard Forest

You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE

ADDRESS STANDARD
- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4" letter height, ½" stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance.

DRIVEWAY STANDARD
- Minimum 10' wide with 14' unobstructed horizontal clearance and 15' unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 15% grade, and minimum 50' radius inside curvature on all turns.
- Driveways exceeding 150' but less than 800' require a turnout near the midpoint, driveways exceeding 800' shall provide turnouts no more than 400' apart. Turnout shall be a minimum of 12' wide, 30' long with 25' tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300' in length and shall be within 50' of the building, a 40' radius turnaround or 60' hammerhead “T” shall be utilized.
- Gates shall be a minimum 14' wide, all gates providing access shall be located at least 30' from the roadway. Security gates shall have an approved means of emergency operation.
**MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD**
- All parcels 1 acre and larger shall provide a minimum 30' setback for all buildings from property lines and/or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100’ from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100’ perimeter of the structure, the most intense being within 30’ of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overlooking a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

**EMERGENCY WATER STANDARD**
- gallon minimum dedicated emergency water storage

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18” above grade, 8’ from flammable vegetation, no closer than 4’ and no further than 12’ from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50’ nor more than 3/4 mile from the building it is to serve, shall be located at a turnaround or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 1/2” National Hose male thread with cap for pressure and gravity flow systems, and 4 1/2” for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3” diameter shall be mounted on a fire-retardant post within 3’ of the hydrant. The marker shall be no less than 3’ or more than 5’ above grade.

**ROAD STANDARD**
- All roads shall be constructed to provide two 10’ traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000 lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 15%.
- No roadway shall have an inside radius curvature of less than 50’ and additional width of 4’ shall be added to curves of 50-100’.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead “T” is used the top of the “T” shall be a minimum of 60’ in length.
- Turnouts shall be a minimum of 12’ wide by 30’ long and 25’ tapers on each end.
- All one-way roads shall provide a minimum 12’ traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640’ in length and a turnout shall be placed at the approximate midpoint.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800’, parcels zoned 1-4.99 acres-1320’, parcels zoned 5-19.99 acres-2640’, parcels zoned 20 acres or larger-5280’. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320’ intervals. Each dead-end road shall have turn around constructed at its a terminus.

**SIGN STANDARD**
- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4" letter height, 3/8" stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100’.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of these roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100’ before such access limitation.
BRIDGE STANDARD

- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.

CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS:

EXCEPTION REQUEST GRANTED
- See attached letter

EXCEPTION REQUEST DENIED
- See attached letter

Project review and approval by: Anthony Massucco
Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.
TREE REMOVAL REQUIREMENTS

In addition to the State Fire Safe Regulations there are other regulations regarding tree removal that may apply to your project that are under the jurisdiction of CAL FIRE. Other state and local agencies may have additional requirements pertaining to grading and vegetation removal.

These regulations may apply if you are permanently removing any of the following species or if you are going to sell or trade any timber, firewood, or other solid wood forest products that came from construction of your project.

**Conifers:**
- Coast redwood (*Sequoia sempervirens*)
- Douglas-fir (*Pseudotsuga menziesii*)
- Grand fir (*Abies grandis*)
- Western hemlock (*Tsuga heterophylla*)
- Western redcedar (*Thuja plicata*)
- Bshop pine (*Pinus muricata*)
- Monterey pine (*Pinus radiata*)
- Sitka spruce (*Picea sitchensis*)
- Incense cedar (*Calocedrus decurrens*)
- Port-Orford cedar (*Chamaecyparis lawsoniana*)
- California red fir (*Abies magnifica*)
- White fir (*Abies concolor*)
- Jeffrey pine (*Pinus jeffreyi*)
- Ponderosa pine (*Pinus ponderosa*)
- Sugar pine (*Pinus lambertiana*)
- Western white pine (*Pinus monticola*)
- Lodgepole pine (*Pinus contorta*)
- Noble fir (*Abies procera*)
- Knobcone pine (*Pinus attenua*)
- Gray pine (*Pinus sabiniana*)
- Mountain hemlock (*Tsuga mertensiana*)
- Brewer spruce (*Picea breweriana*)
- Englemann spruce (*Picea engelmannii*)
- Sierra redwood (*Sequoiadendron giganteum*)
- Foxtail pine (*Pinus balfouriana*)
- Western juniper (*Juniperus occidentalis*)

**Hardwoods:**
- Tanoak (*Notholithocarpus densiflorus*)
- Red alder (*Alnus rubra*)
- White alder (*Alnus rhombifolia*)
- Pacific madrone (*Arbutus menziesii*)
- Golden chinkapin (*Castanopsis chrysophylla*)
- Pepperwood (*Umbellularia californica*)
- Oregon white oak (*Quercus garryana*)
- California black oak (*Quercus kelloggii*)

For more information and assistance related to tree removal contact the Mendocino Unit CAL FIRE Resource Management Office at (707) 459-7440.
CASE: CPD 2019-0029
OWNER: PG&E
APN: 145-091-07
APLCT: PG&E
AGENT: Jeanette Dinwiddie-Moore
ADDRESS: 39200 Old Stage Road, Gualala

PUBLIC ROADS

DRIVeways/Unnamed Roads

Coastal Zone Boundary

Named Rivers

PUBLIC ROADS

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
SITE PLAN AT SUBSTATION

PROPERTY LINE

FENCE LINE

PROPERTY LINE

EXISTING FENCE LINE

NEW NON-CONDUCTIVE FENCE LINE

5 INDICATES TEMPORARY BENCHMARK (TBM)

SITE PLAN

39200 OLD STAGE RD, GUALALA, CALIFORNIA 95445

CASE: CPD 2019-0029
OWNER: PG&E
APN: 145-091-07
AGENT: Jeanette Dinwiddie-Moore
ADDRESS: 39200 Old Stage Road, Gualala

_MENDOCINO COUNTY PLANNING DEPARTMENT  7/26/2019_

SITE PLAN

1. BUILDING DESIGN LOADS PER BUILDING MANUFACTURER:
   A. ROOF TOTAL LOAD: 65 PSF
   B. ROOF SL: 40 PSF

10. CONCRETE PROPERTIES:
   A. f'c = 2500 PSI
Bank 2 to be Replaced
CASE: CPD 2019-0029
OWNER: PG&E
APN: 145-091-07
APLCT: PG&E
AGENT: Jeanette Dinwiddie-Moore
ADDRESS: 39200 Old Stage Road, Gualala

Legend: Land Capabilities/Natural Hazards

Coastal Zone Boundary
Incorporated City Limits

LAND CAPABILITIES
Agricultural Land
Prime
Near Prime
Timberland
High Productivity
Moderate Productivity

NATURAL HAZARDS
Fluid Fracture (for further information see Attach Project Special Studies Zones Map effective July 1, 1974)
Seismicity
Bedrock (Zone 1)
Marine Terrace Deposits (Zone 2)
-Strong Shaking
Beach Deposits and Streams
Alluvium and Terrestrial Deposits (Zone 3)
-Intermediate Shaking

Landslide
Transmit (Riding) can occur to the 30 foot contour line or up to 1 mile inland.

Coastal Erosion (descriptions apply to areas between dotted lines)
- Protective Beach
- Artificial Protection
- Present Development Critical
- Future Development Non-Critical
- Future Development Critical

Legend:
Coastal Zone Boundary
PG&E
LCP LAND CAPABILITIES & NATURAL HAZARDS
CASE: CPD 2019-0029
OWNER: PG&E
APN: 145-091-07
APLCT: PG&E
AGENT: Jeanette Dinwiddie-Moore
ADDRESS: 39200 Old Stage Road, Gualala

Legend: Habitats/Resources

Coastal Zone Boundary
Incorporated City Limits
Marine and Freshwater Habitats
Open Water
Kelp
Rocky Intertidal Area
Mudflat
Beach
Dunes
Mozzi
Saltwater Freshwater
Shallow Saltwater
Stream
Prairies
Intertidal Wooded Habitats
Coastal Forest
Hardwood
Hardwood
Woodland
Riparian
Culvert

DESIGNATED RESOURCE PROTECTION AREA
State Park or Reserve
Area of Special Ecological Significance
Natural Area
Forestry Special Treatment Area

VISUAL RESOURCES
View Limit
Vernacular Carriker

PG&E
145-091-07
Jeanette Dinwiddie-Moore
39200 Old Stage Road, Gualala

Coastal Zone Boundary
CASE: CPD 2019-0029
OWNER: PG&E
APN: 145-091-07
APLCT: PG&E
AGENT: Jeanette Dinwiddie-Moore
ADDRESS: 39200 Old Stage Road, Gualala

Critical Water Areas
Critical Water Resources Bedrock
CASE: CPD 2019-0029
OWNER: PG&E
APN: 145-091-07
APLCT: PG&E
AGENT: Jeanette Dinwiddie-Moore
ADDRESS: 39200 Old Stage Road, Gualala

MENDOCINO COUNTY PLANNING DEPARTMENT- 7/26/2019
AIRPORT ZONES