August 25, 2020

CASE#: CDP_2020-0018
DATE FILED: 6/17/2020
OWNER/APPLICANT: PACIFIC GAS & ELECTRIC CO
AGENT: JEANETTE DINWIDDIE-MOORE
REQUEST: Administrative Coastal Development Permit to construct a 525 sq. ft. control building, install a 15 ft. tall VSAT pole, and trench and install cables and conduit. Elk Substation was built in 1946 and has been in continuous operations since.
LOCATION: In the Coastal Zone and the village of Elk, on the north side of Philo Greenwood Road, 0.25± miles east of its intersection with State Route 1 (SR 1), and located at 35720 Philo Greenwood Rd., Elk (APN: 127-232-12).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY
RESPONSE DUE DATE: September 8, 2020

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 ________________
CASE: CDP_2020-0018 PG&E, SCADA

OWNER: PACIFIC GAS & ELECTRIC CO
APPLICANT: PACIFIC GAS & ELECTRIC CO
AGENT: JEANETTE DINWIDDIE-MOORE
REQUEST: A Coastal Development Administrative Permit request to construct a 525 SF control building, install a 15 FT tall VSAT pole, and trench and install cables and conduit. Elk Substation was built in 1946 and has been in continuous operations since.

LOCATION: In the Coastal Zone and the village of Elk, on the north side of Philo Greenwood Road, 0.25± miles east of its intersection with State Route 1 (SR 1), and located at 35720 Philo Greenwood Rd., Elk (APN: 127-232-12).

APN/S: 127-232-12-00
PARCEL SIZE: 1.0± Acre

GENERAL PLAN: Public Facilities (PF)
ZONING: Public Facilities (PF)
EXISTING USES: Public Utility

RELATED CASES:

<table>
<thead>
<tr>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Residential (RR10)</td>
<td>RR10</td>
<td>5.8 Acres</td>
<td>Vacant</td>
</tr>
<tr>
<td>EAST:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Range Lands (RL160)</td>
<td>RL</td>
<td>86.2 Acres</td>
<td>Vacant</td>
</tr>
<tr>
<td>SOUTH:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space (OS)</td>
<td>OS</td>
<td>62.5 Acres</td>
<td>Vacant</td>
</tr>
<tr>
<td>WEST:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Village (RV)</td>
<td>RV</td>
<td>1.0 Acre</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
- Agricultural Commissioner
- Assessor’s Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Elk Community Services District
- Elk Fire District
- Planning Division Ukiah
- Sonoma State University

STATE
- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife

FEDERAL
- US Department of Fish & Wildlife

TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: Please send your comments to cherryj@mendocinocounty.org.

Sonoma Tree Vole: The project site is potentially in the roaming range for Sonoma Tree Voles (see attached “Sonoma Tree Vole Habitat”).

Cultural Resources: The project site is entirely paved. It is unlikely that cultural resources, if present, would be disturbed during construction.

STAFF PLANNER: J CHERRY (direct line 707-234-2888)  DATE: 8/18/2020
ENVIROMENTAL DATA

1. MAC:
   GIS
   No

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

3. FIRE RESPONSIBILITY AREA:
   CALFIRE FRAP maps/GIS
   CalFire and Elk Community Services District

4. FARMLAND CLASSIFICATION:
   GIS
   Urban & 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
   Western Soil Type 225

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

9. WILLIAMSON ACT CONTRACT:
   GIS/Mendocino County Assessor’s Office
   Adjacent lands in contract

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
    No

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

15. NATURAL DIVERSITY DATABASE:
    CA Dept. of Fish & Wildlife Rarefied Database; GIS
    No

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
    Greenwood State Park 0.25 mile west
    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
    No

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
    Public Facilities

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
    LCP Land Capabilities maps/GIS; 20.500
    Beach Deposits and Stream Alluvium and Terraces

26. LCP HABITATS & RESOURCES:
    LCP Habitat maps; Iso; Sec. 20.496
    Barren lands

27. COASTAL COMMISSION APPEALABLE AREA:
    Coastal Commission Plans and Appeals Resolution Report, 8/10
    No

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
    No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
    Biological Resources & Natural Area Map; GIS; General Plan 4-5
    Potential Sonoma Tree Vole range

31. BLUFFTOP GEOLOGY:
    Sec. 20.512
    No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY
# COASTAL ZONE APPLICATION FORM

## APPLICANT

<table>
<thead>
<tr>
<th>Name</th>
<th>Pacific Gas and Electric Company (Dave Thomas)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>245 Market Street, N10A</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>Pacific Gas and Electric Company (Dave Thomas)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>245 Market Street, N10A</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>

## AGENT

<table>
<thead>
<tr>
<th>Name</th>
<th>Jeanette Dinwiddie-Moore</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

- **1** Acres

## STREET ADDRESS OF PROJECT

35730 Philo-Greenwood Road, Mendocino

## ASSESSOR’S PARCEL NUMBER(S)

127-232-12-00

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

[Signature of Applicant/Agent] 6/16/20

[Signature of Owner] 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 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.

   PG&E is planning to replace the existing legacy Supervisory Control and Data Acquisition (SCADA) system with a new SCADA system at the Elk Substation. The new SCADA system will operate via proprietary wireless digital satellite communications system. Elk Substation is located in a remote part of the coastline, with single road access which is considered an elevated “Tier 2” fire zone. PG&E is required by the CPUC and SB 901 to limit the adverse impacts to customers during abnormal conditions, such as wildfires. PG&E must rely on its proprietary SCADA system to achieve this goal. The new replacement SCADA system will require a new 525 sq. ft. control building and a Very Small Aperture Terminal (VSAT) pole approximately 15 ft high and 4.5 inches in diameter at Elk Substation, as the existing building is not large enough to accommodate the additional equipment required for new SCADA along with rerouting existing and new cable and conduit connections. Elk Substation is located at 35720 Philo-Greenwood Road in Mendocino County near the town of Elk. Elk Substation was built in 1946 and has been in continuous operations since. It provides electrical service for over 1400 customers in the town of Elk and vicinity. 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: ________
   Estimated employees per shift: None
   Estimated shifts per day: NA
   Type of loading facilities proposed: NA

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 an existing 144 sq. ft. control building and also other electrical transmission equipment.

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.

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

8. Lot area (within property lines): 1 square feet □ square feet □ acres

9. Lot Coverage:

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>NEW PROPOSED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building coverage</td>
<td>144 square feet</td>
<td>525 square feet</td>
</tr>
<tr>
<td>Paved area</td>
<td>43,416 square feet</td>
<td>0 square feet</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>0 square feet</td>
<td>0 square feet</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>0 square feet</td>
<td>0 square feet</td>
</tr>
<tr>
<td>GRAND TOTAL:</td>
<td>44,085 square feet</td>
<td></td>
</tr>
</tbody>
</table>

   (Should equal gross area of parcel)

10. Gross floor area: 669 square feet (including covered parking and accessory buildings).

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></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
</tbody>
</table>

APN 127-232-12
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 be any exterior lighting?  ■ Yes  □ No
   If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?
   - Community sewage system, specify supplier ____________________________________
   - Septic Tank
   - Other, specify  None

15. What will be the domestic water source?
   - Community water system, specify supplier ____________________________________
   - Well
   - Spring
   - Other, specify  None

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: __________________________ cubic yards
B. Amount of fill: __________________________ cubic yards
C. Maximum height of fill slope: ________________ feet
D. Maximum height of cut slope: ________________ feet
E. Amount of import or export: ____________________ cubic yards
F. Location of borrow or disposal site: ____________________________________________
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>17. Will vegetation be removed on areas other than the building sites and roads?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, explain:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18. Does the project involve sand removal, mining or gravel extraction?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, detailed extraction, reclamation and monitoring may be required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19. Will the proposed development convert land currently or previously used for agriculture to another use?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, how many acres will be converted?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(An agricultural economic feasibility study may be required.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20. Will the development provide public or private recreational opportunities?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, explain:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21. Is the proposed development visible from:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. State Highway 1 or other scenic route?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>B. Park, beach or recreation area?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, explain:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Diking</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>B. Filling</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>C. Dredging</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>D. Placement of structures in open coastal waters, wetlands, estuaries or lakes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amount of material to be dredged or filled?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location of dredged material disposal site:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Has a U.S. Army Corps of Engineers permit been applied for?</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
PACIFIC GAS AND ELECTRIC COMPANY
ELK SUBSTATION SCADA REPLACEMENT PROJECT DESCRIPTION
APN 127-232-12-00
35730 Philo-Greenwood Road, Mendocino 95432

Background

Pacific Gas and Electric Company (PG&E) is making systemwide improvements to its proprietary communication systems that interface with its electrical equipment and substations. These system improvements will enable PG&E to monitor its electrical equipment operation at the new, higher safety standards set forth by the California Public Utilities Commission (CPUC). In September 2018, the CA Legislature approved Senate Bill (SB) 901, which required all California electric utilities to prepare plans for constructing, maintaining, and operating electrical lines and equipment, intended to minimize the risk of catastrophic wildfires. Pursuant to SB 901, in 2019 PG&E submitted its Wildfire Safety Plan to the CPUC for approval.

PG&E is planning to replace the legacy Supervisory Control and Data Acquisition (SCADA) system with a new SCADA system at the Elk Substation. The new SCADA system will operate via proprietary wireless digital satellite system. Elk Substation is located in a remote part of the coastline, with single road access which is considered an elevated “Tier 2” fire zone. PG&E is required by the CPUC and SB 901 to limit the adverse impacts to customers during abnormal conditions, such as wildfires. PG&E must rely on its proprietary SCADA system to achieve this goal. Essentially, what SCADA does is it allows humans to monitor and operate electrical equipment remotely. In doing so, it saves the time it takes for a person to travel to a remote site to record data, or operate a device. Therefore, making the SCADA system improvements, such as the replacements proposed for the Elk Substation, is paramount for meeting this requirement. During Public Safety Power Shutoff (PSPS) conditions, PG&E will rely on the new replacement SCADA system to shut down and restore power to customers remotely, which in turn translates to performing this function swiftly.

Elk Substation is located at 35720 Philo-Greenwood Road in Mendocino County near the town of Elk. Elk Substation was built in 1946 and has been in continuous operations since. It provides electrical service for over 1400 customers in the town of Elk and vicinity.

The new replacement SCADA system will require a new 525 sq. ft. control building and a Very Small Aperture Terminal (VSAT) pole approximately 15 ft high and 4.5 inches in diameter at Elk Substation, as the existing building is not large enough to accommodate the additional equipment required for new replacement SCADA system along with rerouting existing and new cable and conduit connections.

Elk SCADA Replacement Work Project Description

To replace the existing SCADA system, PG&E will perform the following work: The work is also detailed on drawings 3104635 and 416016.

1. Install a small, new control building approximately 15 ft. by 35 ft or 525 sq. ft in size to
accommodate the racks, cabinets and equipment needed to install the new SCADA system. The new control building will be located on the west side of the property as shown on drawing 416016. To protect the control building, PG&E plans to install bollards around the exterior of the new control building. Because the existing control building is very small and full plus there is not sufficient space of the new SCADA equipment, the new control build is needed. The new control building would be minor addition to the site.

2. Install a Very Small Aperture Terminal (VSAT) pole approximately 15 ft high and 4.5 inches in diameter in the northwest portion of the site to provide wireless satellite interface and communication connection for the SCADA system.

3. Install an Integrated Protection Automation Controller (IPAC) cabinet approximately 3.5 by 2.6 by 1.5 feet in size and will be mounted on the existing feeder relay between an existing bank feeder and regulator. The IPAC cabinet is also necessary to operate the SCADA system.

4. Reroute existing cable and conduit connections and install new cable and conduit connections to connect the new SCADA system within the new control building to the VSAT and IPAC and to remove the old SCADA and phone connections.

5. Repair the roof and other deteriorating sections of the existing control building and repaint the existing building to better protect it against the environment due to the close proximity to the ocean. PG&E will also need to make interior electrical equipment changes to the existing control panels and cabinets within the building to allow for the new SCADA system.

6. Repair approximately 20 linear feet of the existing wood fence along the frontage of the property.

**Project Construction**

The attached Elk site plan (Exhibit 2) shows the locations of the existing electrical equipment and structures and proposed new replacement SCADA system control building, VSAT, IPAC and other SCADA related electrical equipment and facilities within the substation once the replacements, modifications and/or installations have been completed.

All of the 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.

Because the areas where the new replacement SCADA improvements will be located are relatively level, no site grading will be required to install the SCADA replacement equipment, the new control building and make the associated electrical equipment modifications/installations. 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.

All soils removed 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. Any concrete foundations that are removed will also be sampled prior to disposal.

PG&E plans to start the SCADA replacement construction in October 2020 and it will take until May 2021 to complete all the SCADA replacement work.

**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 connections cutovers on weekends to minimize impact on local residents and businesses. No outages are anticipated as part of the SCADA replacement work.

**Site-Specific Erosion and Sediment Control Plan**

As the area of disturbance from SCADA system replacement work is very small, PG&E and/or its contractor(s) will implement *standard* erosion and sediment control measures to ensure that there is no sediment run-off into the waterways or drains. The construction site will be inspected 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. The site is graveled, if track out is observed additional measures will be implemented.

**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 SCADA system replacement 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**

Elk Substation is located in the coastal zone. The work entails replacing the existing legacy SCADA system with a new SCADA system including the new small control building (525 sq. ft.), VSAT pole and IPAC cabinet (will be mounted on the existing feeder relay) and does not increase the capacity of the substation. PG&E believes that majority of the project entails minor changes to the existing developed substation that typically would be exempt for a coastal development under the provisions of the Coastal Commission's 1978 Repair, Maintenance and Utility Hook-Up Exclusions from Permit Requirements, Section II. B.2. The County has determined that the new control building and VSAT pole are not covered under the exemption and a coastal development will be require for the minor changes to the existing substation.

**Mendocino County Building Permit**

PG&E will obtain a building permit for the 525 sq. ft commercial coach, SCADA control building from Mendocino County.

**CEQA Compliance**

PG&E has incorporated a number of measures into the project design to ensure that the SCADA replacement work taking place within the existing disturbed substation property will not result in any potentially adverse impacts. PG&E believes that the project is categorically exempt from CEQA review under the following provisions:

- Class 1, Existing Facilities: Section 15301 of the CEQA Guidelines provides a categorical exemption for the "repair, maintenance . . . or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's
determination. The types of "existing facilities" include: (b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;

- Class 2 Replacement, Replacement or Reconstruction: Section 15302 of the CEQA Guidelines allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, item (c) which allows for the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

Attachments:
- Exhibit 1 Elk Substation CDP Title Sheet Drawing 3104635
- Exhibit 2: Existing and Proposed Structures Arrangement of Foundation Drawing 4156644
March 6, 2020

Department of Planning and Building Services
County of Mendocino
120 West Fir Street
Ft Bragg, CA 95437

Subject: Approving Jeanette Dinwiddie Moore to be PG&E’s Authorized Agent

TO WHOM IT MAY CONCERN:

I, David Thomas, hereby certify that for the purposes of filing applications for planning and building permit and other permit application, or completion of any forms related to the Planning and Building Code, or to the County’s ordinances and regulations, or to state laws and codes, for the Elk Substation at 35730 Philo-Greenwood Road in Elk that Jeanette Dinwiddie-Moore, is a duly authorized agent for Pacific Gas and Electric Company, the owner, and she is authorized to sign all documents connected with the applications or permits.

I declare under penalty of perjury that the foregoing is true and correct.

Sincerely,

[Signature]

David Thomas
Pacific Gas and Electric Company
Owner

3/6/20

Date

[Signature]

Agent’s Signature

Name: Jeanette Dinwiddie-Moore
ID: CA Drivers License No. S0477229
GENERAL NOTES:

1) PERIMETER ANGLE SHALL BE THE STRUCTURE SIZE ±1/8" TOLERANCE

2) APPLY A CONTINUOUS 3/8" BEAD OF A GOOD GRADE OF SILICONE SEALANT ON THE SLAB APPROXIMATELY 1½" FROM THE EDGE OF THE SLAB WHERE THE PERIMETER ANGLE OF THE STRUCTURE WILL BE PLACED.

3) APPLY A CONTINUOUS 3/8" BEAD OF A GOOD GRADE OF SILICONE SEALANT BELOW THE INTERIOR WALL, WHEN NECESSARY.

APN 127-232-12

GROUND PAD DETAIL

6" x 6" PERIMETER ANGLE

1/4" COPPER GROUND PAV

5/8" STUDS WITH 3/4" WEDGE NUTS/FLAT WASHERS

PERIMETER ANGLE SECTION

PERIMETER ANGLE LAYOUT

INTERMEDIATE POST DETAIL

CORNER DETAIL

FOR INFORMATION ONLY

SAMPLE BUILDING PLAN
FASTENER SCHEDULE:

ALL STRUCTURE IS SECURED USING #12-14 X 3/4" DRILLERS UNLESS NOTED.
**GENERAL NOTES:**

1. EXTERIOR ITEMS REMOVED FOR SHIPPING - ENTRANCE AND DOORWAY WOOD - SEE WALL
2. CABINET RISER - SEE WALL
3. OUTSIDE BUILDING SHIP DIMENSIONS NOT TO EXCEED 18'-11" x 37'-0" x 12'-0".
4. EACH EXTERIOR DOOR INCLUDES THE FOLLOWING:
   - Weatherstripping, Threshold, Smooth 3" x 3" x 0.375" per leaf
   - Pane device, Inside/Outside pair
   - Double door includes surface bolts & 30" x 30" glass chain w/ Vinyl cover

**DOOR SCHEDULE**

<table>
<thead>
<tr>
<th>DOOR #</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4'-0&quot; x 7'-0&quot; 159a door, 159c frame, Standard Insulated (R-4.6), RH, pane device, Von Duprin - Series 5307 used, Thumb latch pull w/ construction cores shipped in doors, loose cores shipped loose (COREN RUSSELCO UNDER #302 1-42 06401) to pose 3A 2000 (70% R-4.6) (35% R-11), 2.66 E1, 6.42 E2, 9.41 E3, 0.034 E4 (BASED ON 0.05 CFM PER SQUARE FOOT OF DOOR AREA MAX) (.5% HEAVY DUTY, 6'-0&quot; W - 8'-0&quot; G.D.) - Ball Bearing (2019)</td>
</tr>
<tr>
<td>2</td>
<td>4'-0&quot; x 7'-0&quot; 159a door, 159c frame, Standard Insulated (R-4.6), RH, pane device, Von Duprin - Series 5307 used, Thumb latch pull w/ construction cores shipped in doors, loose cores shipped loose (COREN RUSSELCO UNDER #302 1-42 06401) to pose 3A 2000 (70% R-4.6) (35% R-11), 2.66 E1, 6.42 E2, 9.41 E3, 0.034 E4 (BASED ON 0.05 CFM PER SQUARE FOOT OF DOOR AREA MAX) (.5% HEAVY DUTY, 6'-0&quot; W - 8'-0&quot; G.D.) - Ball Bearing (2019)</td>
</tr>
<tr>
<td>3</td>
<td>4'-0&quot; x 7'-0&quot; 159a door, 159c frame, Standard Insulated (R-4.6), RH, pane device, Von Duprin - Series 5307 used, Thumb latch pull w/ construction cores shipped in doors, loose cores shipped loose (COREN RUSSELCO UNDER #302 1-42 06401) to pose 3A 2000 (70% R-4.6) (35% R-11), 2.66 E1, 6.42 E2, 9.41 E3, 0.034 E4 (BASED ON 0.05 CFM PER SQUARE FOOT OF DOOR AREA MAX) (.5% HEAVY DUTY, 6'-0&quot; W - 8'-0&quot; G.D.) - Ball Bearing (2019)</td>
</tr>
</tbody>
</table>

**SHEETING FASTENER SCHEDULE:**

**MULTI-TRUB WALL SHEETING FASTENER SCHEDULE:**

- Base channel & 3" x 3" x 0.25" SN-8 channel with a 0.5" x 0.5" pattern
- Girts #13 1/4" x 10" drilled at 12" O.C.
- Wall sheeting laps #14 x 1" tapping screw at 30" O.C.

**MULTI-TRUB SEE WALL SHEETING FASTENER SCHEDULE:**

- Base channel & 3" x 3" x 0.25" SN-8 channel with a 0.5" x 0.5" pattern
- Girts #13 1/4" x 10" drilled at 12" O.C.
- Wall sheeting laps #14 x 1" tapping screw at 30" O.C.

**BASE TRIM FLASHING DETAIL**

- 24" MULTIBR WALL PANEL
- PART OF 300, THERMAL DISTANCE OF 0.08

**WALL SHEET TO END TRUSS**

- SPACE RESERVED FOR STATE & PPC LABELS (MEASURE 0.13" x 0.36"
- 159a Exterior Plate)

**FOR INFORMATION ONLY**

- 1908-175-722
- 1908-175-107
- 1908-175-108

SAMPLE BUILDING PLAN
GENERAL NOTES:
1) ALL DIMENSIONS ARE TO THE CENTER OF THE UNISTRUT.
2) ALL CEILING MOUNTED UNISTRUT IS FASTENED TO HAT CHANNEL SUPPORT.
3) UNISTRUT PIECES ARE FASTENED WITH #10 x 1½" DRILLERS.

HARDWARE

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QTY</th>
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<tbody>
<tr>
<td>HANDER ROC CLAMPS - (22X-228)</td>
<td>22</td>
</tr>
<tr>
<td>1/2&quot; COMBO NUT WASHER - (WMZ532)</td>
<td>20</td>
</tr>
<tr>
<td>1/2&quot; WASHER</td>
<td>69</td>
</tr>
<tr>
<td>1/2&quot; LOCK WASHER</td>
<td>46</td>
</tr>
<tr>
<td>1 1/2&quot; BOLT</td>
<td>14</td>
</tr>
<tr>
<td>3/8&quot; SPRINGLESS NUTS</td>
<td>14</td>
</tr>
<tr>
<td>CABLE TRAY CLAMP - (8A-1296)</td>
<td>7 Pairs</td>
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<tr>
<td>B-LINE CANTILEVER BRACKET - (BS27F-3M)</td>
<td>7</td>
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13/16" SOLID UNISTRUT

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<tbody>
<tr>
<td>1½&quot;</td>
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</tr>
<tr>
<td>9&quot;</td>
<td>1</td>
</tr>
<tr>
<td>7½&quot;</td>
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<tr>
<td>4½&quot;</td>
<td>1</td>
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<tr>
<td>3½&quot;</td>
<td>4</td>
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1/2" STEEL RODS

<table>
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<th>QTY</th>
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<tbody>
<tr>
<td>18 ½&quot;</td>
<td>14</td>
</tr>
<tr>
<td>14&quot; (CABLE ROPE)</td>
<td>8</td>
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</tbody>
</table>

CANTILEVER BRACKET ATTACHMENT DETAIL

(WM8468) SLOTTED HEX HEAD SCREWS ATTACH THREADED Hold DOWN PLATE TO NOSAWING CHANNEL NUT (TYP.)

HOLD DOWN GUIDE CLAMP (22X-128) (TYP.)

UNISTRUT CORROD NUT & 1/2" HEX NUT (TYP.)

WALL B

20½" INTERIOR CLEARANCE

WALL D

UNISTRUT LAYOUT

FOR INFORMATION ONLY

SAMPLE BUILDING PLAN
APPLICATION
STATE OF CALIFORNIA, NATURAL RESOURCES AGENCY
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
MENDOCINO UNIT- CONDITIONS OF APPROVAL FIRE SAFE REGULATIONS
MEU-4290 A (REV. 1/19)

CAL FIRE FILE #  Project Type: Battalion # Date:
254-20 Commercial 5 July 9, 2020

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.

<table>
<thead>
<tr>
<th>Building / Project Site Information</th>
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<tbody>
<tr>
<td>Address: 35730 Philo-Greenwood Road</td>
</tr>
<tr>
<td>City: Elk</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Pacific Gas and Electric Company (Dave Thomas)</td>
</tr>
<tr>
<td>Mailing Address: 245 Market Street, N10!</td>
</tr>
<tr>
<td>City: San Francisco</td>
</tr>
<tr>
<td>Zip Code: 94105</td>
</tr>
<tr>
<td>Email: <a href="mailto:DLTg@gmail.com">DLTg@gmail.com</a></td>
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</tbody>
</table>

<table>
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<tr>
<th>Agent Representing Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Jeanette Dinwiddie-Moore</td>
</tr>
<tr>
<td>Mailing Address: 17 Hillcrest Court</td>
</tr>
<tr>
<td>City: Oakland</td>
</tr>
<tr>
<td>Zip Code: 94619</td>
</tr>
<tr>
<td>Email: <a href="mailto:dinwidd@gmail.com">dinwidd@gmail.com</a></td>
</tr>
</tbody>
</table>

Mail Correspondence to:

☐ Owner  ☑ 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.
**X 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 overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

**□ EMERGENCY WATER STANDARD**

- 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 1/2 mile from the building it is to serve, shall be located at a turnout 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.

**X 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 75,000lb 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 16%.
- 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.

**X SIGN STANDARD**

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4” letter height, ½” 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 those 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.
August 16, 2020

To: Dave Thomas, PG&E Senior Land Planner

From: Ode Bernstein, PG&E Senior Wildlife Biologist

Subject: Potential disturbance of Sonoma tree vole (*Arborimus pomo*) due to proposed SCADA improvements at Elk Substation.

Dear Mr. Thomas,

The Sonoma tree vole (*Arborimus pomo*) whose genus name translates to “tree mouse”, is an arboreal rodent endemic to the coastal zone of northern California. As the genus name would suggest, this species of vole is highly adapted to life amongst trees; in particular dense stands of redwood (*Sequoia sempervirens*), Douglas fir (*Pseudotsuga menziesii*), and noble fir (*Abies procera*). The species may also occur in montane hardwood forests. The range includes suitable forested habitat in the “fog belt” of coastal California, from approximately Sonoma County in the south, to Del Norte County in the north. Though the species is secretive and difficult to survey for, existing literature on the species, as summarized in the most current California Department of Fish and Wildlife (CDFW) life history account (CWHR 2020), indicates that forest cover in the vicinity of PG&E’s Elk Substation meets the broad characteristics of suitable habitat. The Sonoma tree vole is strongly dependent on forested habitat to provide a location for nesting, as the nests of both male and female voles are built directly onto the branches of the host tree. Foraging for the main food item, evergreen needles, happens primarily at night, and the species is typically, though not exclusively, nocturnal. The Sonoma tree vole is currently classified as a Species of Special Concern by CDFW, but otherwise lacks formal protections under the Endangered Species Act or Fish and Game Code.

Elk substation overlaps California Natural Diversity Database (CNDDB) Element Occurrence #14246 (CDFW 2020). This record is associated with several vole nest detections in the contiguous forest stands associated with Greenwood Creek, east of the Town of Elk. Numerous individual nest records are referenced dating back to 1992. The nest occurrence associated with EO #14246 is unusual in that the nest was found in a sapling Douglas fir, located in a grove of saplings. The nest was located approximately 25’ from the north bank of Greenwood Creek. EO #14246 indicates that voles are present in suitable habitat surrounding Greenwood Creek, and can use smaller statured trees for nesting.

The proposed scope of work (as summarized in the Coastal Zone application) will consist of daytime construction activities within the substation footprint, including building a new SCADA control building, erecting a new antenna, and maintenance on the existing control building. The duration and
timing of work was not indicated, but presumably will occur within the typical dry season, from May 15 to October 15. Elk substation is located at 35730 Philo-Greenbank road, adjacent to a small cluster of rural homes, most of which occur to the west and south of the substation. Highway 1 is located 0.13 miles due south. To the north and east of the substation are large, contiguous stands of coastal grassland and scrub. However, the perimeter fenceline of the substation is surrounded by mixed stands of Douglas fir, Monterey pine (*Pinus radiata*), Monterey cypress (*Cupressus macrocarpa*) and ornamental tree species, namely mock orange (*Philadelphus* sp.) and Pittosporum. This grove is a mix of planted and volunteer species. This mixed stand follows the PG&E parcel boundary to the north, but is narrow, sparse and eventually tapers into coastal scrub. The stand is absent on the adjacent parcel. This grove is identified on Figure 1 as the north grove. The north grove is not associated with any riparian features, and is surrounded by coastal scrub and grassland. It is not contiguous with larger intact stands of conifer forest to the east and south. Because this stand is isolated from known stands of vole habitat, is surrounded by unsuitable coastal scrub and grassland, and is not associated with any riparian features it is presumed to be of marginal quality. Additionally, voles that may be present would be exposed to increased predation pressure due to the open quality of the north grove, and proximity to urban lots. Feral cats, corvids, raccoons and other species that thrive around human activity and are known threats to voles are likely present in greater numbers in semi-natural areas fringing in proximity to the City of Elk.

To the southeast of the substation are large, contiguous blocks of closed-canopy conifer forest and riparian thickets associated with Greenwood creek, which runs east-west and creates a wide habitat corridor between its termination point at the ocean, and large tracts of forestland to the east. CNDDB EO #14246 is associated with the forests surrounding Greenwood Creek. This area is identified as Greenwood Creek Grove on Figure 2. From a habitat quality perspective and given the presence of relatively recent CNDDB records, it is assumed that Sonoma tree vole is present in the Greenwood Creek Grove.

Project activities will not directly alter the physical habitats upon which Sonoma tree voles depend. Project activities do not include tree or ground cover removal outside the substation, so physical habitat structure will not be affected. Construction noise during normal daytime hours should be considered relative to the location, which is adjacent to Philo-Greenwood Road and adjacent rural lots. Project activities will result in a temporary increase in ambient noise levels during construction of the new SCADA control building and installation of the antenna. Other activities such as painting and minor repairs to the existing control building are not likely to significantly exceed ambient levels of traffic and other anthropocentric noise in the area. As voles are largely nocturnal, construction noise will not impact active foraging or other movements within individual vole home ranges. Please refer to the Coastal Zone application for additional details on construction methods. Long term operation of the new SCADA building will allow PG&E to remotely operate switching at the substation, reducing on-site staff hours for certain routine activities.

In conclusion, installation of the new SCADA control building and associated features will result in a short term and minor increase in daytime noise levels, but given the behavior of the Sonoma tree vole, which is largely nocturnal and restricted to mature stands of dense conifer forest to the south, there is no
reason to conclude that these activities will constitute a threat to nearby populations of Sonoma tree vole, nor diminish habitat quality.

Elk substation is within the plan boundaries of PG&E’s Operations and Maintenance Multiple-Region Habitat Conservation Plan (MRHCP; ICF 2020). Though the MRHCP is generally specific to federally listed species, such as northern spotted owl (*Strix occidentalis*), the plan includes general conservation measures intended to reduce impacts to all native habitats and wildlife, including Sonoma tree vole. Please see Attachment 1 for a complete list of MRHCP conservation measures applicable to project activities. Figure 2 shows MRHCP modeled habitat for northern spotted owl, California red-legged frog (*Rana draytonii*), and foothill yellow legged frog (*Rana boylii*) in the vicinity of the Elk substation.

Please contact me at (415) 404-1482 if you have any questions related to the information presented in this technical memorandum.

Ode Bernstein
Senior Wildlife Biologist
References


<table>
<thead>
<tr>
<th>Staff Responsible</th>
<th>Code</th>
<th>Description of Measure</th>
<th>Covered Species Benefiting from Measure</th>
<th>Rationale and Benefits of Measure</th>
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<tbody>
<tr>
<td><strong>Field Protocols</strong></td>
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<tr>
<td><strong>Training</strong></td>
<td></td>
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<tr>
<td>HCP Team</td>
<td>FP-01</td>
<td>Conduct annual training on habitat conservation plan requirements for employees and contractors performing covered activities in the Plan Area that are applicable to their job duties and work. Tailboard and site-specific training will also be conducted prior to commencing work.</td>
<td>All covered species</td>
<td>Education and awareness aimed at informing workers on HCP and protocols for avoiding and minimizing impacts on covered species and habitats.</td>
</tr>
<tr>
<td>Field Crew</td>
<td>FP-02</td>
<td>Park vehicles and equipment on pavement, existing roads, or other disturbed or designated areas (barren, gravel, compacted dirt).</td>
<td>All covered species</td>
<td>Avoid direct mortality and disturbance of covered species and temporary disturbance and compaction of habitats.</td>
</tr>
<tr>
<td>Field Crew</td>
<td>FP-03</td>
<td>Use existing access and ROW roads. Minimize the development of new access and ROW roads, including clearing and blading for temporary vehicle access in areas of natural vegetation.</td>
<td>All covered species</td>
<td>Avoid direct mortality and disturbance of covered species and temporary disturbance and compaction of habitats.</td>
</tr>
<tr>
<td>Field Crew</td>
<td>FP-04</td>
<td>Route off-road access paths and site work sites to minimize impacts on plants, shrubs, and trees, small mammal burrows, and unique natural features (e.g., rock outcrops).</td>
<td>All covered species</td>
<td>Avoid direct mortality and disturbance of covered species and temporary disturbance and compaction of habitats.</td>
</tr>
<tr>
<td>HCP Team, Land Planners</td>
<td>FP-05</td>
<td>Notify conservation landowners at least 2 business days prior to conducting covered activities on protected lands (state- or federally owned wildlife areas, ecological reserves, or conservation areas); more notice will be provided if practicable or if required by other permits. If the work is an emergency, as defined in PG&amp;E’s Utility Procedure ENV-8003P-01, PG&amp;E will notify the conservation land owner within 48 hours after initiating emergency work. Although this notification is intended only to inform conservation land owner, PG&amp;E will attempt to work with the conservation land owner to address landowner concerns.</td>
<td>All covered species</td>
<td>Courtesy notification to enter lands managed for the benefit of protected species and implementation of any site-specific measures to prevent impacts on species and habitats.</td>
</tr>
<tr>
<td>Staff Responsible</td>
<td>Code</td>
<td>Description of Measure</td>
<td>Covered Species Benefiting from Measure</td>
<td>Rationale and Benefits of Measure</td>
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<tr>
<td>Field Crew</td>
<td>FP-06</td>
<td>Minimize potential for covered species to become trapped, injured, or killed in pipes, culverts, or under materials or equipment. Inspect pipes and culverts wide enough to be entered by a covered species that could inhabit the area where pipes are stored for wildlife species prior to moving pipes and culverts. Contact a biologist if a covered species or other federally-listed species is suspected or discovered.</td>
<td>All covered amphibia, reptiles, and mammals</td>
<td>Avoid and minimize potential impacts on covered species that may move into work sites, work equipment, and supplies.</td>
</tr>
<tr>
<td>Field Crew</td>
<td>FP-07</td>
<td>Vehicle speeds on unpaved roads will not exceed 15 miles per hour.</td>
<td>All covered wildlife species</td>
<td>Avoid and minimize direct mortality or injury of covered species that may cross unpaved roads in work sites.</td>
</tr>
<tr>
<td>Field Crew</td>
<td>FP-08</td>
<td>Prohibit trash dumping, firearms, open fires (such as barbecues), hunting, and pets (except for safety in remote locations) at work sites.</td>
<td>All covered species</td>
<td>Discourage attracting and subsidizing predators such as foxes, coyotes, and raccoons that could prey upon covered species in a work site. Avoid potential species disturbances caused by fires and firearms.</td>
</tr>
<tr>
<td>Field Crew</td>
<td>FP-09</td>
<td>In designated State Responsibility Areas, equip all motorized equipment with federally or state-approved spark arrestors. Ensure a backpack pump filled with water and a shovel and fire-resistant mats and/or windscreens is onsite during welding. During fire “red flag” conditions as determined by the California Department of Forestry and Fire Protection, prohibit welding. Each fuel truck will carry a large fire extinguisher with a minimum rating of 40 B:C. Clear parking and storage areas of all flammable materials.</td>
<td>All covered species</td>
<td>Avoid ignition and spread of fire that could lead to mortality of individual species and loss of habitat.</td>
</tr>
<tr>
<td>Field Crew</td>
<td>FP-10</td>
<td>Minimize the covered activity footprint and minimize the amount of time spent at a work site to reduce the potential for take of species.</td>
<td>All covered species</td>
<td>Avoid and minimize all potential impacts on covered species and their habitats by reducing work footprint and work duration.</td>
</tr>
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<tr>
<td><strong>Erosion Control</strong></td>
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<tr>
<td>Field Crew</td>
<td>FP-11</td>
<td>Utilize standard erosion and sediment control BMPs (pursuant to the most current version of PG&amp;E’s Stormwater Field Manual for Construction Best Management Practices) to prevent construction site runoff into waterways.</td>
<td>All covered aquatic species</td>
<td>Avoid and minimize potential water quality impacts, thereby maintaining water quality for covered aquatic species.</td>
</tr>
<tr>
<td>Field Crew</td>
<td>FP-12</td>
<td>Stockpile soil within established work site boundaries and locate stockpiles so as not to enter water bodies, stormwater inlets, other standing bodies of water. Cover stockpiled soil prior to precipitation events.</td>
<td>All covered species</td>
<td>Avoid and minimize potential water quality impacts, thereby maintaining water quality for covered aquatic species.</td>
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<tr>
<td><strong>Natural Resource Protection</strong></td>
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<tr>
<td>Field Crew</td>
<td>FP-13</td>
<td>Fit open trenches or steep-walled holes with escape ramps of plywood boards or sloped earthen ramps at each end if left open overnight. Field crews will search open trenches or steep-walled holes every morning prior to initiating daily activities to ensure wildlife is not trapped. Field crews will not handle covered species. If any covered wildlife species is found, work will stop and a biologist will be notified. A biologist with appropriate take permits will relocate the species to adjacent habitat or the species will be allowed to naturally disperse, as determined by a biologist.</td>
<td>Covered amphibians, reptiles, and mammals</td>
<td>Avoid and minimize potential for species entrapment or entombment; provide avenue for species escape.</td>
</tr>
<tr>
<td>Land Planner or Biologist, and Field Crew</td>
<td>FP-14</td>
<td>If the covered activity disturbs 0.1 acre or more of habitat for a covered species in grasslands, the field crew will revegetate the area with a commercial “weed free” seed mix.</td>
<td>All covered grassland species</td>
<td>Avoid and minimize potential erosion and water quality impacts. Reduce the potential for colonization of grassland by invasive or weedy plants and grasses.</td>
</tr>
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<tr>
<td>Field Crew</td>
<td>FP-15</td>
<td>Prohibit vehicular and equipment refueling within 250 feet of the edge of wetlands, streams, or waterways. If refueling must be conducted closer to wetlands, construct a secondary containment area subject to review by an environmental field specialist and/or biologist. Maintain spill prevention and cleanup equipment in refueling areas.</td>
<td>Vernal pool species, California red-legged frog, mountain yellow-legged frog, Sierra Nevada yellow-legged frog, foothill yellow-legged frog, Yosemite toad, Santa Cruz long-toed salamander, California tiger salamander, giant garter snake</td>
<td>Avoid and minimize potential for fuels contamination of aquatic habitats and mortality of aquatic species.</td>
</tr>
<tr>
<td>Biologist (provide guidance) and Field Crew (follow guidance)</td>
<td>FP-16</td>
<td>Maintain a buffer of 250 feet from the edge of wetlands, ponds, or riparian areas. If maintaining the buffer is not practicable because the covered activity footprint is within the buffered area, other measures as prescribed by the biologist or the HCP administrator to minimize impacts such as flagging access routes or paths, requiring foot access, restricting work until the dry season, or requiring a biological monitor during the activity.</td>
<td>Vernal pool species, California red-legged frog, mountain yellow-legged frog, Sierra Nevada yellow-legged frog, foothill yellow-legged frog, Yosemite toad, California tiger salamander, giant garter snake, Santa Cruz long-toed salamander</td>
<td>Avoid and minimize potential impacts on covered species and habitats by maintaining habitat buffers. Where buffers are not practicable to implement, require crews to minimize impacts in these areas.</td>
</tr>
<tr>
<td>Field Crew</td>
<td>FP-17</td>
<td>Directionally fall trees away from an exclusion zone, if an exclusion zone has been defined. If this is not practicable, remove the tree in sections. Avoid damage to adjacent trees to the extent practicable. Avoid removal of snags and conifers with basal hollows, crown deformities, and/or limbs more than 6 inches in diameter.</td>
<td>All covered species</td>
<td>Avoid and minimize potential impacts on covered species that may be seeking refuge in exclusion zones; preserve important tree habitat features for wildlife species.</td>
</tr>
<tr>
<td>Biologist and Field Crew</td>
<td>FP-18</td>
<td>Nests with eggs and/or chicks will be avoided: contact a biologist or the Avian Protection Program Manager for further guidance. Work will be stopped until the crew can obtain clarification from a biologist or the Avian Protection Program Manager on how to proceed.</td>
<td>All nesting bird species, including marbled murrelet and northern spotted owl</td>
<td>Avoid and minimize potential impacts and disturbance on nesting birds.</td>
</tr>
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<tr>
<td>Biologist and Field Crew</td>
<td>FP-19</td>
<td>Inspect and maintain exclusion fencing installed to exclude species from work areas.</td>
<td>California tiger salamander, giant garter snake, Santa Cruz long-toed salamander</td>
<td>Ensure exclusion fencing performs as anticipated and avoids entrapment of species.</td>
</tr>
</tbody>
</table>
Northern spotted owl and California red-legged frog modeled habitat

Foothill yellow legged frog modeled habitat

Sonoma Tree Vole Habitat

O&M Multi Region HCP Modeled Habitat Results for Elk Substation

Figure 2 Elk Substation

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CASE: CDP 2020-0018
OWNER: PG&E
APN: 127-232-12
AGENT: Jeanette Dinwiddie-Moore
ADDRESS: 35730 Philo Greenwood Road, Philo

Public Roads
Private Roads
CASE: CDP 2020-0018
OWNER: PG&E
APN: 127-232-12
APLCT: Dave Thomas
AGENT: Jeanette Dinwiddie-Moore
ADDRESS: 35730 Philo Greenwood Road, Philo

Legend: Land Capabilities/Natural Hazards

Coastal Zone Boundary
Incorporated City Limits

LAND CAPABILITIES
Agricultural Land
Prime
Non-Prime

Timberland
High Productivity
Moderate Productivity

NATURAL HAZARDS
Fault Hazards (for further information see Appendix B - Provo Special Studies Zones Maps, effective July 1, 1974)

Seismicity
Bedrock (Zone 1)

Marine Terrace
Decayed (Zone 2) - Strong Shaking
Beach Deposits and Slaway
Alumina and Terraces (Zone 3) - Intermediate Shaking

Tsunami/Flooding can occur to the 25 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
Present Development Non-Critical
Future Development Critical

Public Roads

LCP LAND CAPABILITIES & NATURAL HAZARDS
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LANDS IN WILLIAMSON ACT CONTRACTS