CASE#: AP_2020-0030
DATE FILED: 8/25/2020
OWNER: PACIFIC GAS & ELECTRIC CO
APPLICANT: DAVID THOMAS
REQUEST: Administrative Permit to facilitate 'Essential Services' necessary to support Pacific Gas & Electric (PG&E) staging of employees and equipment to address expected responses to wildfire and Public Safety Power Shut-Off (PSPS) events within unincorporated Mendocino County. Included in this request is the use of up to two (2) 'Trailer Coaches' for use as temporary offices per Mendocino County Code Section 20.168.026 (Construction Support).
LOCATION: 1± miles south of Redwood Valley town center, lying on the east side of East Road (CR 230), 300± feet south of its intersection with Valley View Drive (Private), located at 7475 East Rd., Redwood Valley (APN: 166-050-02).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: SAM VANDEWATER
RESPONSE DUE DATE: September 15, 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: AP_2020-0030 (PG&E Staging Area – PSPS & Wildfire Recovery)

OWNER: PACIFIC GAS & ELECTRIC CO

APPLICANT: DAVID THOMAS

REQUEST: Administrative Permit to facilitate ‘Essential Services’ necessary to support Pacific Gas & Electric (PG&E) staging of employees and equipment to address expected responses to wildfire and Public Safety Power Shut-Off (PSPS) events within unincorporated Mendocino County. Included in this request is the use of up to two (2) ‘Trailer Coaches’ for use as temporary offices per Mendocino County Code Section 20.168.026 (Construction Support).

LOCATION: 1± miles south of Redwood Valley town center, lying on the east side of East Road (CR 230), 300± feet south of its intersection with Valley View Drive (Private), located at 7475 East Rd., Redwood Valley (APN: 166-050-02).

APN/S: 166-050-02

PARCEL SIZE: 12.18± Acres

GENERAL PLAN: Public Facilities (PF)

ZONING: Public Facilities (PS)

EXISTING USES: Vacant

DISTRICT: 1st Supervisorial District (Brown)

RELATED CASES: N/A

TOWNSHIP: 16N RANGE: 12W SECTION: 9 QUAD: Redwood Valley (47)

<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: Rural Residential 5 (RR5)</td>
<td>Rural Residential 5 (RR:5)</td>
<td>10.02 A±</td>
<td>Residential/Agricultural</td>
</tr>
<tr>
<td>EAST: Rural Residential 2 (RR2)</td>
<td>Rural Residential 2 (RR:2)</td>
<td>20 A±</td>
<td>Residential</td>
</tr>
<tr>
<td>SOUTH: Public Services</td>
<td>Public Facilities (PF)</td>
<td>17 A±</td>
<td>Public Facility</td>
</tr>
<tr>
<td>WEST: Rural Residential 10 (RR10)</td>
<td>Rural Residential 10 (RR:10)</td>
<td>1.89 A±; 1.12 A±;</td>
<td>Agriculture</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL: Building Division (Ukiah), Department of Transportation (DOT), Environmental Health (Land Use), Redwood Valley Fire District, Redwood Valley MAC, Redwood Valley Water District

STATE: California Public Utilities Commission, CALFIRE (Land-Use)

TRIBAL: Cloverdale Rancheria, Redwood Valley Rancheria, Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: N/A

STAFF PLANNER: SAM ‘VANDY’ VANDEWATER DATE: 9/1/2020
<table>
<thead>
<tr>
<th><strong>ENVIRONMENTAL DATA</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. MAC:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>Redwood Valley</td>
</tr>
<tr>
<td><strong>2. FIRE HAZARD SEVERITY ZONE:</strong></td>
</tr>
<tr>
<td>CALFIRE FRAP maps/GIS</td>
</tr>
<tr>
<td>Moderate</td>
</tr>
<tr>
<td><strong>3. FIRE RESPONSIBILITY AREA:</strong></td>
</tr>
<tr>
<td>CALFIRE FRAP maps/GIS</td>
</tr>
<tr>
<td><strong>4. FARMLAND CLASSIFICATION:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>Prime Farmland (P) &amp; Grazing (G)</td>
</tr>
<tr>
<td><strong>5. FLOOD ZONE CLASSIFICATION:</strong></td>
</tr>
<tr>
<td>FEMA Flood Insurance Rate Maps (FIRM)</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>6. COASTAL GROUNDWATER RESOURCE AREA:</strong></td>
</tr>
<tr>
<td>Coastal Groundwater Study/GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>7. SOIL CLASSIFICATION:</strong></td>
</tr>
<tr>
<td>Mendocino County Soils Study/USDA - Eastern/Western Part</td>
</tr>
<tr>
<td>Eastern Soils Classification (178, 215 &amp; 216)</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>9. WILLIAMSON ACT CONTRACT:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>10. TIMBER PRODUCTION ZONE:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td><strong>11. WETLANDS CLASSIFICATION:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>12. EARTHQUAKE FAULT ZONE:</strong></td>
</tr>
<tr>
<td>Earthquake Fault Zone Maps; GIS</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td><strong>13. AIRPORT LAND USE PLANNING AREA:</strong></td>
</tr>
<tr>
<td>Airport Land Use Plan; GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>14. SUPERFUND/BROWNFIELD/HAZMAT SITE:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>15. NATURAL DIVERSITY DATABASE:</strong></td>
</tr>
<tr>
<td>CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>16. STATE FOREST/PARK/RECREATION AREA ADJACENT:</strong></td>
</tr>
<tr>
<td>GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>17. LANDSLIDE HAZARD:</strong></td>
</tr>
<tr>
<td>Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>18. WATER EFFICIENT LANDSCAPE REQUIRED:</strong></td>
</tr>
<tr>
<td>Policy RM-7; General Plan 4-34</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>19. WILD AND SCENIC RIVER:</strong></td>
</tr>
<tr>
<td><a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS</td>
</tr>
<tr>
<td>NO</td>
</tr>
<tr>
<td><strong>20. SPECIFIC PLAN/SPECIAL PLAN AREA:</strong></td>
</tr>
<tr>
<td>Various Adopted Specific Plan Areas; GIS</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>21. STATE CLEARINGHOUSE REQUIRED:</strong></td>
</tr>
<tr>
<td>Policy</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>22. OAK WOODLAND AREA:</strong></td>
</tr>
<tr>
<td>USDA</td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>23. HARBOR DISTRICT:</strong></td>
</tr>
<tr>
<td>Sec. 30.512</td>
</tr>
<tr>
<td>NO</td>
</tr>
</tbody>
</table>
APPLICATION FORM

APPLICANT:

Name: DAVID THOMAS / PG&E  Phone: 415 238-0027
Mailing Address: 116 MCALLISTER AVE
City: KENTFIELD  State/Zip: CA 94904  Email: DLTG@PGE.COM

PROPERTY OWNER:

Name: DAVID THOMAS / PG&E  Phone: 415 973-5885
Mailing Address: 245 MARKET ST  NOA
City: SAN FRANCISCO  State/Zip: CA 94105  Email: DLTG@PGE.COM

AGENT:

Name: __________________________________________  Phone: __________________________
Mailing Address: __________________________________________
City: __________________________________________  State/Zip: ____________  Email: __________________________________________

ASSessor’s PARCEL NUMBER/S: 166-050-02

TYPE OF APPLICATION:

☑ Administrative Permit  ☐ Flood Hazard Development Permit  ☐ Reversion to Acreage
☐ Agricultural Preserve: New Contract  ☐ General Plan Amendment  ☐ Rezoning
☐ Agricultural Preserve: Cancellation  ☐ Land Division – Minor  ☐ Use Permit – Cottage
☐ Agricultural Preserve: Rescind & ReEnter  ☐ Land Division – Major  ☐ Use Permit – Minor
☐ Airport Land Use  ☐ Land Division – Parcel  ☐ Use Permit – Major
☐ Development Review  ☐ Land Division – Re-Subdivision  ☐ Variance
☐ Exception  ☐ Modification of Conditions  ☐ Other

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

__________________________  8/6/20  __________________________  8/6/20
Signature of Applicant/Agent  Date  Signature of Owner  Date
SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services 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. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

PG&E owns a parcel adjacent to its existing substation. The western ½ of the parcel was at one time used as a vineyard but has been abandoned. Vegetation is now a fire hazard and will be cleared. To support contractor staging for wildfire hardening and ASPS events PG&E would like to fence off a gravel area (no grading). We would like to store vehicles, equipment & up to 2 temp office trailers. Electricity will come directly from adjacent dist line. Temp night lighting & porta potties will be set out.

<table>
<thead>
<tr>
<th>2. Structures/Lot Coverage</th>
<th>NO. OF UNITS</th>
<th>SQUARE FOOTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>EXISTING</td>
<td>PROPOSED</td>
</tr>
<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>
<tr>
<td>□ Other: TEMP TRAILER</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>□ Other:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel):

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

   Estimated No. of Employees per shift: 10
   Estimated No. of shifts per day: 1
   Type of loading facilities proposed: SUPPORT PG&E ACTIVITIES
4. Will the project be phased?
   ☐ YES    ☒ NO   If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?
   ☐ YES    ☒ NO   If no, explain:
   VEGETATION (ABANDONED VINEYARD) IS CURRENTLY
   BEING CLEARED DUE TO FIRE HAZARD

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?
   ☒ YES    ☐ NO   If yes, explain:
   TRANSFORMERS MAY BE TEMPORARILY STORED ON SITE.
   TRANSFORMERS WILL BE STORED IN SECONDARY
   CONTAINMENT

7. How much off-street parking will be provided?
   No. of covered spaces: ☐ 40
   No. of uncovered spaces: ☒ 0
   No. of standard spaces: ☐
   No. of accessible spaces: ☑ 40
   Existing no. of spaces: ☒
   Proposed additional spaces: ☐
   Total: ☒ 40

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.
   ☑ YES    ☐ NO   Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

9. For grading or road construction, complete the following:
   Amount of cut: __________________________ cubic yards
   Amount of fill: __________________________ cubic yards
   Max. height of fill slope: ______________________ feet
   Max. height of cut slope: ______________________ feet
   Amount of import/export: ______________________ cubic yards
   Location of borrow or disposal site: __________________________
10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.
   □ YES  ☒ NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?
   ☒ YES  □ NO

12. Will the development provide public or private recreation opportunities?
   □ YES  ☒ NO  If yes, explain how:

13. Is the proposed development visible from State Highway 1 or other scenic route?
    □ YES  ☒ NO

14. Is the proposed development visible from a park, beach or other recreational area?
    □ YES  ☒ NO

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?
    Diking:  ☒ YES  □ NO
    Filling:  □ YES  ☒ NO
    Dredging: ☒ YES  □ NO
    Structures:  □ Open Coastal Waters  □ Wetlands  □ Estuaries  □ Lakes
    If so, what is the amount of material to be dredged/filled?: ______________________ cubic yards
    Location of dredged material disposal site?: __________________________________________
    Has a U.S. Army Corps of Engineers permit been applied for?  □ YES  □ NO

16. Will there be any exterior lighting?
    ☒ YES  □ NO  If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

    SEE ATTACHED PLOT PLAN

17. Utilities will be supplied to the site as follows:
    Electricity:  □ Utility Company (service exists to parcel)
    ☒ Utility Company (requires extension of service to site): 200 feet  _______ miles
    □ On Site Generation – Specify:

    Gas:  □ Utility Company/Tank
    □ On Site Generation – Specify:
    ☒ None

    Telephone:  □ YES  ☒ NO
18. What will be the method of sewage disposal?
- Community Sewage System (specify supplier):
- Septic Tank
- Other (specify): PORTA POTIES SERVICE

19. What will be the domestic water source:
- Community Water System (specify supplier):
- Well
- Spring
- Other (specify): NONE

20. Are there any associated projects and/or adjacent properties under your ownership?
- YES  NO  If yes, explain: (e.g., Assessor’s Parcel Number, address, etc.)

PG&E OWNS PROPERTY TO THE SOUTH (APN 166-050-05)
IE IS USED AS A SUBSTATION

21. List and describe any other related permits and other public approval required for this project, including those required by other
County departments, city, regional, State and Federal agencies:

NONE

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

NORTH OF PG&E PENDOCINO SUBSTATION ALONG
EAST RD - ADDRESS IS 2475 EAST RD

23. Are there existing structures on the property? If yes, describe below and identify the use of each structure on the plot plan or
tentative map if the proposal is for a subdivision.
- YES  NO

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed,
including the relocation site, if applicable.
- YES  NO
25. What is the maximum height of all structures?
   Existing: 0 feet
   Proposed: feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?
   Existing: 0 square feet
   Proposed: 1600 square feet

27. What is the total lot area within property lines?
   Total Lot Area: 12.18 acres □ square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

   SEE ATTACHED RESOURCE IMPACT ASSESSMENT,
   CULTURAL REVIEW & CULTURAL ASSESSMENT
   DOC FROM BROWING CULTURAL RESOURCES

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful:

   SEE ATTACHED RESOURCE IMPACT ASSESSMENT,
   CULTURAL REVIEW & CULTURAL ASSESSMENT
   DOC FROM BROWING CULTURAL RESOURCES

30. Indicate the surrounding land uses:

<table>
<thead>
<tr>
<th>North</th>
<th>Vacant</th>
<th>Residential</th>
<th>Agriculture</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Public Facility</th>
<th>Timberland</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>East</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>South</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>West</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
   | ☐     | ☐      | ☒           | ☐           | ☐          | ☐          | ☐               | ☐          | ☐     | ☒ Utility
CASE: AP 2020-0030
OWNER: PG&E
APN: 166-050-02
APLCT: PG&E
AGENT: David Thomas
ADDRESS: 7475 East Road, Redwood Valley

LOCATION MAP
CASE: AP 2020-0030
OWNER: PG&E
APN: 166-050-02
APLCT: PG&E
AGENT: David Thomas
ADDRESS: 7475 East Road, Redwood Valley

LOCATION MAP
Overview Map - Existing parcel 166-050-02 is approx. 1400 feet by 375 feet (12.2 acres)
Detailed map – number and location of trailers are approximate and will vary depending on sub-contractors needs. Trailers will be off-set from temporary fencing a minimum of 5 feet. Assume entire fenced area (4.1 acres) will be graveled for vehicle and equipment storage.
CASE: AP 2020-0030
OWNER: PG&E
APN: 166-050-02
APLCT: PG&E
AGENT: David Thomas
ADDRESS: 7475 East Road, Redwood Valley

Assessors Parcels

FARMLAND CLASSIFICATIONS

- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Farmland of Statewide Importance (S)
- Unique Farmland (U)