



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

PLANNING PERMIT APPLICATION REFERRAL

Date: October 25, 2017

MWSD Projects Only:
Urban / Rural
(E) Well: Y / N Year: _____
2nd Unit Project: Y / N

TO:

- X Building Department
X CA Department of Fish and Game
X CalTrans
X California Coastal Commission
X Department of Public Works
X Fire Department COASTSIDE FIRE PROTECTION DISTRICT
X Midcoast Community Council
X Midpeninsula Regional Open Space District
X Other Agency
X Regional Water Quality Control Board
X Sonoma State

FROM: Ruemel Panglao, Project Planner
rpanglao@smcgov.org
650 363-4582

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 11/08/2017 to avoid delay in permit processing. Thank you for your cooperation.

APPLICATION INFORMATION:

Planning Case Number: PLN2017-00422
Property Owner: ANDREINI GINA TR
Project Applicant: DON TRIPLETT 5592635239

Assessor's Parcel Number: 056382030

PROJECT LOCATION: SAN MATEO (Hwy 92) RD, HALF MOON BAY, CA

PROJECT DESCRIPTION:



6111 Bollinger Canyon Rd,
3rd Floor #3110C
San Ramon, CA 94583

September 12, 2017

Dave Holbrook
Senior Planner
455 County Center, 2nd Floor
Redwood City, CA 94063-1663

RE: Application for a Coastal Development Permit for the PG&E Community Pipeline Safety Initiative for Projects RW_V_12162_14, RW_V_6360_15, and RW_V_6348_15 in San Mateo County.

Dear Mr. Holbrook,

Per your July 27, 2017 email to Dylan Windt regarding the above projects, please accept this letter, the Planning Permit Application Form (**Attachment A_1**), Application for a Coastal Development Permit – Companion Page (**Attachment A_2**), Environmental Information Disclosure Form (**Attachment A_3**) and Biological Impact Forms (**Attachment A_4**) and other attachments (listed at the end of this letter) as the Coastal Development Permit (CDP) application for Pacific Gas and Electric (PG&E) Community Pipeline Safety Initiative (CPSI) projects within the coastal zone. Approval of this application will allow the Planning Director to hold a CDP hearing, or if necessary, send the application to a public hearing by the Planning Commission for the approval of a CDP.

PG&E is seeking this permit to perform vegetation maintenance (e.g., removing trees and brush) within PG&E’s existing rights-of-way (ROW) that contain high-pressure natural gas transmission pipelines to improve emergency access and for safety concerns. This safety work is in accordance with our Gas Pipeline Rights-of-Way Management Utility Standard 4490S. PG&E developed the utility standard to comply with federal law that requires the management of vegetation within gas transmission ROW for thorough and complete leak detection and cathodic surveys. In addition, management of vegetation within our ROW minimizes response times in case there is a gas leak, which could endanger the surrounding area. PG&E proposes to remove select woody vegetation within 5 feet of the outer edge of the pipeline and trees out to 14 feet. The trees and brush may be replaced at a safe distance from the gas pipeline.

Enclosed is a check for \$2,400.00. If you have any questions, or concerns regarding the submittal of this CDP Application, please call me at 1-925-328-5176 or email me at vick.germany@pge.com.

Sincerely

Vick Germany, AICP
Senior Land Consultant (Rotation)
Phone: 1-925-328-5176
Email: vick.germany@pge.com

Cc: Don Triplett

Attachments:

A_1 Planning Permit Application Form

RECEIVED
2017 SEP 14 P 3:49
SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT



- A_2 Application for a Coastal Development Permit – Companion Page
- A_3 Environmental Information Disclosure Form
- A_4 Biological Impact Forms, Figure 1 CNDDDB, and Biological Impact Report
- B Tree and Brush Removal Summaries (Table 1), Project APN Maps, Redacted Signed Action Plans, Mailing List of Owners within 300 Feet, and Project Overview and Site Exhibits (1 – 4)
- C Coastal Development Permit Application Supporting Discussion
- D Coastal Commission Document Entitled, “Repair, Maintenance, and Utility Hook-Up Exclusions from Permit Requirements”
- E San Mateo County Policies for Tree Removal and Replacement
- F Project Environmental Review
- G Project Cultural Resources Protection Measures

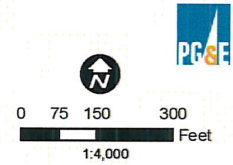


Legend

- Vegetation Removal
- Project Area
- Gas Transmission Pipeline
- Mapped Waterway (National Hydrography Dataset)
- Coastal Zone Boundary
- Parcel

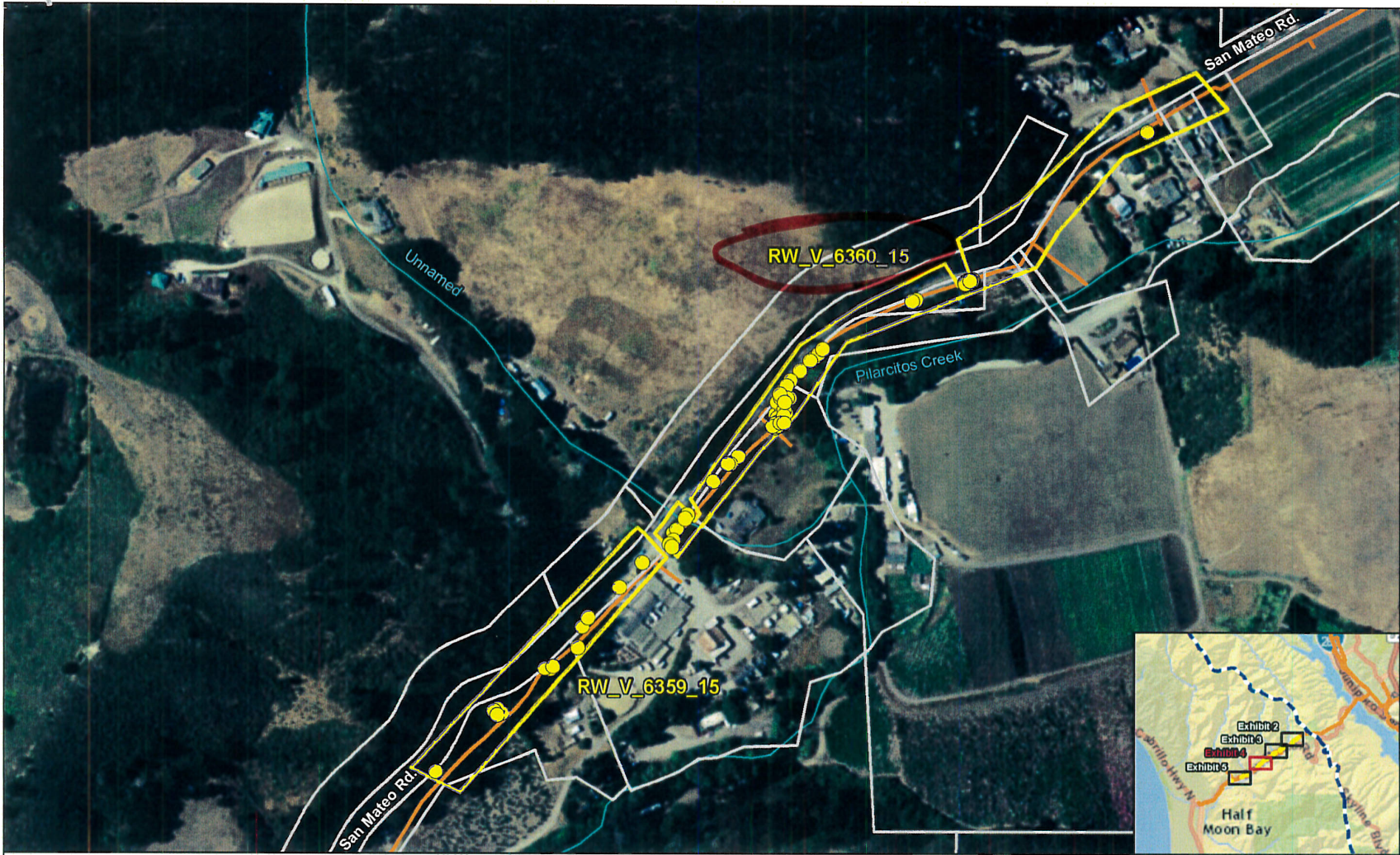
Vegetation is proposed to be removed for safety reasons

Exhibit 3
Coastal Development Permit Site Map
RW_V_12162_14, RW_V_5296_15, RW_V_6361_15
Community Pipeline Safety Initiative
San Mateo County, CA



PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Point, pipeline, boundary and area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig. Map Created: 07/18/2017

PLN 2017-00422

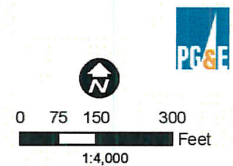
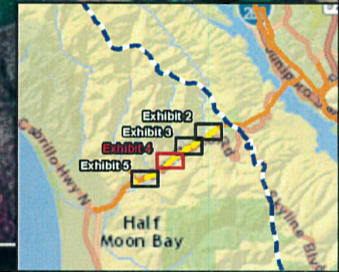


Legend

- Vegetation Removal
- Project Area
- Gas Transmission Pipeline
- Mapped Waterway (National Hydrography Dataset)
- Coastal Zone Boundary
- Parcel

Vegetation is proposed to be removed for safety reasons

Exhibit 4
Coastal Development Permit Site Map
RW_V_6359_15, RW_V_6360_15
Community Pipeline Safety Initiative
San Mateo County, CA



PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Point, pipeline, boundary and area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig. Map Created: 07/18/2017

PLN 2017-00422

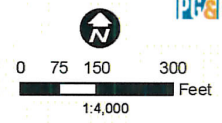


Legend

- Vegetation Removal
- Project Area
- Gas Transmission Pipeline
- Mapped Waterway (National Hydrography Dataset)
- Coastal Zone Boundary
- Parcel

Vegetation is proposed to be removed for safety reasons

Exhibit 5
Coastal Development Permit Site Map
RW_V_6348_15, RW_V_6352_15, RW_V_6358_15
Community Pipeline Safety Initiative
San Mateo County, CA



PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Point, pipeline, boundary and area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig. Map Created: 07/18/2017

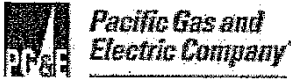
PLN 2017-00422

Biological Impact Report

<i>Project Name:</i> RW-V-12162-14, 6348, 6360-15	<i>Date of Preparation:</i> 8/4/2017
<i>Project Location:</i> San Mateo County, CA	<i>PG&E Order Number:</i>
Name of Preparer(s): Belinda Espino (Stantec Biologist) – See qualifications at the end of this document	
PG&E L&EM Contact: Wes Rhodehamel, PG&E Terrestrial Biologist (559-240-8476)	
Summary of Constraints	
<p>Vegetation material is to be cleared from PG&E gas transmission ROW in San Mateo County, CA.</p> <ul style="list-style-type: none"> • Surveys for nesting birds are recommended prior to commencement of work activities between Feb. 15 and Aug. 31. <p>Plant (CNDDDB occurrences within a 2-mile radius of project area; species considered as defined in the Special-Status Species section of this document):</p> <ul style="list-style-type: none"> • White-rayed pentachaeta, <i>Pentachaeta bellidiflora</i>, FE, SE, 1B.1: No habitat present, no potential to occur. <p>Wildlife (CNDDDB occurrences within a 2-mile radius of project area; species considered as defined in the Special-status Species of this document):</p> <ul style="list-style-type: none"> • California red-legged frog, <i>Rana draytonii</i>, FT: Habitat present, high potential to occur. • San Francisco garter snake, <i>Thamnophis sirtalis tetrataenia</i>, FE, SE: Habitat present, moderate potential to occur. Within multiple CNDDDB occurrences covering the entire USGS quadrangle, with the most recent dated 2007. • American peregrine falcon, <i>Falco peregrinus anatum</i>, FD, SD, FP: No habitat present, no potential to occur. • Marbled murrelet, <i>Brachyramphus marmoratus</i>, FT, SE: No habitat present, no potential to occur. • Steelhead, central California Coast Distinct Population Segment (DPS), <i>Oncorhynchus mykiss irideus</i>, FT: Habitat present, moderate potential to occur. <p>Wetlands and Other Water Features:</p> <ul style="list-style-type: none"> • RW-V-12162-14, 6348, 6360-15 are either along Pilarcitos Creek (seasonal) or along an unnamed seasonal tributary to Pilarcitos Creek. 	
Project Description	
<p>RW-V-12162-14: Vegetation management activities including the removal of 69 trees (Ash, Western Mountain; Buckeye, California; Cedar, Western Red; Elm; Madrone; Pine, Aleppo; Pine, Ponderosa) and 155 miscellaneous brush units will occur within the gas pipeline right-of-way and will include the use of mechanical and or manual equipment to remove woody vegetation. Equipment to be used may include chainsaws, bucket trucks, and chippers. Should herbicides be used to control vegetation regrowth, then a State approved herbicide will be used as described by the project label. All vegetation will be removed from the site.</p> <p>RW-V-6348-15: Vegetation management activities including the removal of 20 trees (poplar) and 68 brush units (toyon and miscellaneous species) will occur within the gas pipeline right-of-way and will include the use of mechanical and or manual equipment to remove woody vegetation. Equipment to be used may include chainsaws, and chippers. Should herbicides be used to control vegetation regrowth, then a State approved herbicide will be used as described by the project label. All vegetation will be removed from the site.</p> <p>RW-V-6360-15: Vegetation management activities including the removal of 60 trees (Birch; Cedar, Incense; Cypress, Macnab; Eucalyptus; Pine, Ponderosa; Poplar; Redwood; Spruce, Blue; Willow) and 66 miscellaneous brush units will occur</p>	



Project Name: RW-V-12162-14, 6348, 6360-15		Date of Preparation: 8/4/2017		
Project Location: San Mateo County, CA		PG&E Order Number:		
within the gas pipeline right-of-way and will include the use of mechanical and or manual equipment to remove woody vegetation. Equipment to be used may include chainsaws, bucket trucks, and chippers. Should herbicides be used to control vegetation regrowth, then a State approved herbicide will be used as described by the project label. All vegetation will be removed from the site.				
Access				
RW-V-12162-14, 6348, 6360-15 can be accessed from San Mateo Road (California State Route 92).				
Site Visit Conducted		Site Photographs		
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Contractor shall provide site visit date. Include site photos as an attachment to this document with listed species mapping. Date: 01/20/16 & 01/21/16 (Blue Rock Services, Inc.)- conducted a site visit that included walking the entire length of the project areas while taking photos and documenting any special status species that were seen:		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
Land Use (check all that apply)				
<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Open Space/Recreational	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> Undeveloped	<input type="checkbox"/> Other/Special Land Use (e.g., USFS, BLM, State Parks, etc.)			
Note: Project areas are located along California State Route 92 and include undeveloped land immediately adjacent to agricultural fields, commercial buildings and residences.				
Habitat Types (check all that apply)			Canopy Coverage	
<input type="checkbox"/> Grassland	<input type="checkbox"/> Lacustrine	<input type="checkbox"/> Brackish/Saltmarsh	<input type="checkbox"/> Chaparral	<input type="checkbox"/> 0 – 24%
<input type="checkbox"/> Annual <input type="checkbox"/> Perennial	<input type="checkbox"/> Coastal Scrub	<input type="checkbox"/> Agricultural/Pasture	<input type="checkbox"/> Ornamental	<input type="checkbox"/> 25 – 39%
<input type="checkbox"/> Mixed Hardwood Forest	<input checked="" type="checkbox"/> Riparian	<input type="checkbox"/> Oak Woodland	<input checked="" type="checkbox"/> Ruderal	<input type="checkbox"/> 40 – 59%
<input type="checkbox"/> Mixed Conifer/Redwood	<input type="checkbox"/> Freshwater Wetland	<input type="checkbox"/> Eucalyptus	<input type="checkbox"/> Other (see notes)	<input checked="" type="checkbox"/> 60 – 100%
Note: All three project areas contain riparian habitats that are ruderal due to their proximity to the road and the agricultural fields. All three sites are either along Pilarcitos Creek (seasonal) or along an unnamed seasonal tributary to Pilarcitos Creek.				
Resource Permits/Consultations				
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No, contingent on implementation of AMMs (see next page)		
<input type="checkbox"/> LSAA	<input type="checkbox"/> ITP	<input type="checkbox"/> BO	<input type="checkbox"/> 404 <input type="checkbox"/> 401 <input type="checkbox"/> Section 106 <input type="checkbox"/> Other:	
Note: All three sites are either along a portion of Pilarcitos Creek or along a tributary to Pilarcitos Creek. Pilarcitos Creek and its tributaries could fall under the jurisdiction of CDFW, USACE, and the RWQCB. Since no dredge or fill will be generated				

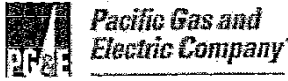


Project Name: RW-V-12162-14, 6348, 6360-15		Date of Preparation: 8/4/2017			
Project Location: San Mateo County, CA		PG&E Order Number:			
because of the proposed work activities, Clean Water Act 404 or 401 authorizations from USACE or the RWQCB will not be required. The vegetation removal anticipated to occur within Pilarcitos Creek or its tributaries should not substantially alter the bed or banks; therefore, an LSAA from CDFW should not be required. Standard waterway AMMs are included in the BIR to reduce impacts to these water features.					
Potential to Impact Sensitive Resources					
Potential Special-status Species to Occur in Project Area¹		High	Moderate	Low	None
Wildlife					
Bay checkerspot butterfly, <i>Euphydryas editha bayensis</i> – FT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Myrtle's silverspot butterfly, <i>Speyeria zerene myrtilae</i> – FE (Extirpated)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
San Bruno elfin butterfly (<i>Callophrys mossii bayensis</i>) (FE)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Steelhead - central California coast DPS <i>Oncorhynchus mykiss irideus</i> - FT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
California red-legged frog, <i>Rana draytonii</i> , - FT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
California tiger salamander, <i>Ambystoma californiense</i> , FT, ST, SSC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
San Francisco dusky-footed woodrat, <i>Neotoma fuscipes annectens</i> , SSC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
San Francisco garter snake, <i>Thamnophis sirtalis tetrataenia</i> – FE, SE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
American peregrine falcon, <i>Falco peregrinus anatum</i> , FD, SD, FP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Marbled murrelet, <i>Brachyramphus marmoratus</i> , FT, SE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Plants					
Crystal Springs fountain thistle, <i>Cirsium fontinale</i> var. <i>fontinale</i> – FE, SE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hickman's cinquefoil (<i>Potentilla hickmanii</i>) (FE, SE, 1B.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Marin western flax, <i>Hesperolinon congestum</i> – FT, ST	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
San Mateo thorn-mint, <i>Acanthomintha duttonii</i> – FE, SE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
San Mateo Woolly Sunflower (<i>Eriophyllum latilobum</i>) (FE, SE, 1B.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Two-fork (Showy rancheria) clover, <i>Trifolium amoenum</i> , FE, 1B.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
White-rayed pentachaeta, <i>Pentachaeta bellidiflora</i> – FE, SE (1867 record)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Codes: Federal: FT (threatened), FE (endangered), FC (candidate); State: ST (threatened), SE (endangered), SSC (species of special concern), SC (State candidate) SR (rare), CDFW Fully Protect (FP)					
California Red-legged Frog (CRLF):					
There is high potential for this species to be present at all work areas. There are 8 occurrences of this species within two miles of the work areas. The nearest occurrence is 0.33 miles up Pilarcitos Creek from 2007. This species breeds in perennial still or slow moving water with emergent vegetation, but may be found in or near any aquatic environment with connectivity to an appropriate breeding site, including nearby upland areas. This species may be present in the work areas and may be crushed by personnel or machinery. In addition, the project areas are located on USFWS-designated critical habitat for CRLF. These work areas possess one or more primary constituent elements (PCE) that must be maintained given its status as critical habitat: (1) Aquatic Breeding Habitat. Standing bodies of fresh water (with salinities less than 4.5 ppt), including natural and manmade (e.g., stock) ponds, slow-moving streams or pools within streams, and other ephemeral or permanent water bodies that					



<i>Project Name:</i> RW-V-12162-14, 6348, 6360-15	<i>Date of Preparation:</i> 8/4/2017
<i>Project Location:</i> San Mateo County, CA	<i>PG&E Order Number:</i>
<p>typically become inundated during winter rains and hold water for a minimum of 20 weeks in all but the driest of years. (2) Aquatic Non-Breeding Habitat. Freshwater pond and stream habitats, as described above, that may not hold water long enough for the species to complete its aquatic life cycle but which provide for shelter, foraging, predator avoidance, and aquatic dispersal of juvenile and adult CRLF. Other wetland habitats considered to meet these criteria include, but are not limited to: plunge pools within intermittent creeks, seeps, quiet water refugia within streams during high water flows, and springs of sufficient flow to withstand short-term dry periods. (3) Upland Habitat. Upland areas adjacent to or surrounding breeding and non-breeding aquatic and riparian habitat up to a distance of 1 mile in most cases (i.e., depending on surrounding landscape and dispersal barriers) including various vegetation types such as grassland, woodland, forest, wetland, or riparian areas that provide shelter, forage, and predator avoidance for the CRLF. Upland features are also essential in that they are needed to maintain the hydrologic, geographic, topographic, ecological, and edaphic features that support and surround the aquatic, wetland, or riparian habitat. These upland features contribute to: (1) Filling of aquatic, wetland, or riparian habitats; (2) maintaining suitable periods of pool inundation for larval frogs and their food sources; and (3) providing nonbreeding, feeding, and sheltering habitat for juvenile and adult frogs (e.g., shelter, shade, moisture, cooler temperatures, a prey base, foraging opportunities, and areas for predator avoidance). Upland habitat should include structural features such as boulders, rocks and organic debris (e.g., downed trees, logs), small mammal burrows, or moist leaf litter. (4) Dispersal Habitat. Accessible upland or riparian habitat within and between occupied or previously occupied sites that are located within 1 mi of each other, and that support movement between such sites. Dispersal habitat includes various natural habitats, and altered habitats such as agricultural fields, that do not contain barriers (e.g., heavily traveled roads without bridges or culverts) to dispersal. Dispersal habitat does not include moderate- to high-density urban or industrial developments with large expanses of asphalt or concrete, nor does it include large lakes or reservoirs over 50 ac (20 ha) in size, or other areas that do not contain those features identified in PCE 1, 2, or 3 as essential to the conservation of the species.</p>	
<p>Analysis: Aquatic breeding habitat and aquatic non-breeding habitat, as defined by the USFWS, will not be harmed because work will not occur around these areas. While the work areas do pass through possible aquatic breeding habitat, work will clear a very small portion of the area that is suitable for CRLF and will not significantly alter CRLF aquatic breeding habitat. Dispersal routes would not be affected because work activities would not introduce new barriers to dispersal such as roads or culverts. While there is high potential for this species to occur within the project site; the implementation of the included AMMs – <i>particularly those that limit ground disturbance, work within aquatic habitat, conducting pre-activity surveys, and having a qualified biologist on site for all project activities</i> – there should be no impacts to this species.</p>	
<p>San Francisco Garter Snake (SFGS): There is moderate potential for this species to be present in the work areas. There are 3 USGS quadrangle occurrences of this species within two miles of the work areas from as recent as 2016. SFGSs preferred habitat is densely vegetated ponds near an open hillside where they can sun themselves, feed, and find cover in rodent burrows. Temporary ponds and other seasonal freshwater bodies can also be used by SFGS. They avoid brackish marsh areas because their preferred prey (CRLFs) cannot survive in saline water. Emergent and bankside vegetation such as cattails, bulrushes and spike rushes are preferred and used for cover. The area between stream and pond habitats and grasslands or bank sides is used for basking, while nearby dense vegetation or water often provide escape cover. The snakes also use floating algal or rush mats, if available. Adult snakes sometimes estivate (enter a dormant state) in rodent burrows during summer months when ponds dry. While the work areas are not in close proximity to standing water, this species may also use streams or upland habitat.</p>	
<p>Analysis: While there is moderate potential for this species to occur within the project areas the implementation of the included AMMs – <i>particularly those that limit ground disturbance, work within aquatic habitat, conducting pre-activity surveys, and having a qualified biologist on site for all project activities</i> – there should be no impacts to this species.</p>	

Project Name: RW-V-12162-14, 6348, 6360-15	Date of Preparation: 8/4/2017
Project Location: San Mateo County, CA	PG&E Order Number:
<p><u>Steelhead—central California coastal DPS:</u></p> <p>There is moderate potential for steelhead to be present in Pilarcitos Creek in the work areas. The nearest CNDDDB occurrence is 1.6 miles from the project areas, in Frenchmans Creek. The work areas are located on Pilarcitos Creek or on a tributary to Pilarcitos Creek, which is USFWS-designated critical habitat for steelhead. Pilarcitos Creek possesses two primary constituent elements that must be maintained given its status as critical habitat: (1) Freshwater rearing sites with water quantity and floodplain connectivity to form and maintain physical habitat conditions and support juvenile growth and mobility; water quality and forage supporting juvenile development; and natural cover such as shade, submerged and overhanging large wood, log jams and beaver dams, aquatic vegetation, large rocks and boulders, side channels, and undercut banks. These features are essential to conservation because without them juveniles cannot access and use the areas needed to forage, grow, and develop behaviors (e.g., predator avoidance, competition) that help ensure their survival. (2) Freshwater migration corridors free of obstruction with water quantity and quality conditions and natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, side channels, and undercut banks supporting juvenile and adult mobility and survival. These features are essential to conservation because without them juveniles cannot use the variety of habitats that allow them to avoid high flows, avoid predators, successfully compete, begin the behavioral and physiological changes needed for life in the ocean, and reach the ocean in a timely manner. Similarly, these features are essential for adults because they allow fish in a nonfeeding condition to successfully swim upstream, avoid predators, and reach spawning areas on limited energy stores. There is potential to impact this species by degrading its habitat (removing shade cover or increasing sedimentation). Indirect impacts may result from sedimentation, erosion, and loss of shading within the habitat in the work areas.</p> <p>Analysis: Because of the limited scope of work activities impacts to steelhead are unlikely. While there is moderate potential for this species to occur within the project areas the implementation of the included AMMs – <i>particularly those that limit ground disturbance, work within aquatic habitat, specific AMMS when working within or in proximity to a waterway, and having a qualified biologist on site for all project activities</i> – there should be no impacts to this species.</p> <p><u>San Francisco Dusky-footed Woodrat (SFDFW):</u></p> <p>At the discretion of the biologist, we decided to include this species because there is a nearby CNDDDB occurrence from 2007 within a quarter mile from RW-V-12162-14, along Pilarcitos Creek. There is low potential for this species to be present in the work areas. SFDFWs preferred habitat is forest habitats with a moderate canopy and a moderate to dense understory. They live in middens that are built of sticks and leaves at the base of, or in a, tree or shrub or at the base of a hill. There is low potential for this species to occur within the project site.</p> <p>Analysis: With the implementation of the included AMMs – <i>particularly those that limit ground disturbance, giving a buffer to any middens found at the project areas, conducting pre-activity surveys, and having a qualified biologist on site for all project activities</i> – there should be no impacts to this species.</p> <p>The following species reported in the IPaC and/or CNDDDB queries do not have potential to occur in the project area due to lack of suitable habitat: Bay checkerspot butterfly (i.e., rocky outcrops and cliffs in coastal scrub habitats where its larval food plant is present), Myrtle’s silverspot butterfly (i.e., known from only a few extant populations, none within this county), San Bruno elfin butterfly (i.e., rocky outcrops and cliffs in coastal scrub habitats where its larval food plant is present), marbled murrelet (i.e., dense, mature forests of redwood and Douglas fir for nesting, and shoreline habitat for foraging), California tiger salamander (i.e., vernal pools or similar habitat), and American peregrine falcon (i.e., nest on ledges and on high cliffs), Crystal Springs fountain thistle (i.e., chaparral [openings], cismontane woodland, and valley and foothill grassland), Hickman’s cinquefoil (i.e., coastal bluff, coniferous forest, meadows and seeps [vernally mesic], marshes and swamps [freshwater]), Marin western flax (i.e., chaparral and valley and foothill grassland), San Mateo thorn mint (i.e., chaparral and valley and foothill grassland), San Mateo woolly sunflower (i.e., cismontane woodland (often roadcuts), coastal scrub, and lower montane coniferous forest), Two-fork (Showy rancheria) clover (i.e., valley and foothill grassland), and white-rayed pentachaeta (i.e., cismontane woodland and valley and foothill grassland).</p>	



Project Name: RW-V-12162-14, 6348, 6360-15		Date of Preparation: 8/4/2017	
Project Location: San Mateo County, CA		PG&E Order Number:	
<p>The project areas either do not contain habitat for the other species listed above, are outside their range, or they are extirpated from the historic location(s). Due to the scope of work proposed for these projects and with implementation of AMMs provided, no impacts on special-status species are anticipated to occur because of project-related activities.</p> <p>Species with potential to occur are developed from the USFWS IPaC species list (https://ecos.fws.gov/ipac), California Department of Fish and Wildlife (CDFW) State and Federally Listed Endangered and Threatened Animals of California (August 2017), CDFW State and Federally Listed Endangered, Threatened and Rare Plants of California (August 2017), and the CDFW California Natural Diversity Database (accessed August 2017).</p> <p>¹ Species considered to be special status if they met one of the following criteria:</p> <ul style="list-style-type: none"> • Listed as or a candidate for listing as a threatened or endangered species under the federal Endangered Species Act • Listed as or a candidate for listing as a threatened or endangered species under the California Endangered Species Act • Classified by CDFW as Fully Protected Species • Plants designated as Rare by CDFW • Species (i.e., California species of special concern and CNPS 1B, 2A, and 2B) with a CNDDB polygon in which the project area falls within and habitat is present. 			
Nesting Birds		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>If work occurs outside the breeding period, impacts on nesting birds are not expected. If project activities occur during the bird nesting season (February 15 – August 31), a nesting bird survey is recommended.</p>			
Aquatic Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>All three sites are either along a portion of Pilarcitos Creek or along a tributary to Pilarcitos Creek. Pilarcitos Creek and its tributaries could fall under the jurisdiction of CDFW, USACE, and the RWQCB. Since no dredge or fill will be generated because of the proposed work activities, Clean Water Act 404 or 401 authorizations from USACE or the RWQCB will not be required. The vegetation removal anticipated to occur within Pilarcitos Creek or its tributaries should not substantially alter the bed or banks; therefore, an LSAA from CDFW should not be required. Standard waterway AMMs are included in the BIR to reduce impacts to these water features.</p>			
Wetlands and/or Water Features			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		<p>All three sites are either along a portion Pilarcitos Creek or along a tributary to Pilarcitos Creek. Pilarcitos Creek and its tributaries could fall under the jurisdiction of CDFW, USACE, and the RWQCB. Since no dredge or fill will be generated as a result of the proposed work activities, Clean Water Act 404 or 401 authorizations from USACE or the RWQCB will not be required. The vegetation removal anticipated to occur within Pilarcitos Creek or its tributaries should not substantially alter the bed or banks; therefore, an LSAA from CDFW should not be required. Standard waterway AMMs are included in the BIR to reduce impacts to these water features.</p>	
Critical Habitat			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		<p>Sites RW-V-12162-14 and RW-V-6360-15 are located within CRLF critical habitat, and RW-V-6348-15 is adjacent to CRLF critical habitat. Also, all three work areas are located on Pilarcitos Creek or on a tributary to Pilarcitos Creek, which is USFWS-designated critical habitat for steelhead.</p>	
Recommended Surveys, Permits and Avoidance and Minimization Measures			



<i>Project Name:</i> RW-V-12162-14, 6348, 6360-15	<i>Date of Preparation:</i> 8/4/2017
<i>Project Location:</i> San Mateo County, CA	<i>PG&E Order Number:</i>
<p><i>The following AMMs shall be implemented during work activities:</i></p> <ul style="list-style-type: none"> • If work is scheduled to occur during the nesting bird season (Feb. 15 to Aug. 31), a pre-activity survey for nesting birds shall be conducted no more than 14 days before the start of work. If work cannot be completed within 14 days of a survey, work areas shall be resurveyed. Survey results shall be conveyed to the project manager by the PG&E biologist or land planner. • Should an active bird nest be observed during work activities, all work shall cease and Alex Stewart, Terrestrial Biologist, 925-448-7941 shall be contacted. All PG&E employees and contractors shall follow the Vegetation Management Migratory Bird Process. • When accessing work sites, limit travel and parking of vehicles and equipment to pavement, existing roads, right of ways, and previously disturbed areas. Vehicles shall not exceed a speed limit of 15 mph when traveling off paved roads. • Vehicle access across streams and wetlands shall be limited to existing roads and crossings. • Laydown and staging shall be conducted in previously developed or disturbed areas. • Project activities shall minimize foot traffic and disturbance to the extent practicable. • Vegetation removal shall not exceed the minimum amount necessary to complete work at the site. • All trash shall be removed from the project site daily to prevent attracting wildlife to the project area. • Before moving vehicles, chippers, and other heavy equipment, check for wildlife to ensure they are not crushed. • Other than vegetation identified for removal, no wildlife or plants shall be handled or removed from the site by anyone except approved biologists. Wildlife in project areas shall be permitted to leave on their own. • For questions about wetlands, waterways, protected species, or any of the AMMs, contact Alex Stewart, Terrestrial Biologist, 925-448-7941. • A qualified biologist shall be on-site for all work activities and shall perform a pre-activity survey each day before the start of work occurs to clear the work areas of sensitive species. • If SFDWF nests are identified within the work areas, a qualified biologist shall establish a buffer up to 10-feet around nests and flag for avoidance. <ul style="list-style-type: none"> ○ If SFDWF nests are unavoidable, call Biologist Alex Stewart 925-448-7941 to arrange for a qualified biologist to relocate a nest. If avoidance of nests is not feasible, the nests should be dismantled by hand and the nesting material moved to a new location outside the project's impact area so that it can be used by woodrats to construct new nests. • Work shall be completed during the dry season, between June 1 and October 15. If work cannot be completed during this time, all work activities shall be performed during dry conditions. Dry conditions are defined as: <ul style="list-style-type: none"> ○ No measurable precipitation having fallen within the 48 hours before the start of work. ○ No measurable precipitation falling during work. 	

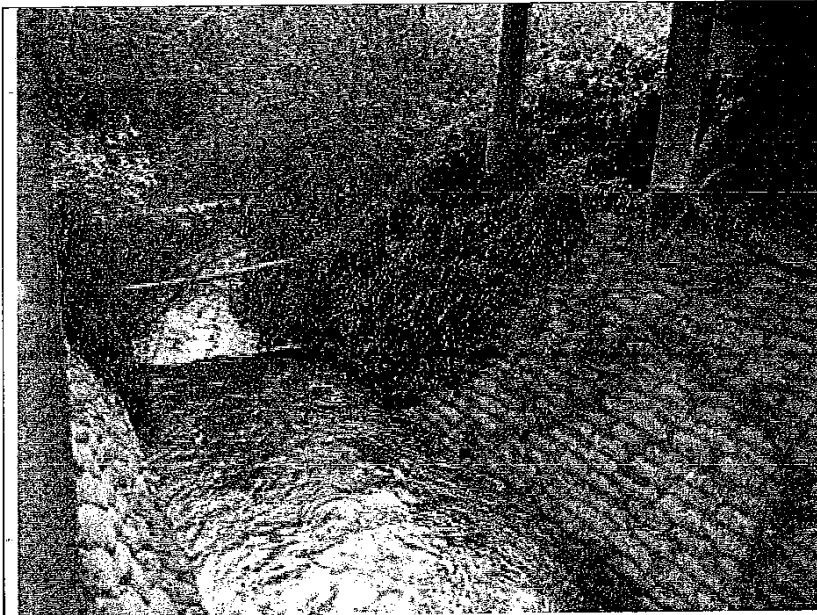


<i>Project Name:</i> RW-V-12162-14, 6348, 6360-15	<i>Date of Preparation:</i> 8/4/2017
<i>Project Location:</i> San Mateo County, CA	<i>PG&E Order Number:</i>
<ul style="list-style-type: none">○ No significant chance of rainfall in the weather forecast for the proposed work window. A significant chance of rainfall is a 60 percent or greater likelihood of precipitation as identified by www.noaa.gov.● A qualified biologist shall flag the work areas and off-road access routes and all suitable burrows and/or crevices identified within these areas with highly visible flagging before work occurs.<ul style="list-style-type: none">○ If possible, no small mammal burrows shall be included in the work areas and/or off-road access routes.○ The biologist shall inspect the flagged burrows or crevices and remove any soil from the entrance at least once during the day and before leaving the work area.○ No heavy equipment shall operate within 10 feet of a flagged burrow and/or crevice. <p>The following AMMs shall be implemented for projects that are adjacent to or intersect a waterway</p> <ul style="list-style-type: none">● Climber crews shall cut vegetation into manageable pieces and swing/lower wood safely to the ground without disturbing the bed, bank, or channel.● Cut vegetation shall not be dragged through the bed, bank, or channel of a waterway.● Any woody debris left on-site shall not be placed within the bank of a wetland, stream, or other waterway.● Material shall not be chipped within the bed, bank or channel of a wetland, stream, or other waterway.● No work shall occur within the wetted portion of the waterway, and no material shall enter the waterway.● Trees shall be directionally felled away from any watercourse only if located at the top of bank.● No chainsaws or other equipment shall be refueled within 100 feet of a wetland, stream, or other waterway.● When broadcasting chipped material, it may not enter the bed, bank or channel and shall be directed away from streams, wetland, or riparian habitats.● Operations and equipment-use within any wetland, stream, or other waterway shall be limited to the following within the project area:<ul style="list-style-type: none">○ Work shall be performed with hand crews only.○ Access to the work areas shall be by foot only.○ No heavy equipment (e.g., access vehicle, truck-towed chipper) shall occur or operate within 25 feet.○ No mastication within the bed, bank, or channel shall occur.<ul style="list-style-type: none">○ No stump grinding shall occur.● No herbicide (including aquatic-approved) shall be used within a wetland, stream, or other waterway.	



<i>Project Name:</i> RW-V-12162-14, 6348, 6360-15	<i>Date of Preparation:</i> 8/4/2017
<i>Project Location:</i> San Mateo County, CA	<i>PG&E Order Number:</i>
<ul style="list-style-type: none"> • Employees and contractors performing O&M activities in waterways or riparian corridors will receive environmental training including a summary of acceptable and unacceptable practices and avoidance measures that must be followed to reduce or avoid effects on listed fish. • Avoid or minimize the disturbance of soil and vegetation adjacent to streams, including the streambed substrate. • Vegetation removal in and adjacent to streams will be completed without use of self-propelled mechanical equipment (i.e., Hydro-ax, Brontosaurus, Slashbuster, etc.). • Water will be free of changes in turbidity that cause nuisance or adversely affect listed fish and habitat. • Trained personnel with necessary equipment will respond immediately to any accidental release of chemicals, fuels, lubricants, and non-storm drainage water into waterways. • Mobile equipment will not be parked overnight within 100 feet of aquatic habitat. Stationary equipment (e.g., pumps and generators) used or stored within 100 feet of aquatic habitat will be positioned over secondary containment. • Work should occur outside the blooming period for listed plant species <ul style="list-style-type: none"> ○ If work cannot occur outside the blooming period, a qualified biologist shall perform a pre-activity plant survey. ○ If any protected plants are observed, a qualified biologist shall be present for work activities to avoid impacts to the plants. ○ The biologist shall flag any protected plants identified during the pre-activity survey for avoidance and shall remove flagging at the end of the day. ○ No vegetation trimming, pruning, and/or removal of protected plants shall occur. ○ No dragging of limbs through areas with flagged plants. ○ No chips shall be broadcast in areas with flagged plants. • If rare plant species are present and cannot be avoided, contact a PG&E biologist to determine appropriate measures. 	
<p>Recommended Surveys</p> <ul style="list-style-type: none"> • If work is scheduled to occur during the nesting bird season (Feb. 15 to Aug. 31), a pre-activity survey for nesting birds shall be conducted no more than 14 days before the start of work. 	

REPRESENTATIVE PHOTOS



Photograph 1

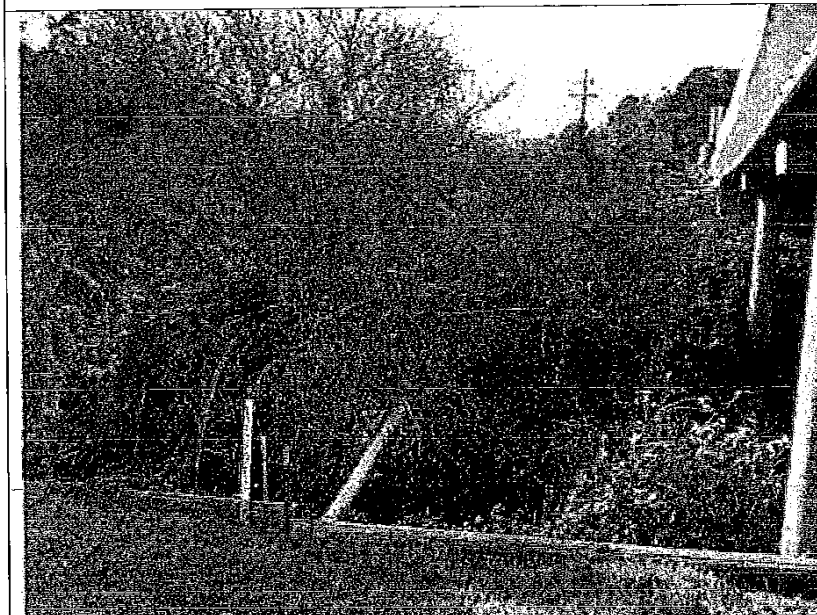
RW-V-12162-14 project area

GPS: 37.49265, -122.38504

January 20 and 21, 2016

Trees and brush will be removed from the right bank of this unnamed seasonal tributary to Pilarcitos Creek. This is just above its confluence with Pilarcitos Creek. Trees and brush will be removed from the bank of the channel, nearly touching the wetted area of the channel. Vegetation will also be removed from the top of the bank. During the site visit, the actual area of vegetation removal could not be visited because it was between the swiftly flowing Pilarcitos Creek and the busy California State Route 92.

Water was present in a channel 12 feet wide and 3 feet deep.



Photograph 2



RW-V-12162-14 project area

GPS: 37.49252, -122.38498

January 20 and 21, 2016

Trees and brush will be removed from the right bank of this unnamed seasonal tributary to Pilarcitos Creek. This is just above its confluence with Pilarcitos Creek. Trees and brush will be removed from the bank of the channel, nearly touching the wetted area of the channel. Vegetation will also be removed from the top of the bank. During the site visit, the actual area of vegetation removal could not be visited because it was between the swiftly flowing Pilarcitos Creek and the busy California State Route 92.

Water was present in a channel 12

	<p>feet wide and 3 feet deep.</p> <p>Photograph 3</p> <p>RW-V-12162-14 project area GPS: 37.49240, -122.38498 January 20 and 21, 2016</p> <p>Trees and brush will be removed from the right bank of this unnamed seasonal tributary to Pilarcitos Creek. This is just above its confluence with Pilarcitos Creek. Trees and brush will be removed from the bank of the channel, nearly touching the wetted area of the channel. Vegetation will also be removed from the top of the bank. During the site visit, the actual area of vegetation removal could not be visited because it was between the swiftly flowing Pilarcitos Creek and the busy California State Route 92. Water was present in a channel 12 feet wide and 3 feet deep.</p>
	<p>Photograph 4</p> <p>RW-V-12162-14 project area GPS: 37.49212, -122.38533 January 20 and 21, 2016</p> <p>Trees and brush will be removed from the north bank (foreground) of this unnamed seasonal tributary to Pilarcitos Creek. This is just above its confluence with Pilarcitos Creek. Trees and brush will be removed from the bank of the channel, nearly touching the wetted area of the channel. Vegetation will also be removed from the top of the bank. During the site visit, the actual area of vegetation removal could not be visited because it was between the swiftly flowing Pilarcitos Creek and the busy California State Route 92. Water was present in a channel 12 feet wide and 3 feet deep.</p>



Photograph 5

RW-V-12162-14 project area

GPS: 37.49180, -122.38618

January 20 and 21, 2016

Trees and brush will be removed from the north bank (foreground) of this unnamed seasonal tributary to Pilarcitos Creek. This is just above its confluence with Pilarcitos Creek. Trees and brush will be removed from the bank of the channel, nearly touching the wetted area of the channel. Vegetation will also be removed from the top of the bank. During the site visit, the actual area of vegetation removal could not be visited because it was between the swiftly flowing Pilarcitos Creek and the busy California State Route 92. Water was present in a channel 12-foot wide and 3 feet deep.



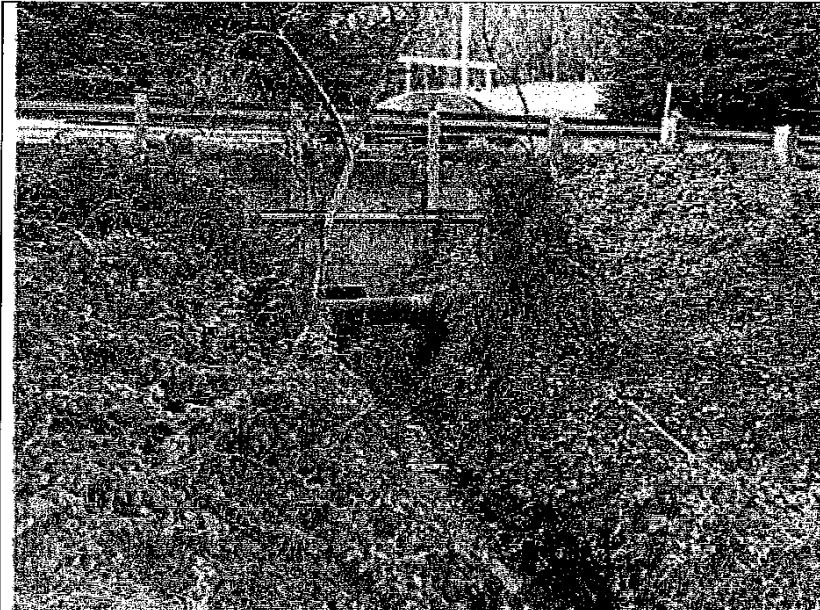
Photograph 6

RW-V-6348-15 project area.

GPS: 37.48010, -122.40707

January 20 and 21, 2016

A total of 40 brush units (marked as 20 per side) will be removed from the banks of this seasonal tributary to Pilarcitos Creek. During the site visit water was flowing in a channel 2 feet deep and 6 feet wide.



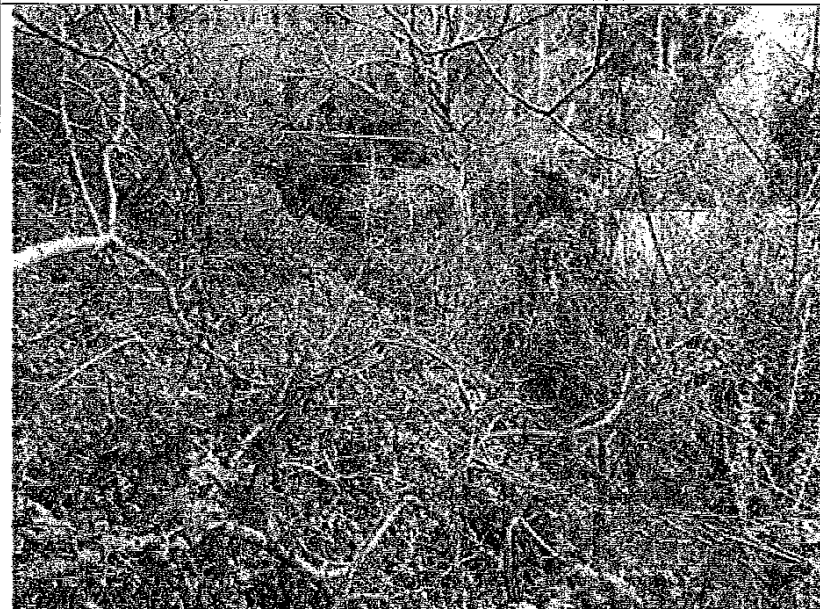
Photograph 7

RW-V-6360-15 project area.

GPS: 37.48521, -122.39851

January 20 and 21, 2016

1 willow will be removed from the bank of this unnamed ephemeral tributary to Pilarcitos Creek, within 2 feet of the wetted area of the channel. Other trees in this work area are on the top of the bank, farther than 12 feet from this drainage. During the site visit water was flowing in a channel 1 foot wide 3 inches deep.



Photograph 8

RW-V-6360-15 project area.

GPS: 37.48591, -122.39764

January 20 and 21, 2016

Trees on the north bank (left) will be removed from the bank and above the bank of Pilarcitos Creek. The trees on the bank are on a very steep section of the bank. During the site visit water flowed in a channel 15 feet wide and 4 feet deep.



Photograph 9

RW-V-6360-15 project area.

GPS: 37.48617, -122.39737

January 20 and 21, 2016

Trees on the north bank (left) will be removed from the bank and above the bank of Pilarcitos Creek. The trees on the bank are on a very steep section of the bank. During the site visit water flowed in a channel 15 feet wide and 4 feet deep.

Attachment D

**Coastal Commission Document Entitled, "Repair,
Maintenance, and Utility Hook-Up Exclusions from Permit
Requirements"**

REPAIR, MAINTENANCE AND UTILITY HOOK-UP EXCLUSIONS FROM PERMIT REQUIREMENTS

(Adopted by the California Coastal Commission on September 5, 1978)

NOTE: This guideline applies only to exclusions established in subsections (d) and (f) of section 30610. For other exceptions to the permit requirements, see Section 13250 of the Commission Regulations (additions to existing single-family houses), Sections 13200 through 13210 (vested rights), Sections 13211-13213 (permits granted under the 1972 Coastal Act), Sections 13215-13235 (urban land), Sections 13240-13249 (categories of development), Sections 13136-13144 (emergency permits) and Sections 13145-13154.5 (administrative permits).

I. General Provisions.

Section 30610 of the Coastal Act states in part:

...no coastal development permit shall be required pursuant to this chapter for...

(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.

...

(f) The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this division; provided, however, that the commission may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.**

This guideline is intended to detail the types of development activities the Commission considers repair, maintenance or utility hook-ups related to the on-going work of various types of public and private agencies. Such lists obviously cannot be exhaustive and the exclusions also apply to activities comparable to those listed. Where a proposed activity is not included in this guideline, the Regional Commission Executive Director, after consultation with the State Commission Executive Director, if necessary, will determine whether a permit is required.

The standards for these exclusions are stated in Section 30610 of the Coastal Act: they do not relate to the environmental impact of the proposed activity. The repair and maintenance exclusion is intended to allow continuation of existing developments and activities which began before the effective date of the Coastal Act. The utility hook-up exclusion exempts utilities from obtaining permits for work to serve developments because Commission review of such work is included in the review of the development itself.

**Minor changes have been made to the legal citations to the Coastal Act contained in this document to correspond to the current version of the cited Section.

II. Description of Activities Excluded.

The following construction activities comparable to those listed do not require a coastal development permit except as specified below:

A. Roads. No permit is required for repair and maintenance of existing public roads including landscaping; signalization, lighting, signing, resurfacing, installation or expansion of retaining walls, safety barriers and railings and other comparable development within the existing right-of-way as specified below. Maintenance activities are generally those necessary to preserve the highway facility as it was constructed, including: construction of temporary detours, removal of slides and slip cuts, restoration and repair of drainage appurtenances, slope protection devices, installation of minor drainage facilities for preservation of the roadway or adjacent properties, restoration, repair and modifying for public safety bridges and other highway structures, restoring pavement and base to original condition by replacement, resurfacing, or pavement grooving. A permit is required for excavation or disposal of fill outside of the roadway prism. The following maintenance and alteration programs of the State Department of Transportation, or their equivalent conducted by local road departments, which do not result in an addition to or enlargement or expansion of the existing public road facility itself, do not require a permit except as noted: (1) Flexible Roadbed Program; (2) Rigid Roadbed Program; (3) Roadside Maintenance Program; (4) Roadway Litter and Debris Program; (5) Vegetation Control Program; (6) Pavement Delineation Program; (7) Sign Program; (8) Electrical Program; (9) Traffic Safety Devices Program; (10) Public Service Facility Program except that a permit is required for construction of new facilities; (11) Landscape Program; (12) Bridge and Pump Maintenance Program; (13) Tubes, Tunnel and Ferry Maintenance Program; (14) Bridge Painting Program; (15) Miscellaneous safety projects, provided there is not expansion in the roadway or number of traffic lanes; (16) Major damage maintenance, repair and restoration; (17) Comparable Minor Alterations.

(NOTE: See Appendix I for more detailed description of activities included in these programs.)

B. Public Utilities.

1. Natural Gas, Chilled Water and Steam Facilities.

a. Service Connections. Install, test and place in service the necessary piping and related components to provide natural gas, chilled water and/or steam service to development either exempted or approved under the Coastal Act, including:

(1) Extend underground gas, chilled water and/or steam mains, except in marshes, streams or rivers, from terminus of existing main piping to proper location in front of customer's property. Break and remove pavement as necessary, open trench or bore, for installation of main piping, install mains and appurtenances, pressure test for leakage, back-fill open cuts, purge air from piping and introduce gas, chilled water and/or steam into newly installed piping. Restore pavement as necessary. Provide for cathodic protection as necessary.

(2) Extend underground gas, chilled water and/or steam service piping from the main locations, except, in marshes, streams or rivers, to the meter location on the customer's property. Construction activities are similar to those in Item (1) above.

(3) Construct and install the meter set assembly, generally above ground, on the customer's property, including installation of associated valves, pressure regulator, meter and necessary piping to connect the gas, chilled water and/or steam service to the customer's piping system.

(4) When necessary, install gas, chilled water and/or steam pressure regulation equipment and related components, to control pressure where the source of the supply is at a higher pressure than the pressure in the district distribution main system. Construction includes necessary excavation, installation of piping, valves, regulators, below ground vaults and related components.

(5) Install necessary cathodic protection facilities for main and service extensions to new and existing customers.

b. Distribution and Transmission Facilities.

(1) Operate, inspect and maintain distribution and transmission mains, services, meter set assemblies and district regulator stations. Conduct leakage surveys, repair leaks, handle emergency or hazardous incidents, maintain supply pressure, inspect and adjust pressure regulators, operate valves, locate and mark facilities to help prevent damage to them and to provide for public safety.

(2) Install, replace, alter, relocate or remove piping and cathodic protection facilities as necessary due to corrosion, interference with other underground or surface construction, franchise requirements, mechanical damage, reinforcement to existing distribution systems to provide for increased usage (provided such usage is to provide service to development either exempted or approved under the Coastal Act). Isolation of piping segments or systems to provide emergency control and the restoration of service to a customer.

c. Production and Storage Facilities. Perform necessary maintenance, replacement, repair, relocation, abandonment and removal work to gas storage facilities, chilled water and/or steam plant facilities, mechanical equipment including prime movers and pumping equipment, chilled water and/or steam production facilities, gas and oil processing facilities, pollution control facilities, cooling towers, electric equipment, controls, gas injection and withdrawal wells, and other miscellaneous plant and pipeline structures. Installation of any required new safety devices and pollution control facilities within existing structures or equipment or where land coverage, height, or bulk of existing structures will not be increased.

d. Miscellaneous. Perform necessary maintenance, repair, replacement, relocation, abandonment and removal work to pipeline roads, rights-of-way, fences and gates, sprinkler systems, landscaping, odorizing stations, telemetry equipment, lighting facilities, mechanical and electrical equipment, cathodic protection facilities and environmental control equipment.

e. Grading and Clearing. Maintenance activities shall not extend to the construction of any new roads to the site of the work. A permit is required for grading an undisturbed area of greater than 500 sq. ft., removal of trees exceeding 12 inches dbh or clearing more than 500

sq. ft. of brush or other vegetation unless the Executive Director of the Regional Commission determines the activity does not involve the removal of major vegetation.

2. **Electric Utilities.**

a. Generation Stations, Substations, Fuel Handling, Transportation and Storage Facilities and Equivalent Facilities. A coastal permit is not required for repairs, maintenance, and minor alterations which do not increase the capacity of the facility or work required to supply increased demand of existing customer's facilities in order to maintain the existing standard of service. A coastal permit is not required for installation of any required new safety devices and pollution control facilities within existing structures of equipment or where land coverage, height or bulk of existing structures will not be increased.

b. Transmission and Distribution and Communication Facilities. A coastal permit is not required to maintain, replace, or modify existing overhead facilities, including the addition of equipment and wires to existing poles or other structures, right-of-way maintenance, and minor pole and equipment relocations. A coastal permit is not required to install, test and place in service power line extension facilities and supply points specifically required to provide service to development permitted or exempted under the Coastal Act, or work required to supply increased demand of existing customers' facilities in order to maintain the existing standard of service.

A coastal permit is not required to install, test, place in service, maintain, replace, modify or relocate underground facilities or to convert existing overhead facilities to underground facilities provided that work is limited to public road or railroad rights-of-way or public utility easements (P.U.E.).

c. Services. Electrical service and metering facilities may be installed and placed in service to any development permitted or exempted under the Coastal Act. A coastal permit is not required to maintain, replace, or relocate service or metering facilities for developments permitted or exempted under the Coastal Act.

d. Grading, Clearing and Removal of Vegetation. Excluded activities shall not extend to the construction of any new road to the site of the work. In cases involving removal of trees exceeding 12 inches dbh, grading of any undisturbed area of greater than 500 sq. ft. or clearing of more than 500 sq. ft. of brush or other vegetation, the utility shall consult with the Executive Director of the Regional Commission to determine whether the project involves removal of major vegetation such that a permit is required. A coastal permit is not required for removal of minor vegetation for maintenance purposes (tree trimming, etc.) for safety clearances.

e. Definitions.

(1) **Line Extension.** All facilities for permanent service excluding transformers, services and meters, required to extend electric service from the utility's existing permanent facilities to one or more supply points.

(2) **Service.** A single set of conductors and related facilities required to deliver electric energy from a supply point to the customer's facilities.

(3) **Supply Point.** Any transformer, pole, manhole, pull box or other such facilities at which the utility connects one or more sets of service conductors to the utility's permanent electric facilities.

3. **Telephone.** No permit or conditions are required for the activities of a telephone company that come within the following areas:

a. Repair and maintenance of existing damaged or faulty poles, wires, cables, terminals, load cases, guys and conduits, including the necessary related facilities, to restore service or prevent service outages.

b. Placement of existing telephone facilities underground, provided such undergrounding shall be limited to public road or railroad rights-of-way or public utility easements (P.U.E.) and provided there is no removal of major vegetation and the site is restored as close as reasonably possible to its original condition.

c. Placement of additional aerial facilities on existing poles.

d. Removal of existing poles and facilities thereon, where new, replacing facilities have been placed underground.

e. Performance of work in connection with or placement of facilities to expand service to existing customers or to serve new customers, including placement of underground service connections or aerial service connections from existing poles with any necessary clearance poles.

f. Removal of minor vegetation for maintenance purposes (tree trimming, etc.).

g. Maintenance activities shall not extend to the construction of any new roads to the site of the work. A permit is required for grading an undisturbed area of greater than 500 sq. ft., removal of trees exceeding 12 inches dbh or clearing more than 500 sq. ft. of brush or other vegetation unless the Executive Director of the Regional Commission determines the activity does not involve the removal of major vegetation.

4. **Others, including Water, Sewer, Flood Control, City and County Public Works, Cable TV.** No permit is required for repair or maintenance of existing facilities that do not alter the service capacity, installation of new or increased service to development permitted or exempted under the Coastal Act, placement of additional facilities on existing poles, or placement of existing facilities underground, provided such undergrounding shall be limited to public road or railroad rights-of-way or public utility easements (P.U.E.) and provided there is no removal of major vegetation and the site is restored as close as reasonably possible to its original condition. A permit is required for installation of service to vacant parcels or installation of capacity beyond that needed to serve developments permitted or exempted under the Coastal Act.

Maintenance activities shall not extend to the construction of any new roads to the site of the work. A permit is required for grading an undisturbed area of greater than 500 sq. ft., removal

of trees exceeding 12 inches dbh or clearing more than 500 sq. ft. of brush or other vegetation unless the Executive Director of the Regional Commission determines the activity does not involve the removal of major vegetation. No permit is required for removal of minor vegetation (e.g., tree trimming) where it interferes with service pipes or lines.

C. Parks. No permit is required for routine maintenance of existing public parks including repair or modification of existing public facilities where the level or type of public use or the size of structures will not be altered.

D. Industrial Facilities. No permit is required for routine repair, maintenance and minor alterations to existing facilities, necessary for on-going production that do not expand the area or operation of the existing plant. No permit is required for minor modifications of existing structures required by governmental safety and environmental regulations, where necessary to maintain existing production capacity, where located within existing structures, and where height or bulk of existing structures will not be altered.

E. Other Structures. For routine repair and maintenance of existing structures or facilities not specifically enumerated above, no permit is required provided that the level or type of use or size of the structure is not altered. (NOTE: See Section 13250 of the Commission Regulations for exclusions or additions to existing single-family houses.)

F. Dredging and Beach Alteration. (NOTE: Maintenance dredging of navigation channels is exempted by Section 30610 (b). Other dredging and sand movement projects, where part of an established program may be exempt from the permit requirements of the Coastal Act by reason of vested rights, where such rights have been reviewed and acknowledged by the Regional Commission. Contact the Regional Commission office for information and application forms.)

APPENDIX I

Detailed description of activities included in road maintenance programs for which no coastal development permit is required.

1. **Flexible Roadbed Program.** This program covers the restoration and repair of both surface and base within the previously paved portion of the roadway. This includes previously paved asphalt concrete shoulders two feet or greater in width where the shoulder is designated by traffic marking, pavement delineation or traffic use. Paved shoulders less than two feet in width will be considered as included in the traveled way lanes.
2. **Roadbed, Rigid.** The Rigid Roadbed Program covers the restoration and repair of both surface and base within that paved portion of the roadway used for the movement of vehicles. This includes asphaltic concrete or oiled shoulders two feet or greater in width. Paved shoulders less than two feet in width will be considered as included in the traveled way lanes. This program does not include roadbed widening projects.
3. **Roadside Maintenance Program.** This program includes the repair, replacement, and cleaning of ditches, culverts, underdrains, horizontal drains and miscellaneous headwalls and debris racks. Also included are fence repairs, roadside section restoration (e.g., drift removal, bench cleaning, slide removal, and fill slope replacement). In addition, repairs or replacement of retaining walls, installation of slope protection devices, minor drainage facilities, sidewalks and curbs, bins, cattle guards and other such structures where there is no increase in size (or adding to what exists) is included in this program. This program shall not include seawalls or other shoreline protective works, activities subject to review under Section 1601 of the Fish and Game Code, or excavation or disposal of fill outside of the roadway prism.
4. **Roadway Litter and Debris Program.** This program includes all work concerning roadbed and roadside cleanup operations to insure that the highway presents a neat, clean and attractive appearance.
5. **Vegetation Control Program.** Vegetation control refers to the maintenance treatment of all vegetative material growing native within the highway rights-of-way. Included is cutting and trimming by hand and mechanical means.
6. **Pavement Delineation Program.** The pavement delineation program involves all work necessary to place and maintain distinctive roadway markings on the traveled way. This includes layout, removal of old stripe, painting of new or existing stripe including striping for bike lanes, installation and/or removal of raised pavement markers including cleaning of such markers and the use of thermoplastic, tape or raised bars for pavement markings. Changing of striping for more lanes is not included in this program.
7. **Sign Program.** The sign program includes all work performed on existing signs for the purpose of warning, regulating or guiding traffic including bicycle traffic using bike lanes. The work consists of manufacture, assembly and installation of new signs to replace existing signs and the repair, cleaning and painting of signs.

8. **Electrical Program.** This program includes all work performed on in-place highway electrical facilities used to control traffic with signal systems, provide safety and sign lighting, illuminate maintenance building and grounds, generate standby power, operate bridges, pumps and automatic watering systems. Certain navigational lighting installed on bridges and bridge fenders or piling are included in this program.
9. **Traffic Safety Devices Program.** Work performed under this program includes replacement of guide posts, markers, skid resistant grooves, and also replacement, cleaning and/or painting of guard rails. The repair of median barrier cable chain link fence and portland cement concrete walls; the repair and maintenance of energy dissipators such as water type bumpers, sand traps or other devices installed for the purpose of absorbing vehicle energy are included in this program.
10. **Public Service Facility Program.** Public Service Facilities consist of roadside rests, vista points, map stops, historical monuments, roadside fountain areas and vehicle inspection stops. Work to be performed under this program consists of a wide variety of custodial maintenance in connection with existing restrooms, fountains and picnic areas.
11. **Landscape Program.** This program refers to the treatment, maintenance and replacement of all vegetative material planted within the State Highway right-of-way. Work includes watering, fertilizing, plant replacement, weed control by hand and mechanical means and tree trimming.
12. **Bridge and Pump Maintenance Program.** The Bridge and Pump Maintenance Program includes work performed on all structures which provide for passage of highway traffic over, through or under obstacles and/or qualify for bridge numbers as assigned by the Division of Structures.
13. **Tubes, Tunnel and Ferry Maintenance Program.** The Tubes, Tunnel and Ferry Maintenance Program includes maintenance and repair of tunnels, tubes, ferries and docks or slips. Tunnel or tube maintenance includes washing, cleaning, tile repair and the maintenance of electro-mechanical equipment. Tunnel structural repairs will be performed under this program when covered by approved Division of Structures reports of work needed.
14. **Bridge Painting Program.** This program involves bridge maintenance painting performed in conformance with the requirements of air pollution control and water quality control agencies having jurisdiction.
15. **Miscellaneous Safety Projects.** Elimination of hazards within the operating areas or the operating right-of-way or projects modifying existing features such as curbs, dikes, headwalls, slopes, ditches, drop inlets, signals and lighting, etc., within the right-of-way to improve roadside safety.
16. **Major Damage Maintenance, Repair and Restoration.** Provides temporary road openings and related maintenance and returns highway facilities to serviceable states as rapidly as possible following major damage from storms; earthquakes; tidal waves; ship, train or vehicle collisions; gasoline truck fires; aircraft crashes, and all other kinds of physical violence. (NOTE: These items may be developments rather than repair or maintenance activities, but would be subject to the emergency permit provisions of the Coastal Act. Inquiries should be

directed to the Regional Commission staff if at all possible prior to commencement of construction.)

17. **Miscellaneous Alterations.**

- a. Installation, modification or removal of regulatory, warning or informational signs, according to the standards of the State Department of Transportation Uniform Sign Chart.
- b. Traffic channelization - improvements to local service and safety by delineation of traffic routes through the use of curbs, dikes, striping, etc., including turn pockets, where construction is performed by State Department of Transportation Maintenance Department or equivalent activities by local road departments.
- c. Maintenance of existing bicycle facilities.
- d. Modification of traffic control systems and devices including addition of new elements such as signs, signals, controllers, and lighting.
- e. Devices such as glare screen, median barrier, fencing, guard-rail safety barriers, energy attenuators, guide posts, markers, safety cable, ladders, lighting, hoists, paving grooving.
- f. Alteration or widening of existing grade separation structure where the primary function and utility remains unaltered.
- g. Minor operational improvements such as median and side ditch drainage facilities, where not subject to review under Section 1601 of the Fish and Game Code or involving excavation or disposal of fill outside of the roadway prism.
- h. Modification, upgrading, alteration, relocation, or removal of railroad grade crossings, railroad grade crossing protection, and the construction of bus and truck stop lanes at railroad grade crossings.

Attachment F

Project Environmental Review

PROJECT ENVIRONMENTAL REVIEW

Vegetation Clearing Projects

Location: Various locations. All work will be inside a PG&E Easement, Franchise area or Right of Way

Land Planner: Vick Germany 925-464-8010

Environmental Field Specialist: Adam O'Connor 925-967-8744

Project Description:

Scope of work includes clearing vegetation from the pipeline right of way.

Except for Stump Grinding, No digging, excavating or soil disturbance is authorized.

If digging activities are required to complete the project, contact the Environmental Field Specialist Immediately (Adam O'Connor, 925-967-8744).

Notes: For work in the vicinity of waterways, use caution and appropriate BMPs when working with materials that could enter waterways, including vegetation debris. If assistance is needed on selecting appropriate BMPs, please see the AESCPs included with this PER as reference or contact the Environmental Field Specialist.

Subject: Fugitive Dust (<1 acre)

Comments: • The crew shall abate dust through use of water trucks, vehicle speed limitations, or other methods to avoid generating dust in amounts that create a nuisance to wildlife or people, particularly where sensitive receptors such as schools and hospitals are located nearby or down wind. As a general guide, the types of PG&E projects and work activities where water trucks or other dust abatement methods are typically required include: road grading; sand blasting; and demolition.

Subject: Mobile Equipment

Comments: • PERP Registration: Portable engines must be registered into the Statewide Portable Equipment Registration Program (PERP) administered by the California Air Resources Board (CARB), if the engine is portable (mounted on a truck, trailer, skids, or wheels); the engine is 50 brake horsepower or greater, and; the engine does not provide motive force for a vehicle. Auxiliary engines mounted on vehicles need to be registered if they are 50-brake horsepower or greater. For PG&E-owned units, PG&E Environmental Operations and Transportation Services is responsible for maintaining valid PERP registration. For rental units, the rental vendor is responsible for the PERP registration. If this registration sticker and permit is not on the unit, the crew shall not use the piece of equipment and have it replaced with a unit that does.

• Vehicle Idling: A vehicle operator is prohibited from idling an on-road diesel-fueled vehicle with a Gross Vehicle Weight of $\geq 10,001$ pounds or an off-road diesel-fueled vehicle with a primary engine ≥ 25 horsepower in excess of 5 minutes unless conducting one or more of the following activities:

- 1) Doing work for which the vehicle was intended;
- 2) Powering equipment necessary to perform a job function;
- 3) Operating lights or signals to direct traffic at a PG&E job site;
- 4) Service, testing or maintenance on the vehicle;
- 5) Regenerating an exhaust filter;
- 6) Idling for safety reasons, including providing light when working after dark, defrosting windows, keeping the cabin warm to avoid a health hazard, and providing air conditioning to avoid heat illness;
- 7) Idling due to traffic conditions beyond the vehicle operator's control;
- 8) Warming an engine up to operating temperatures, as specified by the equipment manufacturer;
- 9) Queuing, such as when a line of off-road trucks forms to receive materials from an excavator. Queuing does not include a vehicle waiting for another vehicle to perform a task. Idling while queuing is not allowed within 100 feet of a residential home.

Subject: Hazardous Materials and Waste Management

Comments: • Immediately contact the Project EFS if any of the following conditions occur. After hours or if the local EFS is unavailable, please call the Environmental Hotline at 800-874-4043.

1. Discharge or spill of hazardous substance;
2. If an Environmental Regulator visits the site;
3. Visually cloudy/muddy water is observed leaving the work area;
4. An underground storage tank is discovered; or
5. A subsurface component related to site remediation activities (e.g., monitoring well, recovery well, injection well) is discovered.

Subject: StormWater Management (GT Construction)

Comments: • Soil disturbance appears to be less than 0.9 acres. An Activity-Specific Erosion and Sediment Control Plan (A-ESCP) will be required. The EFS will provide applicable documents to the project team prior to construction.

Attachment A_2

**Application for a Coastal Development Permit –
Companion Page**

RW_V_12162_14

RW_V_6360_15

RW_V_6348_15

Application for a Coastal Development Permit

455 County Center, 2nd Floor • Redwood City, CA 94063
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Companion Page

Applicant's Name: DON TRIPLET, PG&E PRINCIPAL
LAND CONSULTANT

Primary Permit #: _____

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes No

If yes, list Assessor's Parcel Number(s):

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes No

If yes, explain (include date and application file numbers).

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	N/A	_____	<input type="checkbox"/>
b. Trim	N/A	_____	<input type="checkbox"/>
c. Roof	N/A	_____	<input type="checkbox"/>
d. Chimneys	N/A	_____	<input type="checkbox"/>
e. Accessory Buildings	N/A	_____	<input type="checkbox"/>
f. Decks/Stairs	N/A	_____	<input type="checkbox"/>
g. Retaining Walls	N/A	_____	<input type="checkbox"/>
h. Fences	N/A	_____	<input type="checkbox"/>
i. Storage Tanks	N/A	_____	<input type="checkbox"/>

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Removal of trees or vegetation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Landscaping? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

SEE ALL ATTACHMENTS FOR THIS COASTAL DEVELOPMENT PERMIT APPLICATION WHICH INCLUDES AN EXPLANATION FOR ALL OF THE YES ANSWERS.

5. Staff Use Only

California Coastal Commission Jurisdiction

- A. Does the Proposed Project Involve:**
1. A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------
 2. Construction or grading within 100 feet of a stream or wetland?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------
 3. A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

- B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).**
- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Attachment A_3

Environmental Information Disclosure Form

RW_V_12162_14

RW_V_6360_15

RW_V_6348_15

Environmental Information Disclosure Form

Planning and Building Department

PLN _____

BLD _____

Project Address: SEE ATTACHMENT B, TABLE 1
FOR LANDOWNER APNS

Assessor's Parcel No.: _____

Zoning District: PAD

Name of Owner: SEE ATTACHMENT B, TABLE 1 FOR LANDOWNER APNS.

Address: _____

Phone: _____

Name of Applicant: DON TRIPLETT, PG&E PRINCIPAL LAND CONSULTANT

Address: 1455 EAST SHAW AVE.

FRESNO, CA 93726 Phone: 559-263-5239

Existing Site Conditions

Parcel size: SEE ATTACHMENT B APN MAPS

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). _____

SEE ATTACHMENT C, PLANNING PERMIT APPLICATION FORM & APPLICATION for a COASTAL DEVELOPMENT PERMIT SUPPORTING DISCUSSION

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review		
Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?
<p>Please explain any "Yes" answers: SEE ATTACHMENT B, TABLE 1 AND ATTACHMENT C, PLANNING PERMIT APPLICATION FORM & APPLICATION for a COASTAL DEVELOPMENT PERMIT SUPPORTING DISCUSSION</p>		

3. National Pollutant Discharge Elimination System (NPDES) Review		
Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. <u>A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</u> If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. <u>Land disturbance of 1 acre or more of area?</u> If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) <u>prior</u> to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:  Date: 9/12/17
 (Applicant may sign)

Attachment B

Tree and Brush Removal Summaries (Table 1), Project APN Maps, Redacted Signed Action Plans¹, Mailing List of Owners within 300 Feet, and Project Overview and Site Exhibits (1 – 4)

¹ It is the policy of PG&E to not share customer information, which is why customer information is not shown on the attached APs.

TABLE 1. SAN MATEO COUNTY COASTAL ZONE PROJECTS								
COMMUNITY PIPELINE SAFETY INITIATIVE (CPSI)								
PROJECT #	APN #	Exhibit #	TOTAL TREES	TOTAL TREES > 12"	TREE SPECIES	TOTAL BRUSH UNITS	BRUSH SPECIES	BIO
RW_V_12162_14	056-382-040-000 056-382-030-000	2	69	11	western mountain ash, western red cedar, ponderosa pine, aleppo pine, madrone, elm, buckeye	155 (6,580 sq. ft.)	coyote brush, ash sapling, berry, ivy, buckeye, misc	Possible ESHA; per bio report, project occurs in riparian forest along Pilarcitos Creek, seasonal and an unnamed seasonal tributary to Pilarcitos Creek. Project is located on or within 350 feet of USFWS-designated critical habitat for CRLF. Work area is located on Pilarcitos Creek or its tributaries, which are USFWS-designated critical habitat for steelhead. Implement Avoidance and Minimization Measures (AMMs; see Attachment E).
RW_V_6360_15	056-341-220-000 056-341-040-000 056-341-210-000 056-341-020-000 056-341-190-000	3	66	21	ponderosa pine, incense cedar, willow, blue spruce, eucalyptus, Macnab cypress, redwood, poplar, birch	60 (2,160 sq. ft.)	toyon, eucalyptus sapling, willow, blackberry, poison oak, misc	Portion of the project possible ESHA. Per bio report, habitat type is ornamental plantings along CA State Route 92. Land use includes a mixture of residential areas, commercial/industrial buildings, agricultural areas, and undeveloped land. Project occurs on or within 350 feet of USFWS-designated critical habitat for CRLF. Work area is located on Pilarcitos Creek or its tributaries, which are USFWS-designated critical habitat for steelhead. Implement AMMs (see Attachment E).
RW_V_6348_15	056-331-110-000 056-331-020-000	4	20	0	poplar	68 (2,448 sq. ft.)	toyon, rose, misc	Possible ESHA. Per bio report, habitat type is ornamental plantings along CA State Route 92. Land use includes a mixture of residential areas, commercial/industrial buildings, agricultural areas, and undeveloped land. Project occurs on or within 350 feet of USFWS-designated critical habitat for CRLF. Work area is located on an unnamed seasonal tributary to Pilarcitos Creek, which is USFWS-designated critical habitat for steelhead. Implement AMMs (see Attachment E).
Totals =			155	32		283 (10,188 sq. ft.)		

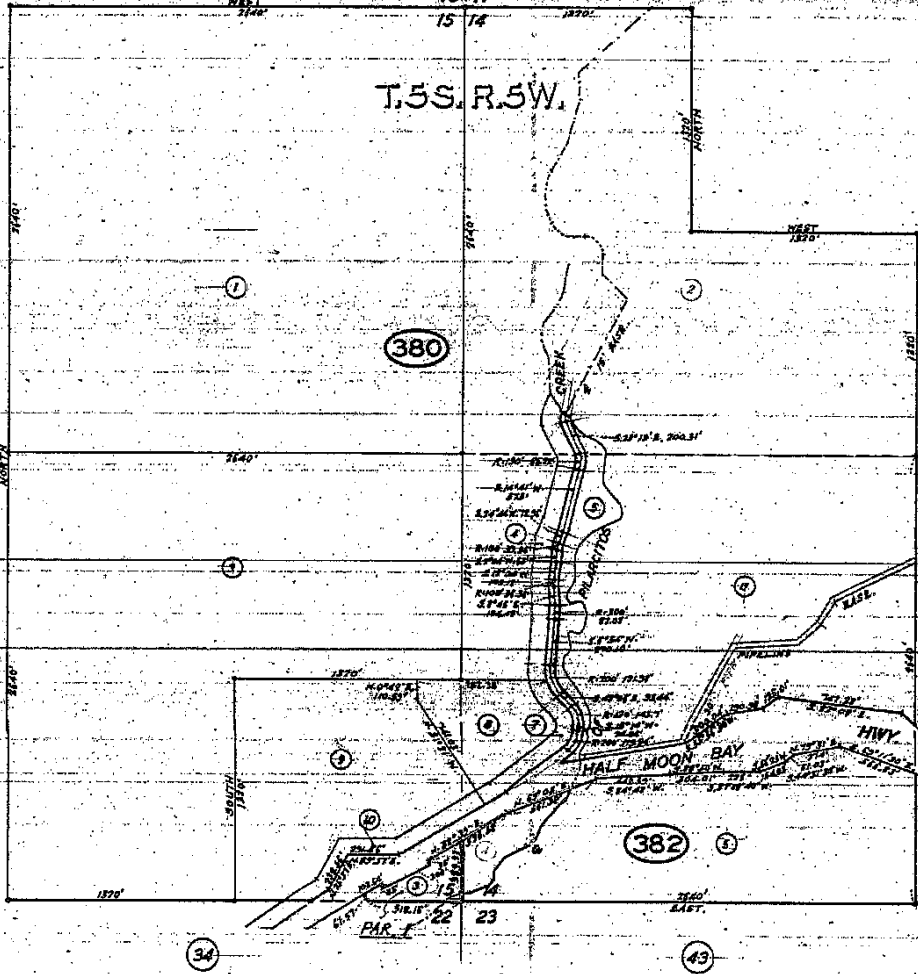
ESHA - reviewed San Mateo County's mid-coast sensitive habitats map

RW V 12162 14

56-38

TAX CODE AREA

T.5S. R.5W.



BK 48
35

380

382

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ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

PARCEL MAP VOL 75/37

1-85

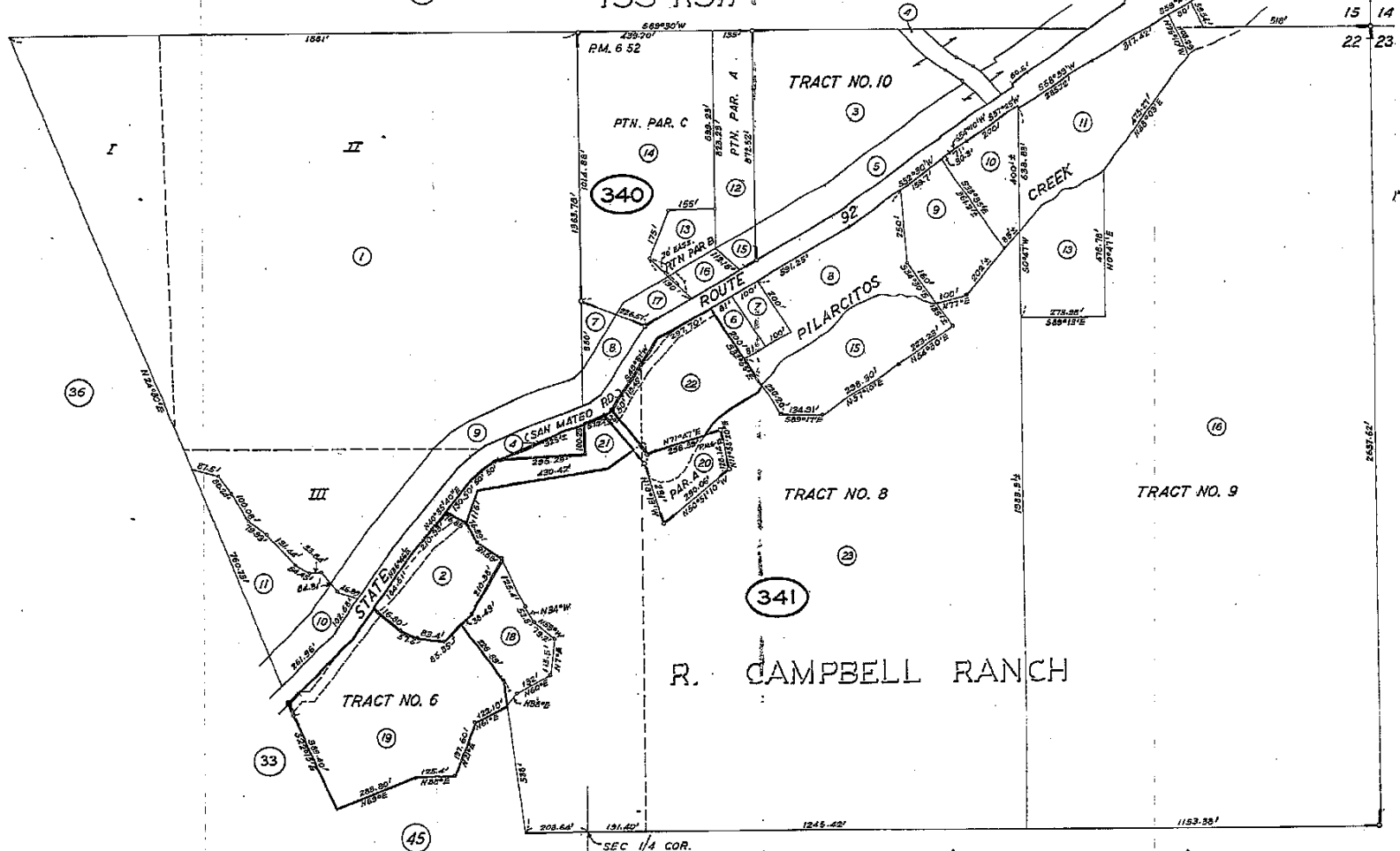
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BK-43
35

TAX CODE AREA

56-34

T5S R5W



ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF

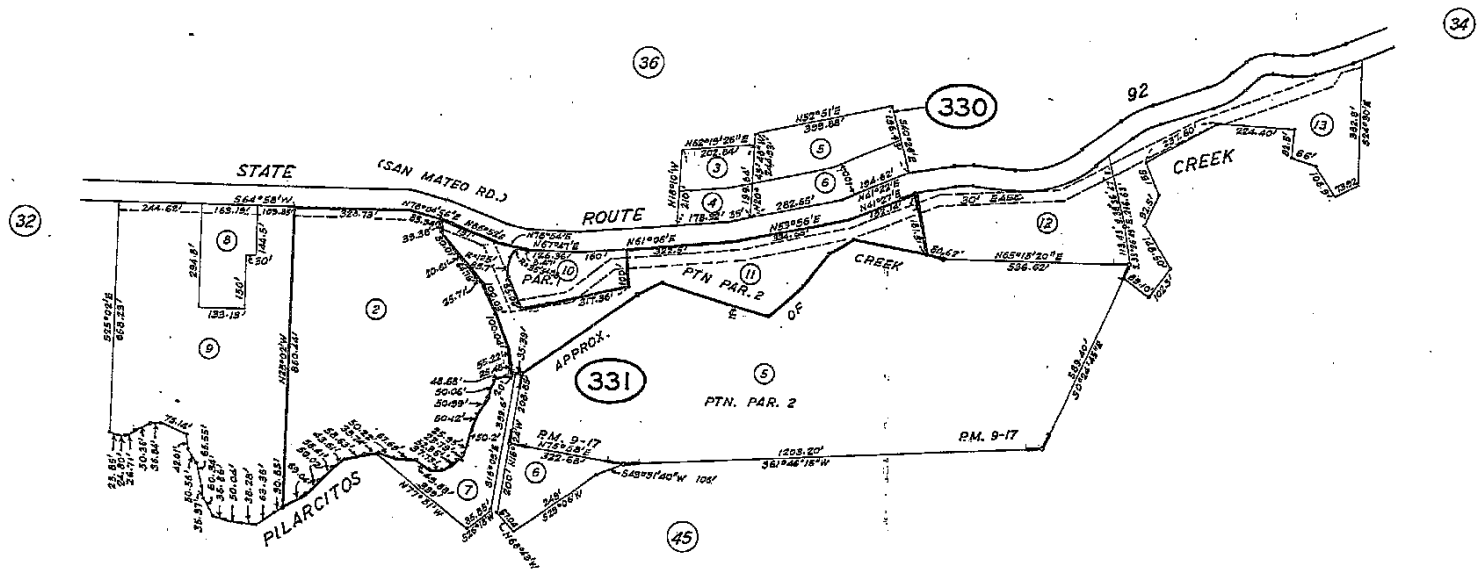
△ PARCEL MAP VOL 6/52 △ CAMPBELL RANCH RSM 3/63
 △ PARCEL MAP VOL 6/12

A-24-73

RW_V_6348_15

TAX CODE AREA _____

56-33



ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF

△ PARCEL MAP VOL. 9/17

CABRILLO UNIFIED SCHOOL DISTRICT

D.M.

2-28-79



Pacific Gas and Electric Company
 Community Pipeline Safety Initiative
 6111 Bollinger Canyon Rd., 3rd Floor
 San Ramon, CA 94583

September 21, 2015

Action Plan for Encroachment and Vegetation Removal
 RW_V_12160_14, RW_V_12162_14, RW_V_6797_15.

Recently Pacific Gas and Electric Company's (PG&E's) representatives met with you (and your representative(s) if applicable) to discuss encroachments and/or incompatible vegetation that is/are located within a PG&E gas pipeline easement on your property. After conducting a field inspection of your property, we determined that the encroachments identified below are impairing PG&E's ability to perform inspections, leak surveys, patrols and maintenance of this gas pipeline and must be removed and/or modified.

The following items will require removal and/or modification:

1. Trees within 14ft of pipeline. (Approx. 60 trees)
2. Brush within 5ft of pipeline. (Approx. 35 units)
3. _____
4. _____

PG&E or its authorized representatives or contractors will perform the following work, at no cost to you:

1. Remove trees and brush as listed above.
2. Provide a \$3,000 incentive payment in
3. lieu of replacement trees.
4. (Some trees along Hwy 92 may be Cotton Trees)
RW-V-12162-14

Owner Self-Perform:

You have indicated you prefer to perform the following work yourself, which will be completed by

1 1

1. _____
2. _____
3. _____

PG&E will perform the indicated work in a workmanlike manner and in accordance with all applicable laws, ordinances and regulations. PG&E will obtain any permits or approvals that may be required by San Mateo County associated with the activities described in this Action Plan. We will keep the work area safe and remove any debris related to our activities from the property.

In connection with PG&E's agreement to perform the foregoing work, you agree to do the following:

- A. Provide (unrestricted or pre-approved or agreed upon) access to your property to PG&E and/or their representatives, contractors and sub-contractors during normal business hours, and if necessary, on Saturdays in order to accomplish necessary work in accordance with San Mateo County Ordinances.

- B. Remove the contents of any structure to be demolished or relocated, and remove any other personal property that may be necessary to complete activities described in this Action Plan. You will be responsible for the proper disposal of any personal property that you no longer wish to store on your property, including any equipment, appliances, paints and similar materials.
- C. Keep clear of the work area, and keep any children and pets away from the work area so as not to pose any safety risks or hazards while construction is taking place.
- D. Cooperate in the execution of any documents that may be required to perform the work, such as permit applications and related documents that may be required by San Mateo County to complete the activities described in this Action Plan.

After we have completed the work, we will meet with you to review the improvements and confirm in writing that the tasks identified in this Action Plan have been completed satisfactorily. After this review, you will be responsible for the care and maintenance of any replacement vegetation that has been provided, including any special care that may be required.

This Action Plan is being carried out to ensure the easement will be clear of any obstructions, allowing PG&E access to the gas pipeline to perform regular maintenance, testing, and monitoring required to safely operate the pipeline and provide customers with reliable service. After this work is completed, you will be required to keep the easement area clear of any obstructions that may hinder PG&E's operation and maintenance of the gas line, including any incompatible vegetation that exceeds 18 inches in height.

If the foregoing is acceptable to you, we ask that you countersign this Action Plan in the space provided below and return by fax to (925) 328-5189 or by email to J8gg@pge.com. After we receive your concurrence, we will schedule the work and access your property at a mutually agreed upon date and time.

Sincerely,



Jamie Guillen, SR/WA
Contract Land Consultant, Encroachment Management
925-328-5072


ACKNOWLEDGED AND AGREED:

By: Del Sane

Date: 10-1-15

By: NP Sane

Date: 10-1-15

PG&E Land Rep: 

Date: 10/6/15

Cailin Daley
Supervisor
Community Pipeline Safety Initiative



Pacific Gas and Electric Company
 Community Pipeline Safety Initiative
 6111 Bollinger Canyon Rd., 3rd Floor
 San Ramon, CA 94583

March 22, 2016

Action Plan for Safety Work Near Gas Pipeline
RW-V 12162_14

Thank you for meeting with our representatives to discuss items located on your property that could prevent critical access to the Pacific Gas and Electric Company (PG&E) pipeline for first responders and utility crews in the event of an emergency or for important maintenance work. These items left unaddressed could also potentially damage the pipeline. As a result, we need to work with you to remove and/or modify these items.

The following items will require removal and/or modification:

1. 6 TREES
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

PG&E or its authorized representatives or contractors will perform the following work, at no cost to you:

1. CASH INCENTIVE \$1500 (\$250 K.G.)
2. REMOVE 6 TREES
3. STUMP GRIND ON LARGE TREES
4. _____
5. _____
6. _____
7. _____

Owner Self-Perform:

You have indicated you prefer to perform the following work yourself, which will be completed by / / :

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

PG&E will perform the indicated work in a professional manner and in accordance with all applicable laws, ordinances and regulations. PG&E will obtain any permits or approvals that may be legally required by the City of Half Moon Bay and San Mateo County associated with the activities described in this Action Plan. We will keep the work area safe and remove any debris related to our activities from the property.

In connection with PG&E's agreement to perform the foregoing work, you agree to do the following:

- A. Provide (unrestricted or pre-approved or agreed upon) access to your property to PG&E and/or their representatives, contractors and sub-contractors during normal business hours, and if necessary, on Saturdays in order to accomplish necessary work.
- B. Keep clear of the work area, and keep any children and pets away from the work area so as not to pose any safety risks or hazards while construction is taking place.
- C. Cooperate in the execution of any documents that may be required to perform the work, such as permit applications and related documents that may be required to complete the activities described in this Action Plan.

After we have completed this safety work, we will meet with you to review the improvements and confirm in writing that the tasks identified in this Action Plan have been completed. After this review, you will be responsible for the care and maintenance of any replacement vegetation that has been provided, including any special care that may be required.

This Action Plan helps to ensure the continued safe operation of the gas pipeline and that first responders and PG&E crews can safely and quickly access the gas pipeline in the event of an emergency or for important maintenance work. After this gas safety work is completed, you will be required to keep the area around the pipe safe and clear of any obstructions that could prevent safe access to the pipeline.

For the tree(s) that we have determined can remain in place, PG&E safety professionals will conduct regular monitoring through a mix of aerial and ground inspections on at least a quarterly basis. Should any of these trees develop into an emergency access or safety concern in the future, PG&E will work with you to address the concern at that time.

If the foregoing is acceptable to you, we ask that you sign this Action Plan in the space provided below. After we receive your concurrence, we will schedule the work and access your property at a mutually agreed upon date and time. We will not move forward with any work on your property until we have received your written agreement.

We appreciate your support as we maintain the safety of the gas system in your local community.

Sincerely,

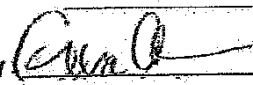


Diego Cruz
Land Consultant, Community Pipeline Safety Initiative
(559) 765-1481

ACKNOWLEDGED AND AGREED:

By: X  _____

Date: X 4/12/16 _____

By:  _____

Date: 4/13/16 _____

PG&E Land Rep:  _____

Date: 4-18-16 _____

Kathy Harper
Supervisor, Community Pipeline Safety Initiative
Pacific Gas & Electric Company



Pacific Gas and Electric Company
 Community Pipeline Safety Initiative
 6111 Bollinger Canyon Rd., 3rd Floor
 San Ramon, CA 94583

October 6, 2015

Action Plan for Safety Work Near Gas Pipeline
RW V 6360-15

Thank you for meeting with our representatives on 10/9/15 to discuss items located on your property that could prevent critical access to the Pacific Gas and Electric Company (PG&E) pipeline for first responders and utility crews in the event of an emergency or for important maintenance work. These items left unaddressed could also potentially damage the pipeline. As a result, we need to work with you to remove and/or modify these items.

The following items will require removal and/or modification:

1. Trees within 10-14 ft of pipeline
2. Bush within 5 ft of pipeline
3. _____
4. _____

PG&E or its authorized representatives or contractors will perform the following work, at no cost to you:

1. Remove 9 trees (marked)
2. Remove bush within 5 ft of pipeline
3. Provide a \$250 incentive payment in
4. their replacement trees!

Owner Self-Perform:

You have indicated you prefer to perform the following work yourself, which will be completed by / / :

1. _____
2. _____
3. _____
4. _____

PG&E will perform the indicated work in a professional manner and in accordance with all applicable laws, ordinances and regulations. PG&E will obtain any permits or approvals that may be legally required by the County of San Mateo associated with the activities described in this Action Plan. We will keep the work area safe and remove any debris related to our activities from the property.

In connection with PG&E's agreement to perform the foregoing work, you agree to do the following:

- A. Provide (unrestricted or pre-approved or agreed upon) access to your property to PG&E and/or their representatives, contractors and sub-contractors during normal business hours, and if necessary, on Saturdays in order to accomplish necessary work.
- B. Remove the contents of any structure to be demolished or relocated, and remove any other personal property that may be necessary to complete activities described in this Action Plan. You will be responsible for the proper disposal of any personal property that you no longer wish to store on your property, including any equipment, appliances, paints, pesticides and similar materials.

- C. Keep clear of the work area, and keep any children and pets away from the work area so as not to pose any safety risks or hazards while construction is taking place.
- D. Cooperate in the execution of any documents that may be required to perform the work, such as permit applications and related documents that may be required to complete the activities described in this Action Plan.

After we have completed this safety work, we will meet with you to review the improvements and confirm in writing that the tasks identified in this Action Plan have been completed. After this review, you will be responsible for the care and maintenance of any replacement vegetation that has been provided, including any special care that may be required.

This Action Plan helps to ensure the continued safe operation of the gas pipeline and that first responders and PG&E crews can safely and quickly access the gas pipeline in the event of an emergency or for important maintenance work. After this gas safety work is completed, you will be required to keep the area around the pipe safe and clear of any obstructions that could prevent safe access to the pipeline.

For the tree(s) that we have determined can remain in place, PG&E safety professionals will conduct regular monitoring through a mix of aerial and ground inspections on at least a quarterly basis. Should any of these trees develop into an emergency access or safety concern in the future, PG&E will work with you to address the concern at that time.

If the foregoing is acceptable to you, we ask that you sign this Action Plan in the space provided below and return by fax to (925) 328-5189 or by email to J8gg@pge.com. After we receive your concurrence, we will schedule the work and access your property at a mutually agreed upon date and time. We will not move forward with any work on your property until we have received your written agreement.

We appreciate your support as we maintain the safety of the gas system in your local community.

Sincerely,



Jamie Guillen, SRWA
 Land Consultant, Community Pipeline Safety Initiative
 925-328-5072
 j8gg@pge.com

ACKNOWLEDGED AND AGREED:

By: [Handwritten Signature] Date: 10/7/15

By: _____ Date: _____
 Name: _____

PG&E Land Rep: [Handwritten Signature] Date: 10/13/15

Caitin Daley
 Supervisor
 Community Pipeline Safety Initiative



Pacific Gas and Electric Company
 Community Pipeline Safety Initiative
 6111 Bollinger Canyon Rd., 3rd Floor
 San Ramon, CA 94583

December 13, 2016

Updated Action Plan for Safety Work Near Gas Pipeline
RW-V-6360-15

Thank you for meeting with our representatives to discuss items located on your property that could prevent critical access to the Pacific Gas and Electric Company (PG&E) pipeline for first responders and utility crews in the event of an emergency or for important maintenance work. These items left unaddressed could also potentially damage the pipeline. As a result, we need to work with you to remove and/or modify these items. Please note this Action Plan is revised and updated from the previous Action Plan you signed on 10/19/2015.

The following items will require removal and/or modification:

1. APPROXIMATELY 42 TREES
2. BRUSH WITHIN 5 FT OF PIPELINE
3. _____
4. _____
5. _____
6. _____

PG&E or its authorized representatives or contractors will perform the following work, at no cost to you:

1. REMOVE 37 TREES; CUT FLUSH + TREAT
2. \$250 PER TREE → \$250 X 37 = \$9,250
3. INCONVENIENCE FEE = \$1000
4. _____
5. TOTAL CASH INCENTIVE = \$10,250
6. REMOVE ALL BRUSH THAT WE WANT WITHIN 5 FT OF PIPE

Owner Self-Perform:

You have indicated you prefer to perform the following work yourself, which will be completed by / / :

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

PG&E will perform the indicated work in a professional manner and in accordance with all applicable laws, ordinances and regulations. PG&E will obtain any permits or approvals that may be legally required by the City of Half Moon Bay and San Mateo County associated with the activities described in this Action Plan. We will keep the work area safe and remove any debris related to our activities from the property.

In connection with PG&E's agreement to perform the foregoing work, you agree to do the following:

- A. Provide (unrestricted or pre-approved or agreed upon) access to your property to PG&E and/or their representatives, contractors and sub-contractors during normal business hours, and if necessary, on Saturdays in order to accomplish necessary work.
- B. Keep clear of the work area, and keep any children and pets away from the work area so as not to pose any safety risks or hazards while construction is taking place.
- C. Cooperate in the execution of any documents that may be required to perform the work, such as permit applications and related documents that may be required to complete the activities described in this Action Plan.

After we have completed this safety work, we will meet with you to review the improvements and confirm in writing that the tasks identified in this Action Plan have been completed. After this review, you will be responsible for the care and maintenance of any replacement vegetation that has been provided, including any special care that may be required.

This Action Plan helps to ensure the continued safe operation of the gas pipeline and that first responders and PG&E crews can safely and quickly access the gas pipeline in the event of an emergency or for important maintenance work. After this gas safety work is completed, you will be required to keep the area around the pipe safe and clear of any obstructions that could prevent safe access to the pipeline.

For the tree(s) that we have determined can remain in place, PG&E safety professionals will conduct regular monitoring through a mix of aerial and ground inspections on at least a quarterly basis. Should any of these trees develop into an emergency access or safety concern in the future, PG&E will work with you to address the concern at that time.

If the foregoing is acceptable to you, we ask that you sign this Action Plan in the space provided below. After we receive your concurrence, we will schedule the work and access your property at a mutually agreed upon date and time. We will not move forward with any work on your property until we have received your written agreement.

We appreciate your support as we maintain the safety of the gas system in your local community.

Sincerely,



Diego Cruz
Land Consultant, Community Pipeline Safety Initiative
(559) 765-1481

ACKNOWLEDGED AND AGREED:

By: X  11 P. 11

Date: X 12-14-2016

By: _____

Date: _____

Name: _____

PG&E Land Rep: 

Date: 12-15-16

Kathy Harper
Supervisor, Community Pipeline Safety Initiative
Pacific Gas and Electric Company



Pacific Gas and Electric Company
 Company Pipeline Safety Office
 811 Broadway Drive, 3rd Floor
 San Ramon, CA 94583

April 5, 2016

**Updated Action Plan for Safety Work Near Gas Pipeline
 RW-VC-4011-15, RW-V-6348-15, 6358-15, 6359-15, 6360-15**

Thank you for meeting with our representatives to discuss items located on your property that could prevent critical access to the Pacific Gas and Electric Company (PG&E) pipeline for first responders and utility crews in the event of an emergency or for important maintenance work. These items left unaddressed could also potentially damage the pipeline. As a result, we need to work with you to remove and/or modify these items.

The following items will require removal and/or modification:

1. 26 Trees + 9 small Trees (Poplar)
2. 14 Brush Units + Brush replacement
3. Madonna Creek Ranch Sign

PG&E or its authorized representatives or contractors will perform the following work, at no cost to you:

1. Cash Incentive:
2. \$250 X 26 Trees = \$6,500
3. \$25 X 14 Brush Units = \$350
4. Inconvenience Fee for downed signs = \$1,000 Ok'd per Marina
5. Total Cash Incentive = \$7,850
6. Madonna Creek Ranch Sign moved for 5ft clearance from pipeline
7. 9 small tree replacement 1:1 restoration
8. 10 Brush replacement 1:1 restoration

Owner Self-Perform:

You have indicated you prefer to perform the following work yourself, which will be completed by / / :

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

PG&E will perform the indicated work in a professional manner and in accordance with all applicable laws, ordinances and regulations. PG&E will obtain any permits or approvals that may be legally required by the City of Half Moon Bay or San Mateo County associated with the activities described in this Action Plan. We will keep the work area safe and remove any debris related to our activities from the property.

In connection with PG&E's agreement to perform the foregoing work, you agree to do the following:

- A. Provide (unrestricted or pre-approved or agreed upon) access to your property to PG&E and/or their representatives, contractors and sub-contractors during normal business hours, and if necessary, on Saturdays in order to accomplish necessary work.
- B. Remove the contents of any structure to be demolished or relocated, and remove any other personal property that may be necessary to complete activities described in this Action Plan. You will be responsible for the proper disposal of any personal property that you no longer wish to store on your property, including any equipment, appliances, paints, pesticides and similar materials.
- C. Keep clear of the work area, and keep any children and pets away from the work area so as not to pose any safety risks or hazards while construction is taking place.
- D. Cooperate in the execution of any documents that may be required to perform the work, such as permit applications and related documents that may be required to complete the activities described in this Action Plan.

After we have completed this safety work, we will meet with you to review the improvements and confirm in writing that the tasks identified in this Action Plan have been completed. After this review, you will be responsible for the care and maintenance of any replacement vegetation that has been provided, including any special care that may be required.


This Action Plan helps to ensure the continued safe operation of the gas pipeline and that first responders and PG&E crews can safely and quickly access the gas pipeline in the event of an emergency or for important maintenance work. After this gas safety work is completed, you will be required to keep the area around the pipe safe and clear of any obstructions that could prevent safe access to the pipeline.

For the tree(s) that we have determined can remain in place, PG&E safety professionals will conduct regular monitoring through a mix of aerial and ground inspections on at least a quarterly basis. Should any of these trees develop into an emergency access or safety concern in the future, PG&E will work with you to address the concern at that time.

If the foregoing is acceptable to you, we ask that you sign this Action Plan in the space provided below. After we receive your concurrence, we will schedule the work and access your property at a mutually agreed upon date and time. We will not move forward with any work on your property until we have received your written agreement.

We appreciate your support as we maintain the safety of the gas system in your local community.

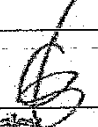
Sincerely,


 Diego Cruz
 Contract Land Consultant, Community Pipeline Safety Initiative
 (559) 765-1481

ACKNOWLEDGED AND AGREED:

By:  _____ Date: 4-5-2016

By: _____ Date: _____
 Name: _____

PG&E Land Rep:  _____ Date: 4/8/16
 Caitin Daley
 Supervisor, Community Pipeline Safety Initiative
 Pacific Gas and Electric Company



Pacific Gas and Electric Company
 Community Pipeline Safety Initiative
 6111 Bollinger Canyon Rd., 3rd Floor
 San Ramon, CA 94583

September 21, 2015

Action Plan for Encroachment and Vegetation Removal
RW V 6348 15

Recently Pacific Gas and Electric Company's (PG&E's) representatives met with you (and your representative(s) if applicable) to discuss encroachments and/or incompatible vegetation that is/are located within a PG&E gas pipeline easement on your property. After conducting a field inspection of your property, we determined that the encroachments identified below are impairing PG&E's ability to perform inspections, leak surveys, patrols and maintenance of this gas pipeline and must be removed and/or modified.

The following items will require removal and/or modification:

1. Brush within 5ft of pipeline.
2. _____
3. _____
4. _____

PG&E or its authorized representatives or contractors will perform the following work, at no cost to you:

1. Remove brush within 5ft of pipeline.
2. (Excludes ROSES).
3. _____
4. _____

Owner Self-Perform:

You have indicated you prefer to perform the following work yourself, which will be completed by

1 1 3

1. _____
2. _____
3. _____

PG&E will perform the indicated work in a workmanlike manner and in accordance with all applicable laws, ordinances and regulations. PG&E will obtain any permits or approvals that may be required by San Mateo County associated with the activities described in this Action Plan. We will keep the work area safe and remove any debris related to our activities from the property.

In connection with PG&E's agreement to perform the foregoing work, you agree to do the following:

- A. Provide (unrestricted or pre-approved or agreed upon) access to your property to PG&E and/or their representatives, contractors and sub-contractors during normal business hours, and if necessary, on Saturdays in order to accomplish necessary work in accordance with San Mateo County Ordinances.

- B. Remove the contents of any structure to be demolished or relocated, and remove any other personal property that may be necessary to complete activities described in this Action Plan. You will be responsible for the proper disposal of any personal property that you no longer wish to store on your property, including any equipment, appliances, paints and similar materials.
- C. Keep clear of the work area, and keep any children and pets away from the work area so as not to pose any safety risks or hazards while construction is taking place.
- D. Cooperate in the execution of any documents that may be required to perform the work, such as permit applications and related documents that may be required by San Mateo County to complete the activities described in this Action Plan.

After we have completed the work, we will meet with you to review the improvements and confirm in writing that the tasks identified in this Action Plan have been completed satisfactorily. After this review, you will be responsible for the care and maintenance of any replacement vegetation that has been provided, including any special care that may be required.

This Action Plan is being carried out to ensure the easement will be clear of any obstructions, allowing PG&E access to the gas pipeline to perform regular maintenance, testing, and monitoring required to safely operate the pipeline and provide customers with reliable service. After this work is completed, you will be required to keep the easement area clear of any obstructions that may hinder PG&E's operation and maintenance of the gas line, including any incompatible vegetation that exceeds 18 inches in height.

If the foregoing is acceptable to you, we ask that you countersign this Action Plan in the space provided below and return by fax to (925) 328-5189 or by email to J8gg@pge.com. After we receive your concurrence, we will schedule the work and access your property at a mutually agreed upon date and time.

Sincerely,



Jamie Guillen, SR/WA
Contract Land Consultant, Encroachment Management
925-328-5072

ACKNOWLEDGED AND AGREED:

By: 

Date: Sept 21st 2015

By: _____

Date: _____

Print Name: _____

PG&E Land Rep: 

Date: 10/3/15

Joe Echols
Manager, Community Pipeline Safety Initiative
Pacific Gas & Electric, Land Management

DANIEL & NATALIE SARE
78 PILARCITOS CREEK RD
HALF MOON BAY, CA 94019

GOLDEN PACIFIC INVESTMENTS LLC
11650 SAN MATEO RD
HALF MOON BAY, CA 94019
056-380-070

HAROLD C CANADAS
D R CANADAS
425 CHURCH ST
HALF MOON BAY, CA 94019

RONALD L GARCIA
11831 SAN MATEO RD
HALF MOON BAY, CA 94019
056-341-060

POWELL JOHN 2016 TRUST
11911 SAN MATEO RD
HALF MOON BAY, CA 94019
056-341-020

HENRY & LORRAINE PASTORINO
12391 SAN MATEO RD
HALF MOON BAY, CA 94019
056-331-020

OX MOUNTAIN RANCH
12310 SAN MATEO RD
HALF MOON BAY, CA 94019

CHERYL KAY CHANDLER-CANADAS
11830 SAN MATEO RD
HALF MOON BAY, CA 94019

ANDREA MARIE PARKS
ANTHONY ADDARIO
11631 SAN MATEO RD
HALF MOON BAY, CA 94019
056-341-160

MATTHEW S BURRIESCI
REBECCA M ILLOWSKY
11750 SAN MATEO RD
HALF MOON BAY, CA 94019

JAMES & LINDA COZZOLINO
11853 SAN MATEO RD
HALF MOON BAY, CA 94019

SARAH L IBARRA
668 FILBERT ST
HALF MOON BAY, CA 94019

DAVID M REPETTO
12351 SAN MATEO RD
HALF MOON BAY, CA 94019

ROBERT G CANADAS
11850 SAN MATEO RD
HALF MOON BAY, CA 94019

KENDYL MELISSA KELLOGG
12341 SAN MATEO RD
HALF MOON BAY, CA 94019
056-331-100

BRANDON & SELENA PETERSON
11880 SAN MATEO RD
HALF MOON BAY

MARIO R ANDREINI
GINA ANDREINI
11621 SAN MATEO RD
HALF MOON BAY, CA 94019
056-382-030

RONALD A MICKELSEN
11691 SAN MATEO RD
HALF MOON BAY, CA 94019

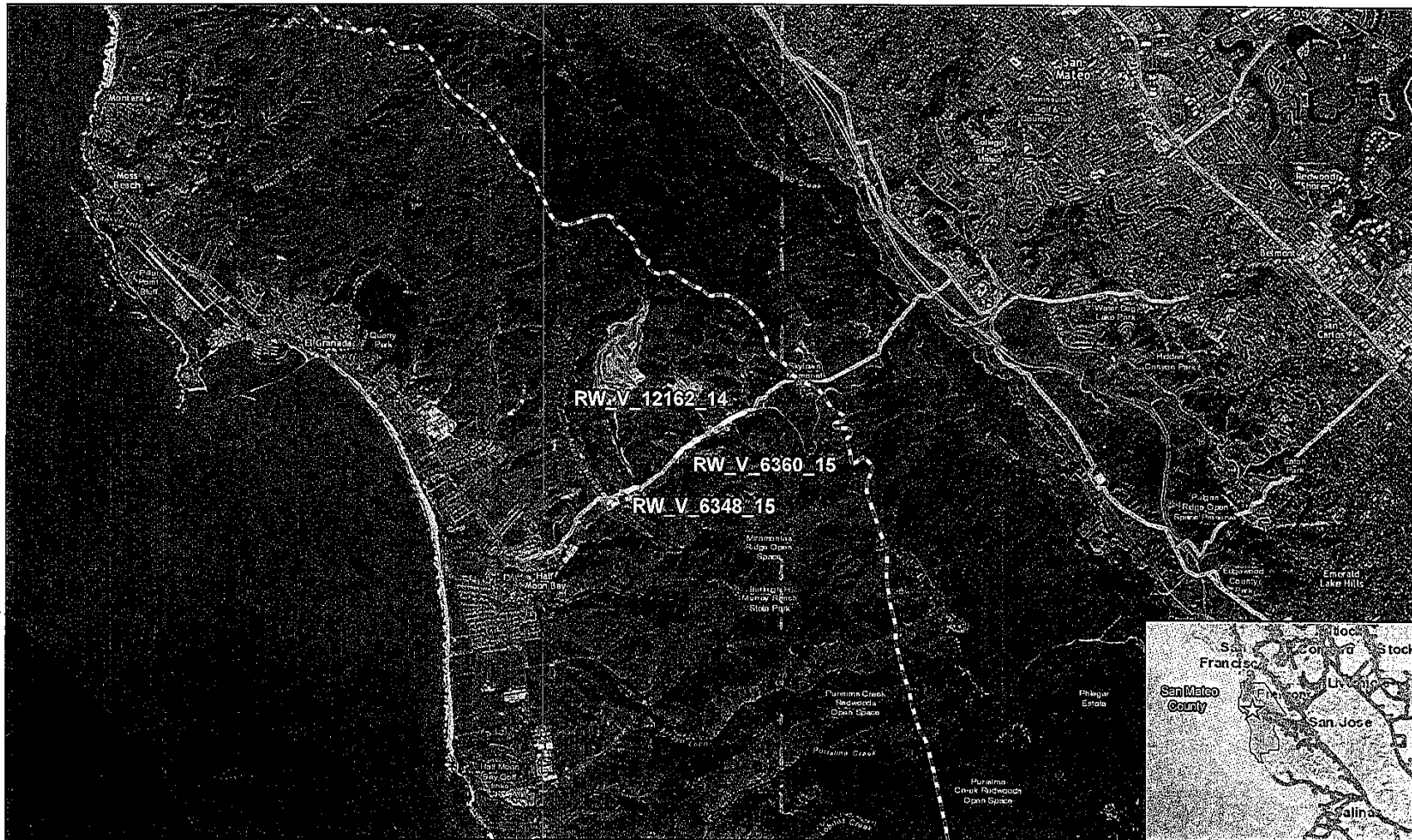
VINCENT & MARY COZZOLINO
11881 SAN MATEO RD
HALF MOON BAY, CA 94019
056-341-230

JOHN HUTNICK
PO BOX 6791
SAN MATEO, CA 94403
056-341-040




LOUIS & LILLIAN KASTL
12150 SAN MATEO RD
HALF MOON BAY, CA 94019

ROBERT & ANDREA LEMOS
12320 SAN MATEO RD
HALF MOON BAY, CA 94019

JUDITH K BROOKS
11820 HWY 92
HALF MOON BAY, CA 94019

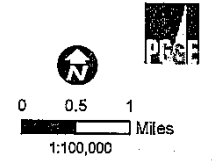


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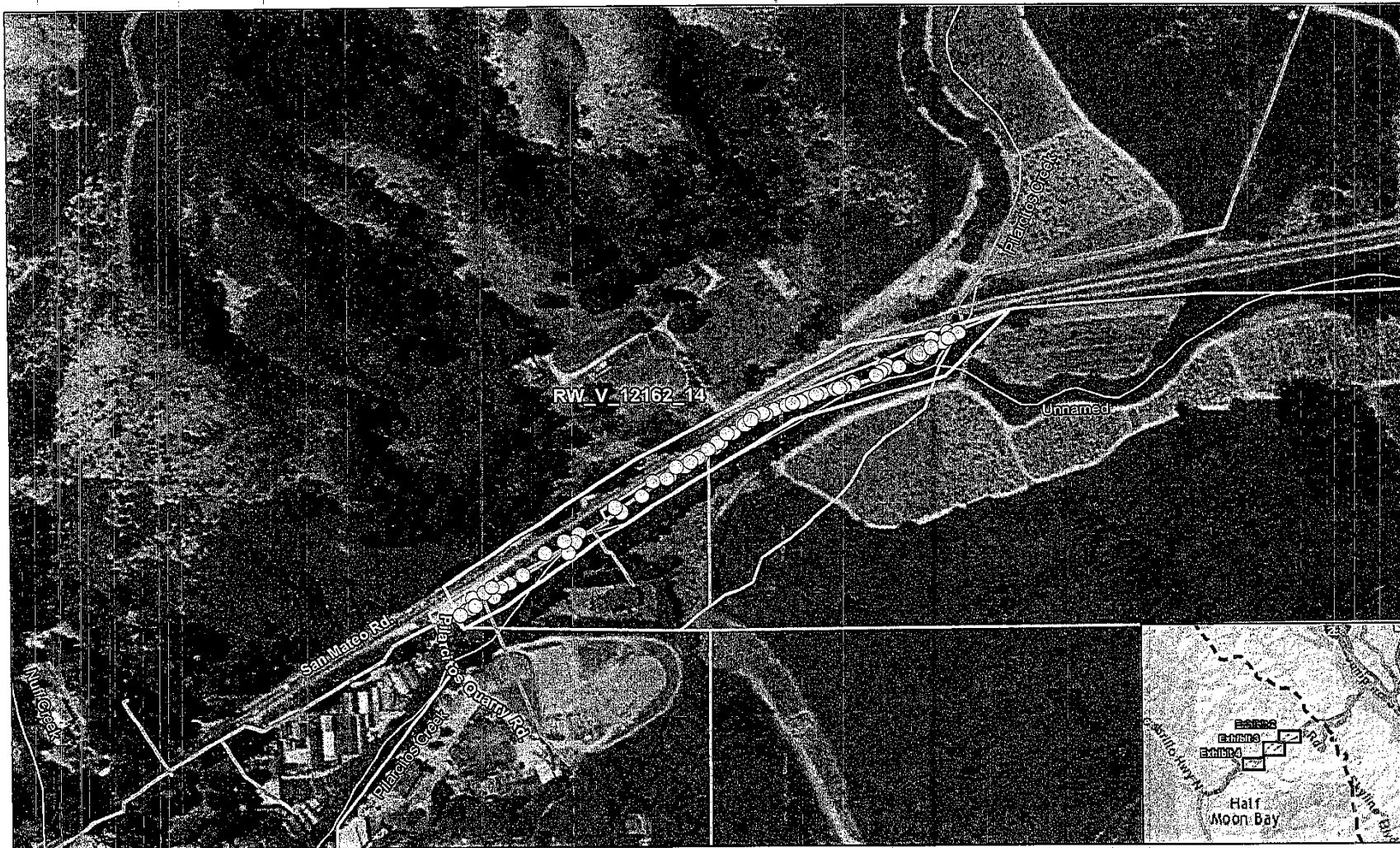
-  Project Area
-  Coastal Zone Boundary
-  Gas Transmission Pipeline

Vegetation is proposed to be removed for safety reasons







Exhibit 1
Coastal Development Permit Project Overview Map
Community Pipeline Safety Initiative
San Mateo County, CA



PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Point, pipeline, boundary and area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig. Map Created: 08/02/2017

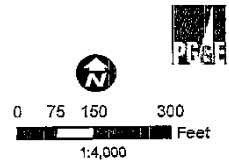
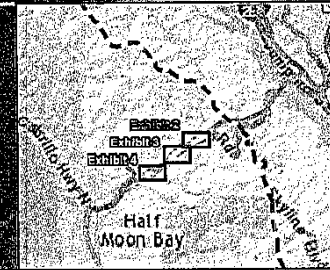


Legend

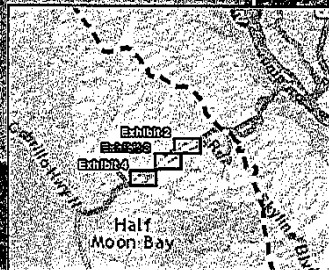
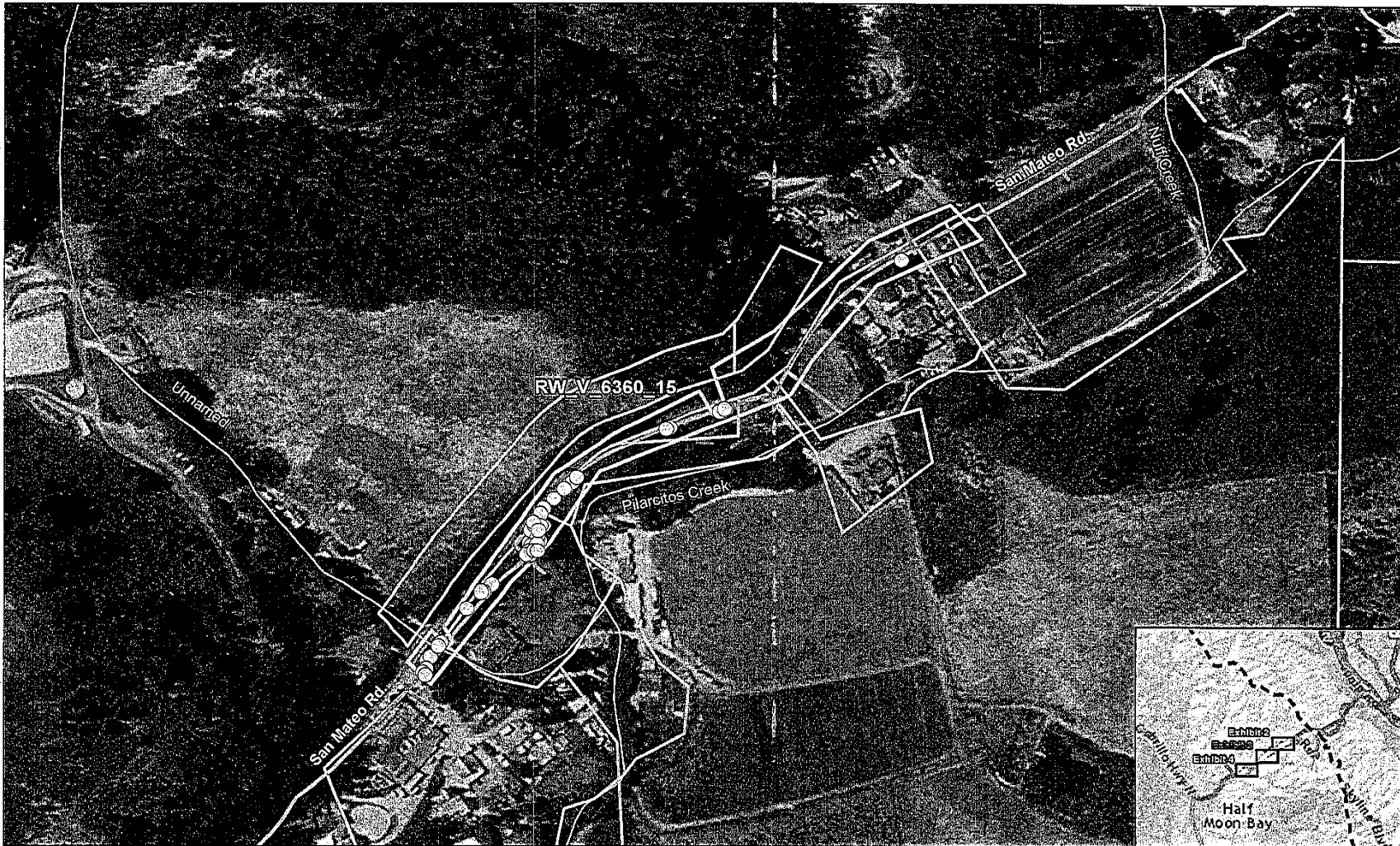
-  Vegetation Removal
-  Project Area
-  Gas Transmission Pipeline
-  Mapped Waterway (National Hydrography Dataset)
-  Coastal Zone Boundary
-  Parcel

Vegetation is proposed to be removed for safety reasons

Exhibit 2
Coastal Development Permit Site Map
RW_V_12162_14
Community Pipeline Safety Initiative
San Mateo County, CA



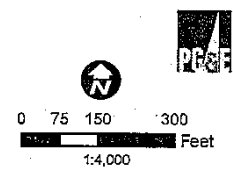
PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Point, pipeline, boundary and area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig. Map Created: 08/02/2017



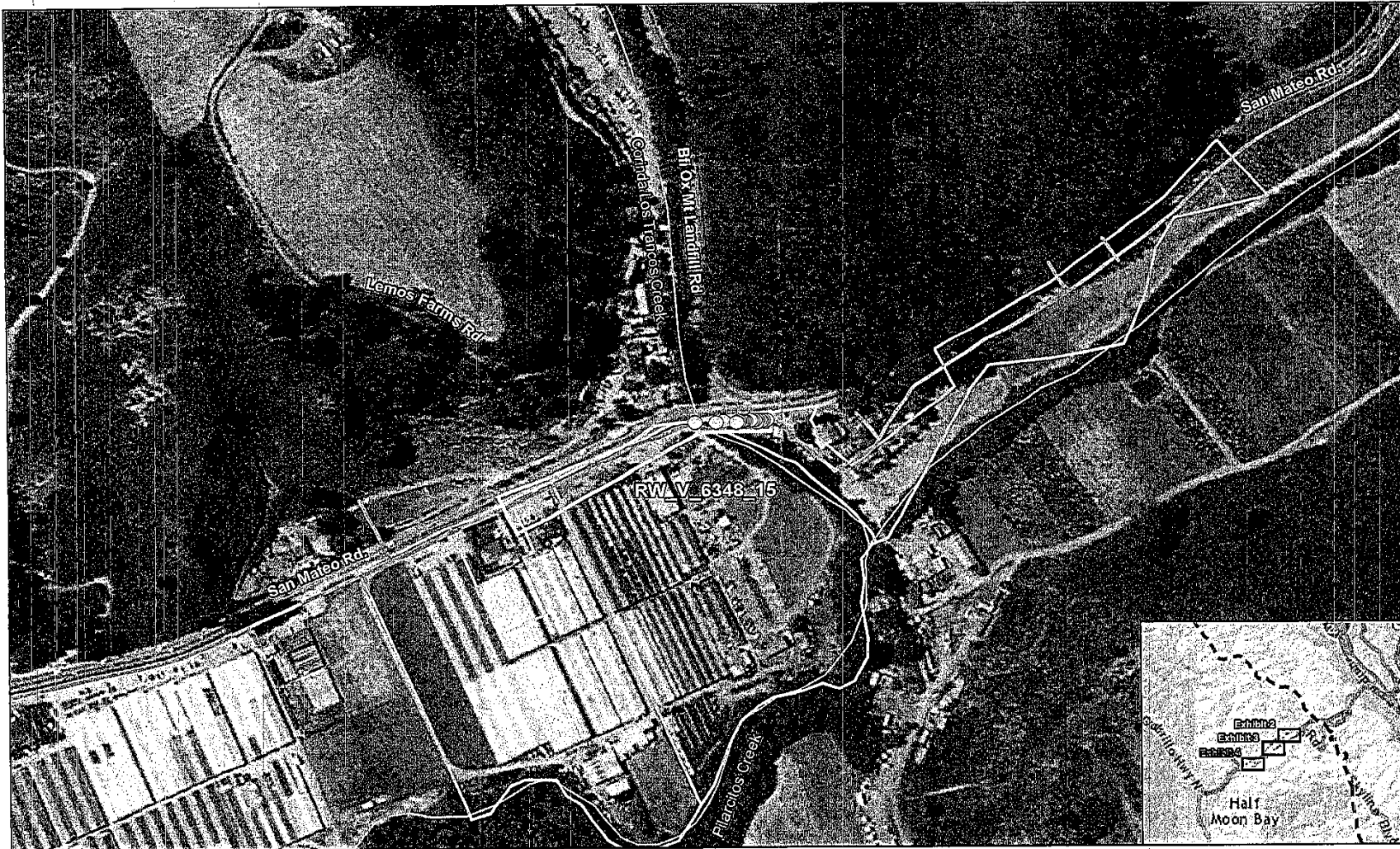
- Legend**
- Vegetation Removal
 - Project Area
 - Gas Transmission Pipeline
 - Mapped Waterway (National Hydrography Dataset)
 - Coastal Zone Boundary
 - Parcel

Vegetation is proposed to be removed for safety reasons







Exhibit 3
Coastal Development Permit Site Map
RW_V_6360_15
Community Pipeline Safety Initiative
San Mateo County, CA



PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Point, pipeline, boundary and area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig. Map Created: 08/02/2017

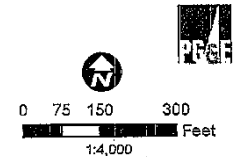


Legend

-  Vegetation Removal
-  Project Area
-  Gas Transmission Pipeline
-  Mapped Waterway (National Hydrography Dataset)
-  Coastal Zone Boundary
-  Parcel

Vegetation is proposed to be removed for safety reasons

Exhibit 4
Coastal Development Permit Site Map
RW_V_6348_15
Community Pipeline Safety Initiative
San Mateo County, CA



PG&E Critical Infrastructure Information. Facilities to be operated by PG&E personnel only. Point, pipeline, boundary and area locations are approximate and for illustrative purposes only. Data subject to updates. Call 811 before you dig. Map Created: 08/02/2017

Attachment C

**Coastal Development Permit Application
Supporting Discussion**

Project Description

PG&E is seeking this permit to perform vegetation maintenance (e.g., removing trees and brush) within PG&E's existing rights-of-way (ROW) that contain high-pressure natural gas transmission pipelines to improve emergency access and for safety concerns. This safety work is in accordance with our Gas Pipeline Rights-of-Way Management Utility Standard 4490S. PG&E developed the utility standard to comply with federal law that requires the management of vegetation within gas transmission ROW for thorough and complete leak detection and cathodic surveys. In addition, management of vegetation within our ROW minimizes response times in case there is a gas leak, which could endanger the surrounding area. PG&E proposes to remove select woody vegetation within 5 feet of the outer edge of the pipeline and trees out to 14 feet. The trees and brush may be replaced at a safe distance from the gas pipeline.

PG&E proposes to manage vegetation in specified areas manually with chainsaws and truck-towed chippers, and similar equipment. Vegetation may be cut to no more than 6" above ground level. Where work is located adjacent to or within an environmentally sensitive habitat areas (ESHA), work will occur with hand tools only (e.g., chainsaw, loppers) and vegetation will be hauled to a designated location to be chipped. Once vegetation is removed, work will be performed on an as-needed basis. **Attachment B, Exhibits 1 – 4** include a project overview map as well as a site map of each project. **Attachment B, Table 1** list the APNs and the total vegetation to be removed for each project.

The projects occur within and adjacent to ESHA or were determined to be considered major vegetation removal as described in the document entitled "Repair, Maintenance and Utility Hookups, adopted by the California Coastal Commission on September 5, 1978" (**Attachment D**).

Environmental Setting

The proposed projects are located within existing high-pressure natural gas transmission pipeline ROW within the coastal zone of San Mateo County. The projects trend east-west from the ridgeline adjacent to Skyline Blvd. (Highway 35) near Skylawn Memorial Park decreasing in elevation from about 685 feet to 125 feet above mean sea level and slopes range from 0 – 40 percent. Project aspect is generally west facing from the top of the ridgeline until the lower highway corridor where the project areas are more or less flat through the valley floor. In the upper elevation, the projects are dominated by chaparral species with some inclusions of planted spruce or volunteer Douglas-fir. As the projects move closer to the Highway 92 corridor, they are primarily defined by ruderal and developed areas as they cross through road ROW and rural commercial/agricultural facilities. In some portions, the projects run parallel and/or bisect Nuff Creek, Corinda Los Trancos Creek, Apanolio Creek, Pilarcitos Creek and its tributaries where vegetation transitions to riparian willow, buckeye, thistle, blackberry, poison oak with inclusions of planted eucalyptus and other ornamental trees.

Permit Authority, Extraordinary Methods of Repair & Maintenance

Section II-B-1-e of the "Repair, Maintenance and Utility Hookup Exclusions from Permit Requirements" (**Attachment D**) states the following, in relevant part:

e. Grading and Clearing. Maintenance activities shall not extend to the construction of any new roads to the site of the work. A permit is required for grading an undisturbed area of greater than 500 sq. ft., removal of trees exceeding 12 inches dbh or clearing more than 500 sq. ft. of brush or other vegetation...

The proposed projects involve vegetation management activities along existing natural gas pipelines as needed to:

- (1) allow the lines to be adequately surveyed (pedestrian) and tested for leaks,
- (2) keep the ROW clear of vegetation that has the potential to damage the protective "wrap" around the gas pipes (which protects the pipes from corrosion),
- (3) support aerial surveys of the lines, and
- (4) facilitate a quicker access response time and repair of the lines in the event of an emergency.

Section 30610 of the Coastal Act, Section 13252 of the Commission's administrative regulations, and the "Repair, Maintenance, and Utility Hook-Up Exclusions from Permit Requirements" provide for the exemption of certain types of repair and maintenance projects from CDP requirements, unless certain "*extraordinary methods of repair and maintenance*" enumerated in the regulation could "*involve a risk of substantial adverse environmental impact.*"

As stated above, Section 30610(d) of the Coastal Act states that no permit is required for repair and maintenance of existing development or to maintain the functionality of the development legally in place unless the repair and maintenance involves an extraordinary method of repair and maintenance. The proposed vegetation maintenance follows accepted vegetation maintenance practices that do not constitute extraordinary methods of repair. Given the areas where work is to occur, there could be a risk of adverse environmental impact because it involves removal of trees exceeding 12" DBH and/or clearing more than 500 square feet (0.01-acre) of brush or other vegetation within ESHA or within 50 feet of an ESHA. However, appropriate project avoidance and minimization measures (AMMs) will be implemented to avoid, minimize, or reduce such impacts (**Attachment A_4**). The implementation of AMMs are based on biological Environmental Constraint Reviews (ECR). AMMs are selected for project areas based on site conditions, the potential for a resource occurrence, and appropriately protecting that resource. All projects will be supervised by PG&E personnel trained in these procedures to assure that no damage will occur in ESHA's.



In considering a permit application for a repair or maintenance project pursuant to the above-cited authority, the Coastal Commission reviews whether the proposed method of repair or maintenance is consistent with the Chapter 3 policies of the Coastal Act. The Commission's evaluation of such repair and maintenance projects does not extend to an evaluation of the conformity with the Coastal Act of the underlying existing development (in this case the installation of natural gas pipelines).

Environmentally Sensitive Habitat Areas (ESHA)

Coastal Act Section 30240 states as follows:

- (a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
- (b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

Coastal Act Section 30107.5 states as follows:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degrade by human activities and developments.

Portions of the project areas contain riparian, wetland, trees and brush, and areas that may have potential for special-status species occurrence designated by San Mateo County, and determined by the County to be ESHA. Thus, the proposed project areas are located partially or entirely within and adjacent to ESHA under the Coastal Act per the definition immediately above.

Public Access

Coastal Act Sections 30210, 30211, and 30212 require the provision of maximum public access opportunities, with limited exceptions. Coastal Act Section 30210 requires in applicable part that maximum public access and recreational opportunities be provided when consistent with public safety, private property rights, and natural resource protection. Section 30211 requires in applicable part that development not interfere with the public's right of access to the sea where acquired through use (i.e., potential prescriptive rights or rights of implied dedication). Section 30212 requires in applicable part that public access from the nearest public roadway to the shoreline and along the coast be provided in new development projects, except in certain instances, such as when adequate access exists nearby or when the provision of public access

would be inconsistent with public safety. In applying Sections 30211 and 30212, the Commission is limited by the need to show that any denial of a permit application based on these sections or any decision to grant a permit subject to special conditions requiring public access is necessary to avoid or offset a project's adverse impact on existing or potential public access.

The projects are not located between the sea and the first designated public road therefore Public Access is not an issue. None of the projects require closure of any roads during vegetation removal. Temporary lane closures for work along road ROW may be necessary. Work duration would be considered minor with a project typically being completed in about one to three days with some projects lasting up to one week to complete. Traffic control is built into the work scope to ensure public access is maintained during work activities. There are no trails within the immediate vicinity of the project areas that would be affected, and the proposed work will not create any new demand for public access or otherwise create any additional burdens on public access other than a potential single lane closure for some of the proposed vegetation. The majority of the proposed work activities will occur on foot and not require any closure to San Mateo Road (Highway 92). Based on the project descriptions and their locations (**Attachment B, Exhibits 1 – 4**), the Planning Director can find that the proposed safety projects will not have an adverse effect on public access, and the projects, as proposed, are consistent with the requirements of Coastal Act Sections 30210, 30211, and 30212.

California Environmental Quality Act

Section 13906 of the Commission's administrative regulation requires Coastal Commission approval of CDP applications to be supported by a finding showing the application, as modified by any conditions of approval, is consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are any feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect the proposed development may have on the environment.

As discussed above, the proposed application with the proposed methods of maintenance are consistent with the policies of the Coastal Act. AMMs that will minimize or avoid all significant adverse environmental impacts have been included in this application (**Attachment A_4**), and there are no other feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impacts, which the activity may have on the environment. Therefore, the City can find that the proposed application can be found consistent with the requirements of the Coastal Act to conform to CEQA.

Coastal Plan and Zoning Designation

The Coastal Act, and the Local Coastal Plan (LCP) and the Zoning Ordinance set the standards for review of this application. The projects are depicted in **Attachment B, Exhibits 1 – 4**. The owners of private parcels have consented to allow certain trees and brush to be removed. It is a



standard practice that all landowner agreements and required permits are in place before any of the proposed work is performed. The total number of vegetation within the Coastal Zone to be removed for this CDP is 183 trees and 853 brush units, and the amount and type of brush are all described in **Attachment B, Table 1**. None of the trees to be removed are a threatened species, nor are they on a state or federal list of endangered species.

LCP/LUP

The California Coastal Act governs land use and development activities within the coastal zone. The Act empowers the California Coastal Commission to review and approve (certify) local coastal programs (LCP). LCPs meet the requirements of, and implement the provisions and policies of, the Coastal Act at the local level, and serve as local government's land use plans and zoning regulations within the coastal zone. The standard for review for all CDP's for San Mateo County is their Local Coastal Plan (LUP), unless the project is within the Coastal Commission original jurisdiction, which generally includes areas below mean high tide. See **Attachment E** for the verbatim policies from San Mateo County that apply to tree removal and replacement. These projects are consistent with the Local Coastal Land-Use ordinance.

Environmental Factors Potentially Affected and Determination

As discussed below, the Planning Consultant, California Land Planning, determined that none of these environmental factors would be adversely affected by these projects.

Aesthetics	Agriculture and Forestry Resources	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Greenhouse Gas Emissions	Hazard/Hazardous Materials	Hydrology/Water Quality
Land Use/Planning	Mineral Resources	Noise
Population/Housing	Public Services	Recreation
Transportation/Traffic	Utilities/Service Systems	

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in this list. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact, the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

Finding: For the above referenced topics, there is no potential for significant environmental impact to occur from either work activity, or operation or maintenance of the proposed projects, and no further discussion is necessary.

Evidence:

Aesthetics. No Impact



Vegetation proposed for removal does not adversely affect any public viewing area. San Mateo Road (Highway 92) is currently eligible as a Caltrans-designated state scenic highway, however it has not been officially designated. The highway is well-traveled, although this section of road does not offer areas to stop and observe the surrounding area.

Agricultural and Forestry Resources. No Impact

The proposed projects are a vegetation maintenance program to provide for public safety and is not designated for agricultural or forestry-use, nor is there any agricultural production that is part of this application.

Air Quality. No Impact

A Project Environmental Review (PER) was prepared by a qualified PG&E Environmental Field Specialist that provides protection measures to ensure no impact to air quality occurs as a result of the proposed projects (**Attachment F**).

Biological Resources. No Impact

ECRs and site visits (where applicable) were prepared by qualified consulting biologists, and reviewed and concurred by qualified PG&E biologists, who concluded that with the implementation of project-specific AMMs (**Attachment A_4**), adverse impacts to biological resources will not occur.

Cultural Resources. No Impact

PG&E prepared cultural resources constraints reports for all projects and the protection measures can be found within **Attachment G**, Project Cultural Resources Protection Measures. The analysis uses the project description, reviews each project area for potential sensitive resources, and provides protection measures to ensure no impacts to sensitive resources occur. Project RW_V_6360_15 is within a known cultural resource area; however, no ground disturbance (e.g., land clearing or grading) will occur. All projects shall implement PG&E's inadvertent discovery protocol.

Geology/Soils. No Impact

There will be no grading or change of the existing run-off for these projects.

Greenhouse Gas Emissions. No Impact

The accumulation of greenhouse gases (GHG) in the atmosphere naturally regulates the earth's temperature. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. Carbon dioxide (CO₂) and methane (CH₄) are the GHGs that are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel



combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills.

These projects are to replace trees and brush as a safety measure so the pipelines can be inspected as per the PG&E CSPI already outlined in this application.

Hazard/Hazardous Materials. No Impact

The projects are not included on a list of hazardous materials sites.

Hydrology/Water Quality. No Impact

The PER prepared for the projects ensure no impact to water quality because of the proposed projects (Attachment F). No soil disturbance will occur; therefore, the projects as proposed will not change or alter the landscape affecting any existing changes to hydrology.

Land Use/Planning. No Impact

The projects are consistent with the jurisdiction's LCPs, and the Zoning Ordinance. The projects will not alter or change the existing land-use designated for each individual project site. The projects consist of vegetation maintenance that involve temporarily visiting the project areas for a small duration to remove incompatible vegetation per PG&E's utility standard described above to increase the safety and future pedestrian surveys of the existing gas line. PG&E will be able to safely access and survey the gas line through their easements to maintain the existing use of the portions of those lands (e.g., operation and maintenance of the existing gas line).

Mineral Resources. No Impact

No mineral resources have been identified, or would be affected by the projects.

Noise. No Impact

The only noise would be typical for tree removal, and would be in compliance with the County's Noise Ordinances.

Population/Housing. No Impact

The projects are removing and replacing trees so that PG&E can conduct leak detection and cathodic surveys of their gas pipelines. The projects would result in no additional housing units and would not, therefore, result in any additional population. The projects would not alter the location, distribution, or density of human population in the area, and the projects would not create a demand for additional housing.

Public Services. No Impact

These projects would not result in increased demand for public services as it would not involve an increase in local population.



Pacific Gas and
Electric Company

Coastal Development Permit Application
Supporting Discussion

Recreation. No Impact

No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed projects. The projects would not create recreational demands.

Transportation/Traffic. No Impact

The tree removal and replacement program duration will be coordinated with Public Works, and the PG&E Consulting Forester. During this program, there will be a limited number of workers on-site per day arriving and leaving each day, which is typical for these types of projects. There will be no adverse impact on the transportation system, and these projects will not adversely impact traffic.

Utilities and Service Systems. No Impact.

The proposed projects are part of a safety initiative involving PG&E. They would not result in a change in impervious surfaces and would therefore not increase runoff compared to existing conditions. They would not, therefore, exceed the capacity of existing or planned storm water drainage facilities.

California Environmental Quality Act (CEQA) Conclusion

These projects may be exempt from CEQA review. Nevertheless, because of this initial environmental evaluation, PG&E finds the proposed projects **WOULD NOT** have a significant adverse effect on the environment.

Attachment A_4

**Biological Impact Forms, Figure 1 CNDDDB, and
Biological Impact Report**

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455 County Center, 2nd Floor • Redwood City, CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849

Biological Impact Form

(for compliance with Local Coastal Program Policy 7.5)

Applicant's Name: Don Triplett, PG&E Principal Land Consultant

Primary Permit #: PLN 2017-00422

Name: Don Triplett, PG&E Principal Land Consultant

Phone, W: 559-263-5239

Mailing Address:

H:

1455 EAST SHAW AVE., FRESNO, CA

Fax:

Fresno, CA

Zip: 93726

Email Address: DxTb@pge.com

Include U.S.G.S.-Tier, Range, and Section:

RW-V-6348-15

Assessor's Parcel Number(s):

This land has been in private ownership since before California joined the United States. It is therefore not part of the Township and Range system, which was a survey of federal lands.

056 — 331 — 110 , 056 — 331 — 020

Applicable Planning Permit numbers:

(Note: Attach a qualification summary to the report.)

Name: Stantec Consulting Services Inc.

Phone, W: 408-596-0640

Mailing Address:

H:

15575 Los Gatos Blvd, Bldg C

Fax:

Los Gatos, Ca

Zip: 95032

Email Address: Belinda.Espino@stantec.com

Briefly state the results of the report, habitat type, rare, endangered or unique species present, anticipated impacts, and proposed mitigation measures.

The project, RW-V-6348-15, is in riparian habitat directly adjacent to California State Route 92. Please see the Biological Impact Report for a thorough assessment of the habitat, special status species, and mitigation measures (called avoidance and minimization measures in the Biological Impact Report).

Use additional pages when necessary.

3. **RESULTS:** At length, describe the botanical and zoological resources of the project site. To the extent possible, describe the food chain of the habitat and how the proposed project will impact those resources.

NOTE: Use both common and scientific names and please indicate source such as Stebbins, Munz, Thomas, etc.

Please see the Biological Impact Report for an assessment of the habitat at the project areas. Biological Impact Report includes proposed mitigation measures; with the implementation of these measures, no impacts to botanical and zoological resources is expected to occur.

4. List all direct and indirect impacts of the proposed project on the habitat. Include within the discussion an elevation of the perceived cumulative biological impacts associated with the project.

Please see the Biological Impact Report for a description of direct and indirect impacts of the proposed project on the habitat.

Note: Use additional pages when necessary.

5. List and discuss all probable impacts to threatened, rare, endangered or unique species either listed or proposed by the Local Coastal Program, a Federal or State agency, or the California Native Plant Society, both on-site and within an area of one quarter-mile radius from the project location.

Please see the Biological Impact Report for an assessment of all probable impacts to special status species within 2 miles of the project areas.

6. Tabulate by significant impact all feasible mitigation measures proposed to reduce the level of impact and explain how such measures will be successful.

Please see the Biological Impact Report for a list of the mitigation measures that will be implemented during work activities to reduce the level of impact on biological resources at the project areas.

7. **CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 9/11/17

Signed: 

Note: Use additional pages when necessary.

GUIDELINES

These guidelines for the preparation of Biological Impact Reports have been developed to assist applicants and the County in partial fulfillment of the requirements of the San Mateo County Local Coastal Program and the California Environmental Quality Act. It is the purpose of these guidelines to provide the project applicant with a standardized format defining the minimum biological information required by the County to process coastal development applications efficiently.

A Biological Impact Report is required for all proposed developments located within 100 feet of a Sensitive Habitat. Sensitive Habitats are areas in which plant or animal life or their habitats are either rare or especially valuable and those areas which meet one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) Coastal tidelands and marshes, (4) coastal and offshore areas containing breeding and/or nesting sites and coastal areas used by migratory and resident water-associated birds for resting and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes. Such areas include riparian areas, wetlands, sand dunes, marine habitats, sea cliffs, and habitats supporting rare, endangered, and unique species. Also designated as Sensitive Habitats are those areas shown on the Sensitive Habitats Map for the Coastal Zone.

If a proposed project is determined to be within a Sensitive Habitat, the applicant is required to prepare a biologic report by a qualified professional selected jointly by the applicant and the County to be submitted prior to development review. The report will determine if significant impacts on the sensitive habitats may occur, and recommend the most feasible mitigation measures if impacts may occur. The report shall consider both any identified sensitive habitats and areas adjacent. Recommended uses and intensities within the habitat area shall be dependent on such resources, and shall be sited and designed to prevent impacts which would significantly degrade areas adjacent to the habitats. The County and the applicant shall jointly develop an appropriate program to evaluate the adequacy of any mitigation measures imposed. These mitigation measures may include the partial or complete restoration of any damaged habitats.

A. GENERAL REQUIREMENTS

1. It is expected that the level of detail and the extent of study will be proportioned to the scale of the proposed project, the biological diversity of the site and the significance of the habitats impacted by the proposal.
2. All data should be quantified where possible.
3. Field surveys shall be performed during the season when the most critical resources on the site can best be evaluated.
4. Both common and scientific nomenclature should be used in the report. Where a common name is used in a report for the first time, a scientific name including authority will follow immediately in parentheses. The scientific name inclusion need not be repeated.

5. When the proposed project is to be phased over a number of years, discuss the impacts of the completed project as well as the impacts of each phase.

B. MAP REQUIREMENTS

Mapping of Information. All maps submitted with this report must be at a scale sufficient to show the location of the resources identified and their relationship to the project. Elevations and north direction must be indicated on all maps. In addition, at least one copy of a full scale project map (e.g., Tentative Parcel Map, Use Permit, Variance, etc.) must be submitted, showing the resources identified and project characteristics including but not limited to lot lines, roads, grading, and open space easements. For projects where only a simple schematic map is needed, the resource maps should demonstrate the resources present and indicate topographic relationships.

C. BOTANICAL INFORMATION

Describe the existing plant communities, as well as disturbed areas, and list the dominant (indicator) species of each vegetative community. Include a vegetation map (at least one copy must be on a project plan map) showing relationships to the development proposal. The extent of each plant community or habitat type on the property should be indicated in acres (or hectares); include quantitative and transect data when appropriate. Include in the report a complete listing of all plant species of concern* observed. Indicate in which community or habitat each species was found and which species are not native to the area. It is not necessary to make complete lists of plants unless it is deemed important for the project.*

D. ZOOLOGICAL INFORMATION

Provide a list of all vertebrate species observed or detected which are either directly or indirectly impacted by the project. Indicate estimates of population sizes of individuals detected or observed without necessarily doing a captive/release study. Note indications of breeding activity, i.e., nests, dens, on the property. Occurrence of each species should be related to the vegetative community or wildlife habitat types on and in the immediate vicinity of the property when possible. Relative amounts of each wildlife habitat type should be indicated, in the same manner as plant communities. Only site-specific lists are acceptable; however, listing of particular expected species may be appropriate but should be justified (migratory, estivating, nocturnal species, etc.).

Discuss invertebrates only in special situations, i.e., rare, threatened or endangered species, and unusual species concentrations, or where there is a unique relationship between an invertebrate and vertebrate or plant species.

If a species reported on the property is considered a rare or unusual occurrence in the region, verify its identification with a specific description or by photography.

* Species of concern shall be any unique, rare, endangered, or threatened species. It shall include species used to delineate wetlands and riparian corridors. It shall also include any host, perching, or food plants used by any animals in a listed or proposed rare, endangered, threatened or unique category by either State or Federal regulations or in the Local Coastal Program.

Indicate locations and discuss areas exhibiting concentrations of a higher diversity of wildlife or wildlife signs, and discuss possible reasons for these activities, such as amphibian breeding areas, deer feeding and raptor hunting areas, etc. Such areas may reflect physical attributes of the property such as dunes, rock outcrops, streams, ponds, stands of trees, etc., which should be mapped.

E. RARE, ENDANGERED, OR SENSITIVE SPECIES AND HABITATS

The report shall contain a separate discussion of any species occurring on or using areas directly or indirectly affected by the project, which are recognized by a government agency or conservation or scientific group as being potentially depleted, declining, rare, locally endemic, endangered, or threatened, and/or any species nominated for or on a State or Federal rare, endangered, or threatened species list. The choice of plant species discussed shall be based on the California Native Plant Society list (Special Publication No. 1, 2nd ed. Powell, 1980) or more recent data. For each such species indicate the number of individuals observed on or immediately off site, the total population estimated to be present, and their exact location(s) on the vegetation map.

The report shall contain a discussion of those rare, endangered, and threatened plant and animal species expected in the project vicinity: Discuss site suitability for each such species. If the species are not found on site, discuss the reasons why not, particularly if the survey was done when the organism would not be identifiable. Additionally, discuss the known growth and food requirements of the species, including required soil types, exposure, elevation, availability of water, and season, etc. Confirm the identification of rare, endangered, or threatened plant species, by a species description or photography.

QUALIFICATIONS

1. List all relevant experience in habitat evaluation.
2. List all relevant formal educational background, e.g., a degree in botany, zoology, plant ecology, wildlife ecology, etc.

To qualify, the investigator(s) must have had at least two years of experience in field type investigation in the State of California and must have experience in writing biological reports, either for environmental documents, research publications, or agency contracts.

Generally, an investigator, unless having shown particular ability in field and report writing, must have at least a Master's degree in Botany, Zoology, Ecology, Range Science, Wildlife Studies, Limnology, Resource Management, or some very closely related natural science.

Specific ability must be shown with respect to the particular type or types of sensitive habitats being studied, e.g., wetlands, riparian corridors, San Francisco garter snake, sand dunes, etc.

OAS FORM #CDP-20
FRM00427.DOC
(6/12/01)