



November 13, 2021

PG&E, Robert Villasenor
77 Beale Street
San Francisco, CA 94105

robert.villasenor@pge.com

Re: File No: CPN21-0008
Site address: 42455, 41000, 39433, 33711, & 29599 Hwy. 1 & 33755 Yardarm Dr., The Sea Ranch
APN: 122-040-009, 122-200-035, 122-280-005, 122-300-009, 122-340-012, 122-390-014, 122-490-001

Your request for a Coastal Permit Without a Public Hearing for tree removal activities along 11.75 linear miles of PG&E's Gualala 1111 12kV Distribution Line (project) that extends just south of Gualala to south of Stewarts Point in unincorporated Sonoma County has been approved.

A Notice of Pending Action was mailed to each property owner within 100 feet of the proposed project and any comments were required to be submitted to the County within 10 days as per Section 26C-344(b). No comments were received as a result of this notice. A Notice of Final Action will be sent to the California Coastal Commission on December 23, 2021, upon expiration of the local appeal period.

The Coastal Permit approval is based on a determination by Permit Sonoma that the project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the California Coastal Act. In addition, it is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15304(i) Minor Land Alterations, Fuel Management Activities, because the project involves the removal of hazardous trees on, under or adjacent to power line alignment and its accompanying structures to maintain the required cleared distances.

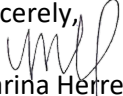
The Coastal Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Coastal Permit with or without a public hearing.

This decision may be appealed to in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter to the Sonoma County Board of Zoning Adjustments per Section 26C-347 of the Sonoma County Zoning Ordinance.

If you have any questions, feel free to contact me at (707) 565-2397 or at Marina.Herrera@sonoma-



county.org. Please refer to your file number CPN21-0008 and site address when making inquiries.

Sincerely,

Marina Herrera
Project Planner

Enclosure: Conditions of Approval dated November 13, 2021

cc: File No. CPN21-0008



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



Conditions of Approval

Date: November 13, 2021
Applicant: PG&E, Robert Villasenor
File No.: CPN21-0008
APN: 122-040-009, 122-200-035, 122-280-005, 122-300-009, 122-340-012, 122-390-014, & 122-490-001
Address: 42455, 41000, 39433, 33711, & 29599 Hwy. 1, 33755 Yardarm Dr., The Sea Ranch

Project Description: Coastal Permit without hearing allows for the removal of trees along 11.75 linear miles of PG&Es Gualala 1111 12kV Distribution Line (project) that extends just south of Gualala to south of Stewarts Point in unincorporated Sonoma County..

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (Permit Sonoma). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

PLANNING:

2. This Coastal Permit allows for the removal of trees along 11.75 linear miles of PG&Es Gualala 1111 12kV Distribution Line (project) that extends just south of Gualala to south of Stewarts Point in unincorporated Sonoma County. The use shall be operated in accordance with the Proposal Statement and Site Plan located in File CPN21-0008 unless otherwise modified by these conditions.
3. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on September 17, 2021, and as authorized by this coastal permit shall require the prior review and approval of Permit Sonoma or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Coastal Permit and additional environmental review.
4. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
5. The applicant shall include these Conditions of Approval on a separate sheet(s) of plan sets to be submitted for building and grading permit applications.
6. All grading and building permits plans involving ground disturbing activities shall include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (Permit Sonoma) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of

metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify Permit Sonoma and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

7. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to Permit Sonoma demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma, and shall not affect the original permit approval date or the term for expiration of the permit.
8. The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.
9. This permit shall be subject to revocation or modification by the Permit and Resource Management Department if: (a) the department finds that there has been non-compliance with any of the conditions or (b) the department finds that the use for which this permit is here by granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26C-335 and 26C-335.2 of the Sonoma County Code.
10. In any case where a Coastal Permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect provided, however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26C-335.1 of the Sonoma County Code.

Avoidance Measures

11. This approval allows for tree removal only and does not permit brush removal.
12. All work shall adhere to PG&E's Operations and Maintenance Habitat Conservation Plans for conserving sensitive habitats for protected species under the Bay Area Habitat Conservation Plan (BAHCP). All measures, BMPs, and AMMs.
13. At the following locations, 881, 893, 1226 and 1224 the following species shall be flagged for PGE to ensure that the project includes sufficient avoidance measures to ensure no impacts on the sensitive species;
 - a. Calystegia purpurata ssp. saxicola – CNPS Rank 1B.2; perennial endemic associated w/ coastal areas
 - b. Campanula californica – CNPS Rank 1B.2; perennial endemic associated w/ wetland, riparian, and forested areas
 - c. Erigeron supplex – CNPS Rank 1B.2; perennial endemic associated w/ coastal areas
 - d. Gilia capitata ssp. pacifica – CNPS Rank 1B.2; annual native associated w/ coastal areas
 - e. Hosackia gracilis – CNPS Rank 4.2; perennial native associated w/ scrub, forest, and riparian areas
 - f. Sidalcea calycosa ssp. rhizomata – perennial endemic associated w/ wetland and riparian areas
 - g. Sidalcea malachroides – CNPS Rank 4.2; perennial native associated w/ prairie and forest areas