

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 26, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP), pursuant to Section 6328.4 of the Zoning Regulations, to allow Pacific Gas and Electric (PG&E) to perform vegetation clearing and removal in areas containing high pressure natural gas transmission pipelines within their existing rights-of-way and easements on three project sites over ten parcels along the southern side of a portion of California State Route 92 (a County Scenic Corridor), in the unincorporated rural Midcoast area, to improve emergency access and to address safety concerns. The project is part of PG&E's Community Pipeline Safety Initiative (CPSI) and is required in accordance with PG&E's Gas Pipeline Rights-of-Way Management Utility Standard 4490S and federal law requiring the management of vegetation within gas transmission rights-of-way for thorough and complete leak detection and cathodic surveys. The project includes the removal of woody plant species including 116 shrubs and 124 trees of various species (including 24 significant trees that are 12 inches or greater in diameter at breast height). The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2017-00422

PROPOSAL

The applicant proposes to remove woody vegetation in accordance with PG&E's Gas Pipeline Rights-of-Way Management Utility Standard 4490S and federal law requiring the management of vegetation within gas transmission rights-of-way to allow for thorough and complete leak detection and cathodic surveys. In addition, proper management of the vegetation within PG&E's rights-of-way helps to improve response times in case of gas leaks which could endanger the surrounding area. The project site includes three distinct areas of disturbance spread over ten parcels. The project parcels are all private property with PG&E rights-of-way located on the peripheries along California State Route 92. The uses of the parcels are primarily single-family residential and agriculture, some with a combination of both uses on one parcel. Two of the project parcels contain commercial uses. The project scope includes the removal of woody vegetation including 116 shrubs and 124 trees of various species (including

24 trees are at least 12 inches in diameter at breast height and meet the County's definition of a significant tree (Attachment D).

The proposed vegetation removal is part of PG&E's Community Pipeline Safety Initiative (CPSI) that is being performed pursuant to the California Public Utilities Commission's (CPUC) General Order 112 F (CPUC 2015), which governs pipeline maintenance and incorporates by reference the federal Pipeline Safety Act CFR Title 49 Part 192 (Part 192). Within Part 192, PG&E follows Subpart L-Operations, Subpart M Maintenance, and Subpart O-Gas Transmission Pipeline Integrity Management. The patrol requirement in Part 192 states, "each operator shall have a patrol program to observe surface conditions on and adjacent to the transmission line right-of-way for indications of leaks, construction activity, and other factors affecting safety and operation."

PG&E's CPSI program addresses vegetation identified during gas pipeline patrols that could obstruct access by first responders in the event of an emergency, and calls for PG&E to perform regular maintenance, testing, and monitoring required to safely operate the pipeline and provide customers with reliable service. To meet the aforementioned requirements, PG&E developed Gas Pipeline Rights-of-Way Management Utility Standard 4490S (Utility Standard 4490S), which is based on industry best practice. PG&E proposes to remove vegetation within the project areas in accordance with Utility Standard 4490S. Utility Standard 4490S includes standards, as listed below, to minimize severe changes from one zone to another without a natural transition between the two zones or "hard cuts," in rights-of-way that begin from the area over the pipelines (defined as the Pipe Zone) and expands to the outer edges beyond the Pipe Zone called Border Zones (as shown in Attachment D). This design allows the landscape to incorporate an environmentally balanced feather cut from the Pipe Zone as it moves outward to the Border Zone.

A feather cut has aesthetic and environmental benefits by preserving grasses, shrubs and trees from the outer edge of the pipeline. This creates a softer visual effect by providing different vegetation heights as the distance from the pipeline increases. In addition, the variation in vegetation provides more cover for wildlife and structural components (e.g., low branches of shrubs to higher tree branches) that are used by various wildlife species.

The bulk of vegetation to be removed is directly along a portion of California State Route 92 which is a County Scenic Corridor and would cause a loss in the level of visual screening of various structures along the highway. In the easternmost project site, the original proposal was reduced in response to Caltrans' request to preserve 30 manageable risk (MR) trees. A tree is assigned a risk rating of either manageable risk or unacceptable risk (UAR). If a tree is a MR, it can be left in place and monitored. A UAR tree must be removed for safety reasons. In addition, Planning staff requested that PG&E incorporate replanting measures on properties that could safely and physically accommodate additional plantings. In response, PG&E identified three of the project parcels (056-341-020, 056-341-040, and 056-341-210) over one project site that

could accommodate replanting. As shown in Attachment G, PG&E negotiated with the landowners of those parcels and proposes forty-one (41) replacement trees over two of the project sites (Attachment G). Further replacement trees may be required as determined by the Community Development Director for compliance with habitat restoration measures requested by the California Coastal Commission as described in Condition of Approval No. 11.

By managing the vegetation in the manner proposed by PG&E, the project is anticipated to (1) allow PG&E to adequately survey the lines, (2) keep the rights-of-way clear of vegetation that have the potential to damage the protective wrap around the gas pipes, which will minimize corrosion, (3) facilitate aerial surveys of the lines, and (4) facilitate quicker access and improve response and line repair times in the event of an emergency. These measures are intended to ensure proper functionality and safety of the pipeline in the long term.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2017-00422, by adopting the required findings and conditions of approval in Attachment A.

SUMMARY

Staff has reviewed the project against the applicable policies and standards of the San Mateo County General Plan, Local Coastal Program, and Zoning Regulations and found the project, as proposed and conditioned, to be in compliance with the applicable policies and standards.

The proposed clearing of selected vegetation over and around the subject gas pipelines within PG&E's rights-of way is intended to (1) allow PG&E to adequately survey the lines, (2) keep the rights-of-way clear of vegetation that have the potential to damage the protective wrap around the gas pipes, which will minimize corrosion, (3) facilitate aerial surveys of the lines, and (4) facilitate quicker access and improve response and line repair times in the event of an emergency. These measures are intended to ensure proper functionality of the pipeline long term.

While there is potential for threatened and endangered species to occur within the project areas (California red-legged frog (high potential), Steelhead (moderate potential), San Francisco garter snake (moderate potential), and San Francisco dusky-footed woodrat (low potential)), the implementation of the recommendations of the California Coastal Commission (CCC) and the Avoidance and Minimization Measures (AMMs) noted in the Biological Impact Report shall prevent impacts to the aforementioned species. Habitat protection measures, per the CCC's recommendation, that require replacement of disturbed sensitive habitat have also been added to the conditions of the permit. Also, no bank destabilization or soil erosion are expected to occur with the vegetation removal in the project areas along the banks of Pilarcitos

Creek or its tributaries with the implementation of the AMMs noted in the Biological Impact Report.

In areas feasible, replacement trees and vegetation will be planted to compensate for the loss of visual screening of development along California State Route 92. Further replacements may be required as part of the forthcoming Habitat Protection Plan.

The potential for future agriculture on the property will not be affected as no physical development or use of the land is proposed and therefore does not require a Planned Agricultural Development Permit.

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301 relating to the operation and maintenance of existing facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption includes operation and maintenance of existing facilities of investor-owned utilities used to provide natural gas (see CEQA Guidelines Section 15301(b)).

The proposed project supports the safe operation of existing natural gas transmission pipelines through the maintenance of existing PG&E rights-of-way by removing encroaching vegetation. No expansion of use of the existing gas transmission pipeline would occur under the proposed project.

RP:pac - RSPCC0375_WPU.DOCX

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 26, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP), pursuant to Section 6328.4 of the Zoning Regulations, to allow Pacific Gas and Electric (PG&E) to perform vegetation clearing and removal in areas containing high pressure natural gas transmission pipelines within their existing rights-of-way and easements on three project sites over ten parcels along the southern side of a portion of California State Route 92 (a County Scenic Corridor), in the unincorporated rural Midcoast area, to improve emergency access and to address safety concerns. The project is part of PG&E's Community Pipeline Safety Initiative (CPSI) and is required in accordance with PG&E's Gas Pipeline Rights-of-Way Management Utility Standard 4490S and federal law requiring the management of vegetation within gas transmission rights-of-way for thorough and complete leak detection and cathodic surveys. The project includes the removal of woody plant species including 116 shrubs and 124 trees of various species (including 24 significant trees that are 12 inches or greater in diameter at breast height). The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2017-00422

PROPOSAL

The applicant proposes to remove woody vegetation in accordance with PG&E's Gas Pipeline Rights-of-Way Management Utility Standard 4490S and federal law requiring the management of vegetation within gas transmission rights-of-way to allow for thorough and complete leak detection and cathodic surveys. In addition, proper management of the vegetation within PG&E's rights-of-way helps to improve response times in case of gas leaks which could endanger the surrounding area. The project site includes three distinct areas of disturbance spread over ten parcels. The project parcels are all private property with PG&E rights-of-way located on the peripheries along California State Route 92. The uses of the parcels are primarily single-family residential and agriculture, some with a combination of both uses on one parcel. Two of the project parcels contain commercial uses. The project scope includes the removal of woody vegetation including 116 shrubs and 124 trees of various species (including 24 trees are at least 12 inches in diameter at breast height and meet the County's definition of a significant tree (Attachment D).

The proposed vegetation removal is part of PG&E's Community Pipeline Safety Initiative (CPSI) that is being performed pursuant to the California Public Utilities Commission's (CPUC) General Order 112 F (CPUC 2015), which governs pipeline maintenance and incorporates by reference the federal Pipeline Safety Act CFR Title 49 Part 192 (Part 192). Within Part 192, PG&E follows Subpart L-Operations, Subpart M-Maintenance, and Subpart O-Gas Transmission Pipeline Integrity Management. The patrol requirement in Part 192 states, "each operator shall have a patrol program to observe surface conditions on and adjacent to the transmission line right-of-way for indications of leaks, construction activity, and other factors affecting safety and operation."

PG&E's CPSI program addresses vegetation identified during gas pipeline patrols that could obstruct access by first responders in the event of an emergency, and calls for PG&E to perform regular maintenance, testing, and monitoring required to safely operate the pipeline and provide customers with reliable service. To meet the aforementioned requirements, PG&E developed Gas Pipeline Rights-of-Way Management Utility Standard 4490S (Utility Standard 4490S), which is based on industry best practice. PG&E proposes to remove vegetation within the project areas in accordance with Utility Standard 4490S. Utility Standard 4490S includes standards, as listed below, to minimize severe changes from one zone to another without a natural transition between the two zones or "hard cuts," in rights-of-way that begin from the area over the pipelines (defined as the Pipe Zone) and expands to the outer edges beyond the Pipe Zone called Border Zones (as shown in Attachment D). This design allows the landscape to incorporate an environmentally balanced feather cut from the Pipe Zone as it moves outward to the Border Zone.¹

A feather cut has aesthetic and environmental benefits by preserving grasses, shrubs and trees from the outer edge of the pipeline. This creates a softer visual effect by providing different vegetation heights as the distance from the pipeline increases. In addition, the variation in vegetation provides more cover for wildlife and structural components (e.g., low branches of shrubs to higher tree branches) that are used by various wildlife species.

The bulk of vegetation to be removed is directly along a portion of California State Route 92 which is a County Scenic Corridor and would cause a loss in the level of visual screening of various structures along the highway. In the easternmost

¹ In the Pipe Zone, trees and vegetation (e.g., brush or shrubs) obstructing the line of sight and access to the pipeline will be removed from 5 feet from either side of the pipe's outer edge. Lawns, flowers, low-profile grasses, and low-growing herbaceous plants are permitted to remain within the Pipe Zone (Attachment D).

In the Border Zone, trees and vegetation exceeding 8 inches or of a species likely to exceed 8 inches in diameter at 4.5 feet above ground (diameter at breast height [DBH]) at maturity with the trunk or main branch 5 to 10 feet from the outer edges of the pipeline must be removed. The Border Zone extends from the edge of the Pipe Zone out an additional 5 feet from either side of the pipe (Attachment D).

In the Outer Zone, trees exceeding 36 inches in DBH or of a species likely to grow to and exceed 36 inches in DBH at maturity with the trunk or main branch 10 to 14 feet from the outer edges of the pipelines must be removed. The Outer Zone extends from the edge of the Border Zone out an additional 4 feet from either side of the pipe (Attachment D).

project site, the original proposal was reduced in response to Caltrans' request to preserve 30 manageable risk (MR) trees. A tree is assigned a risk rating of either manageable risk or unacceptable risk (UAR). If a tree is a MR, it can be left in place and monitored. A UAR tree must be removed for safety reasons. In addition, Planning staff requested that PG&E incorporate replanting measures on properties that could safely and physically accommodate additional plantings. In response, PG&E identified three of the project parcels (056-341-020, 056-341-040, and 056-341-210) over one project site that could accommodate replanting. As shown in Attachment G, PG&E negotiated with the landowners of those parcels and proposes forty-one (41) replacement trees over two of the project sites (Attachment G). Further replacement trees may be required as determined by the Community Development Director for compliance with habitat restoration measures requested by the California Coastal Commission as described in Condition of Approval No. 11.

By managing the vegetation in the manner proposed by PG&E, the project is anticipated to (1) allow PG&E to adequately survey the lines, (2) keep the rights-of-way clear of vegetation that have the potential to damage the protective wrap around the gas pipes, which will minimize corrosion, (3) facilitate aerial surveys of the lines, and (4) facilitate quicker access and improve response and line repair times in the event of an emergency. These measures are intended to ensure proper functionality and safety of the pipeline in the long term.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2017-00422, by adopting the required findings and conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Ruemel Panglao, Project Planner, Telephone 650/363-4582

Applicant: Adam Cleary, PG&E. 6111 Bollinger Canyon Road, 3rd Floor #3220C, San Ramon, CA 94583

Owners:

Mario and Gina Andreini
11621 San Mateo Road
Half Moon Bay, CA 94019

James Salvatore and Linda Jean Cozzolino
11853 San Mateo Road
Half Moon Bay, CA 94019

John Hutnick
P.O. Box 6791
San Mateo, CA 94403

John Powell
11911 San Mateo Road
Half Moon Bay, CA 94019

James, Vincent and Alice Cozzolino
11881 San Mateo Road
Half Moon Bay, CA 94019

Henry and Lorraine Pastorino
12391 San Mateo Road
Half Moon Bay, CA 94019

Andrea Marie Parks and Anthony Addario
11631 San Mateo Road
Half Moon Bay, CA 94019

Location: California State Route 92 between Diggs Canyon Road and Pilarcitos Creek Road, Rural Midcoast

APNs: 056-382-030, 056-382-040, 056-341-160, 056-341-220, 056-341-040, 056-341-210, 056-341-020, 056-341-190, 056-331-110 and 056-331-020

Size: 30.43 acres (total size of all parcels); 1.4 acres (actual size of project area)

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development)

General Plan Designation: Agricultural (rural)

Williamson Act: The following project parcels are under a Williamson Act Contract: 056-382-040, 056-382-030, 056-341-210, 056-341-220, 056-331-020, and 056-331-110.

Existing Land Use – (Project site designations correspond with the exhibits provided by PG&E. The project sites are listed from east to west.):

PG&E Project Site 12162_14

056-382-040: Agriculture
056-382-030: Single-Family Residence and Agriculture
056-341-160: Single-Family Residence and Agriculture

PG&E Project Site 6360_15

056-341-220: Single-Family Residences and Agriculture
056-341-040: Single-Family Residence
056-341-210: Single-Family Residence and Agriculture
056-341-020: Single-Family Residence
056-341-190: Commercial

PG&E Project Site 6348_15
056-331-110: Agriculture
056-331-020: Agriculture and Commercial

Water Supply: Coastside County Water District

Flood Zone: Zone X (area of minimal flooding) and Zone A (Areas with a 1% annual chance of flooding); FEMA Panel 06081C0260E effective October 16, 2012

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301 relating to the operation and maintenance of existing facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption includes operation and maintenance of existing facilities of investor-owned utilities used to provide natural gas (see CEQA Guidelines Section 15301(b)).

The proposed project supports the safe operation of existing natural gas transmission pipelines through the maintenance of existing PG&E rights-of-way by removing encroaching vegetation. No expansion of use of the existing gas transmission pipeline would occur under the proposed project.

Setting: The three discrete project sites are located along the southern side of a portion of California State Route 92 that is designated by County's General Plan as a County Scenic Corridor, in the unincorporated rural Midcoast area of San Mateo County.

Chronology:

<u>Date</u>	<u>Action</u>
October 2, 2017	- Application submitted.
October 15, 2017	- Project referred to the California Coastal Commission.
November 19, 2017	- Comments received from the California Coastal Commission.
January 2, 2018	- Application revisions received.
February 5, 2018	- Staff requests that PG&E provide additional replanting.
May 21, 2018	- PG&E provided staff with two revised action plans for additional tree replanting.
June 18, 2018	- Application deemed complete.
September 26, 2018	- Planning Commission Public Hearing.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policies 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), 1.27 (*Protect Fish and Wildlife Resources*), and 1.28 (*Regulate Development to Protect Sensitive Habitat*) seek to regulate land use and development activities to prevent significant adverse impacts on vegetative, water, fish and wildlife resources and to protect sensitive habitats. All three project sites contain riparian vegetation and are located either along Pilarcitos Creek (seasonal) or along an unnamed seasonal tributary to Pilarcitos Creek. Per the Biological Impact Report (Attachment F) dated August 4, 2017, prepared by biologist Belinda Espino of Stantec on behalf of PG&E, the following threatened and endangered species and their habitat have the potential to occur in the project areas: California red-legged frog (high potential), Steelhead (moderate potential), San Francisco garter snake (moderate potential), and San Francisco dusky-footed woodrat (low potential).

Identified aquatic breeding and non-breeding habitat for the California red-legged frog (CRLF) shown in the Biological Impact Report (Attachment F) will not be significantly impacted because work will not occur within proximity of these areas. While all of the project sites include the high potential to pass through an area of aquatic breeding habitat, proposed work would clear one 8" diameter at breast height (DBH) willow tree in an 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.

In their comment letter, California Coastal Commission (CCC) staff suggested conditions used in similar projects in the past for avoiding, minimizing and mitigating impacts to riparian habitats and sensitive species (Attachment J). In addition, CCC staff have also suggested habitat restoration involving on- or off-site habitat restoration measures. Conditions of Approval Nos. 8 to 12 have been added to address this concern.

While there is potential for the aforementioned species to occur within the project areas, implementation of the conditions of approval, including those recommended by the CCC and the Avoidance and Minimization Measures noted in the Biological Impact Report, particularly those that limit ground disturbance, regulate work within or in proximity to aquatic habitat or waterways, and require a qualified biologist on site for all project activities, would prevent impact to the aforementioned species (Attachment F).

Policy 1.39 (*Control Incompatible Vegetation, Fish and Wildlife*) seeks to control vegetation, fish, and wildlife resources which are harmful to the surrounding environment or pose a threat to public health, safety, and welfare. The proposed vegetation removal and select replanting would minimize potential threats to public health, safety, and welfare, allowing for the effective maintenance and testing of the pipelines and facilitating quicker response times in case of an emergency. The replacement plantings shall be located outside of the buffer zone of the gas pipeline to ensure no future interferences for access.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) calls for the County to regulate development to minimize soil erosion and sedimentation by requiring measures which consider the effects of slope, minimize removal of vegetative cover, and ensure stabilization of disturbed areas.

Per Debra Hawk, Senior Terrestrial Biologist at PG&E, both bank destabilization or soil erosion are not expected to occur with the vegetation removal in the project areas along the banks of Pilarcitos Creek or its tributaries. The project involves only the selective removal of trees and brush in proximity to waterways and not the complete removal of vegetation. Other trees, brush, and grasses will remain to protect the soil from erosion. The avoidance and minimization measures found in the Biological Impact Report were specifically developed to prevent bank destabilization² and increased soil erosion when work is occurring near waterways (Attachment F). The stump and roots of the removed trees shall remain in place to

² Bank stabilization is achieved by a mix of trees, shrubs, and grasses. Their root systems at varying depths inhibit surface erosion and promote soil cohesion. Woody species with deeper roots along with grasses, which have a root depth of 4-6 inches, achieve soil cohesion and surface stabilization. Equally important to bank stabilization is stream flow fluctuation; heavy rain events that suddenly raise flow can saturate and loosen soil. Once cut, tree roots stop growing within a few weeks, but depending on the tree species, diameter at breast height, stump height, soil conditions, and climate, the decay process averages 4 to 7 years and can take up to 10 years. When a tree is removed or dies, the open canopy encourages the establishment of new herbaceous growth. Within one growing season, surface stabilization is achieved. Over time, the decaying roots provide the interstitial spaces needed for new vegetation to be established.

provide stabilization to the banks of the creek per Condition of Approval No. 14.

c. Visual Quality

The three project sites are located along the southern side of a portion of California State Route 92 that is designated by County's General Plan as a County Scenic Corridor.

Policy 4.29 (*Trees and Vegetation*) seeks to preserve trees and vegetation except where removal is required for safety. The applicant proposes to remove woody plant vegetation in accordance with PG&E's Gas Pipeline Rights-of-Way Management Utility Standard 4490S to comply with federal law requiring the management of vegetation within gas transmission rights-of-way for thorough and complete leak detection and cathodic surveys. In addition, management of the vegetation within PG&E's rights-of-way minimizes response times in case of a gas leak which could endanger the surrounding area.

PG&E's Risk Management and Integrity Management team arborists perform a tree-by-tree review on every tree located up to 14 feet from the pipeline to determine if it can remain in place with ongoing monitoring or if it needs to be removed for safety reasons. Based on their results, a tree is assigned a risk rating of either manageable risk (MR) or unacceptable risk (UAR). If a tree is a MR, it can be left in place and monitored. A UAR tree must be removed for safety reasons. A MR tree could develop into UAR tree if, for example, there is a change in the tree's health or the stability of soils in the area changes. Of the 24 significant trees proposed for removal, 5 are considered MR trees and 19 are considered UAR trees. PG&E presents the risk rating for all trees within 14 feet of the edge of the pipeline to property owners. The property owners then decide whether to remove or preserve the MR trees.

Policy 4.30 (*Landscaping and Screening*) seeks to utilize natural vegetation rather than fencing when it is appropriate to screen uses from view. To compensate for the loss in the level of screening of existing structures as viewed from California State Route 92 due to the removal of shrubs and trees, the applicant has negotiated agreements where feasible with the landowners of parcels 056-341-020, 056-341-040, and 056-341-210 to provide 41 replacement trees. Per Condition of Approval No. 7, the planting plan for the replacement vegetation shall consist of California native and non-exotic plant material and is subject to the review and approval of the Community Development Director.

2. Compliance with the Local Coastal Program

A Coastal Development Permit is required, pursuant to Section 6328.4 of the County Zoning Regulations, for development in the Coastal Development (CD) District as the project involves the removal of significant vegetation within the Coastal Zone. A decision by the County to approve the CDP is appealable to the California Coastal Commission as the project is in their appeals jurisdiction. Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, including the following:

a. Energy

Policy 4.34 (*Vegetation Removal*) seeks to minimize vegetation removal and encourage revegetation with plants similar to those in the area. The project proposes to remove trees and shrubs that interfere with the testing, maintenance and emergency access of PG&E gas pipelines. See further discussion in Section A(1)(c) of this report regarding removal rationale and replacement plantings.

b. Sensitive Habitats

Policies 7.3 (*Protection of Sensitive Habitats*), 7.5 (*Permit Conditions*), 7.34 (*Permit Conditions*), and 7.35 (*Preservation of Critical Habitats*) seek to prevent significant impacts to sensitive habitats. The project proposal includes a Biological Impact Report outlining potential impacts to sensitive habitats and appropriate avoidance and minimization measures. See further discussion in Section A(1)(a) of this report.

Policy 7.10 (*Performance Standards in Riparian Corridors*) seeks to minimize removal of vegetation and to use only adapted native or non-invasive exotic plant species when replanting. This shall be achieved per Condition of Approval No. 7. See further discussion in Section A(1)(c) of this report.

c. Visual Resources

Policy 8.18(b) (*Development Design*) requires screening to minimize the visibility of development from scenic roads with vegetation which is native to the area or blend with the natural environment and character of the site. The applicant will provide replacement plantings on three of the affected parcels. See further discussion in Section A(1)(c) of this report.

3. Compliance with the Zoning Regulations

The proposed project is located within the Planned Agricultural District (PAD). Staff has reviewed the project and has determined that the proposed activities are for the purpose of land and vegetation management and are not considered a “use.” Therefore, the issuance of a PAD Permit, per Section 6353 of the Zoning Regulations is not required. Planning staff notes that the work and associated replanting, as proposed and conditioned, would be done at the perimeter of the parcels adjacent to California State Route 92 and do not affect the respective owners or tenant’s ability to farm the properties.

B. REVIEW BY THE MIDCOAST COMMUNITY COUNCIL

Staff referred the project to the Midcoast Community Council (MCC) and received comments (Attachment M) concerning the project’s potential impact on creek bank stability, nesting birds and endangered species, invasive weeds, and visual resources. As noted in the discussion in Section A(1)(b) of this report, significant impacts to bank destabilization and soil erosion are not expected to occur with the vegetation removal in the project areas along the banks of Pilarcitos Creek with required implementation of avoidance and minimization measures found in the Biological Impact Report when work is occurring near waterways (Attachment F).

Regarding nesting birds and endangered species, the MCC has suggested that work should be scheduled during August and September (after bird nesting season and before winter rains) and that the applicant’s applicable avoidance and minimization measures are insufficient. The applicant has proposed a pre-activity survey if work is to be conducted during nesting season (Attachment F). In addition, a qualified biologist shall be on-site for all work activities. Also, Conditions of Approval Nos. 8 through 12, as recommended by the CCC, provide more robust measures to prevent adverse impacts to nesting birds and endangered species that could potentially be found at the project sites. Planning staff has found the above measures to adequately address the MCC’s concerns regarding nesting birds and endangered species.

The MCC has also suggested that follow up measures are required to address the potential spread of invasive weeds after work is completed. Condition of Approval No. 15 has been added to require the removal of invasive weeds in the project area and follow up measures to prevent their spread after the completion of work.

C. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

Staff referred the project to the California Coastal Commission (CCC) and received comments and suggestions for avoiding, minimizing and mitigating potential project impacts to riparian forest habitats, sensitive species, and significant trees (Attachment J). In a letter dated November 9, 2017, CCC staff specifically recommends that steps be taken to ensure that the project is carried out in a way that minimizes impacts to riparian environmentally sensitive habitat

areas (ESHA), such as limiting vegetation removal techniques to hand tools, restricting or prohibiting off-road use of vehicles or heavy equipment, clearly delineating project boundaries and access routes, marking and avoiding sensitive species, etc. In addition, CCC staff recommends that the County require such habitat restoration measures in order to minimize permanent impacts resulting from vegetation removal within the ESHA. These measures are included in the Avoidance and Minimization Measures of the Biological Impact Report (Attachment F).

California Coastal Commission staff has also recommended measures to protect CRLF, San Francisco garter snake, and steelhead trout from significant impacts, including, for example, pre-project surveys to identify the presence of sensitive species and supervision by biological monitors during project activities. In addition, CCC staff has also recommended new tree plantings for any significant trees removed. Replacement trees and vegetation have been proposed as part of this project. See Section A(1)(c) for further discussion.

All of the recommended conditions found in the CCC's comment letter have been added as Conditions of Approval Nos. 8 through 12.

D. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, relating to the operation and maintenance of existing facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption includes operation and maintenance of existing facilities of investor-owned utilities used to provide natural gas (see CEQA Guidelines Section 15301(b)).

The proposed project supports the safe operation of existing natural gas transmission pipelines through the maintenance of existing PG&E rights-of-way by removing encroaching vegetation. No expansion of use of the existing gas transmission pipeline would occur under the proposed project.

E. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Midcoast Community Council
California Coastal Commission
California Department of Fish and Wildlife
Caltrans
Cal-Fire
Regional Water Quality Control Board
Midpeninsula Regional Open Space District
Sonoma State
Committee for Green Foothills
United States Army Corps of Engineers

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Maps
- C. Coastal Development Permit Application Supporting Discussion
- D. Vegetation Management Standard
- E. Vegetation Removal Maps and Tables
- F. Biological Impact Report, prepared by Belinda Espino of Stantec for PG&E, dated August 4, 2017
- G. Revised Action Plans
- H. Project Cultural Resource Review and Protection Measures
- I. Project Environmental Review
- J. Comment Letter from the California Coastal Commission, dated November 9, 2017
- K. Comment Letter from Caltrans, dated November 3, 2017
- L. Comment Letter from Cal-Fire, dated November 14, 2017
- M. Comment Letter from Midcoast Community Council, dated November 9, 2017
- N. Native Endangered & Threatened Species Habitat Conservation Plan, dated October 2, 2017

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00422 Hearing Date: September 26, 2018

Prepared By: Ruemel Panglao
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, relating to the operation and maintenance of existing facilities, including facilities of investor-owned utilities used to provide natural gas.

Regarding the Coastal Development, Find:

2. That this project conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP) and Chapter 3 of the Coastal Act of 1976. The Planning Commission has reviewed the plans and materials and determined the project, as proposed and conditioned, will minimize vegetation removal and provide replacement plantings for the purposes of restoration and screening with native or non-invasive exotic plant species when replanting as shown in the Action Plan for Vegetation Removal (Attachment G of staff report) and avoid adverse impacts on Sensitive Habitats through the Avoidance and Minimization Measures found in the Biological Impact Report (Attachment F of staff report).

The California Coastal Commission's recommended conditions have been added as Conditions of Approval Nos. 8 through 12 to avoid, minimize and mitigate impacts to riparian forest habitats, sensitive species, and significant trees.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval is for the project as described on the plans and documents submitted for consideration by the Planning Commission on September 26, 2018. Any revisions to the approved plans must be submitted to the Planning Department for review and approval prior to implementation. Minor

adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of, and are in substantial conformance with, this approval.

2. The Coastal Development Permit approval shall be valid for one (1) year from the date of approval in which all work authorized under this permit must be completed. This approval may be extended by one 1-year increments with submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant (PG&E) shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from project impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of project materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including sediments and debris, and non-stormwater discharges to storm drains and watercourses.
 - g. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - i. Limiting construction access routes and stabilization of designated access points.
 - j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- k. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices (BMPs).
 - l. Additional Best Management Practices in addition to those shown on the plans may be required by the building inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - m. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
4. To reduce the impact of clearing activities on neighboring properties, comply with the following:
- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during clearing to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, etc.
 - c. The applicant shall ensure that no clearing-related vehicles shall impede through traffic along the right-of-way on California State Route 92. All project-related vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on California State Route 92. There shall be no storage of vehicles in the public right-of-way.
5. The Avoidance and Mitigation Measures found in the Biological Impact Report (Attachment F) must be adhered as a part of this permit.
6. The conditions found in the Native Endangered & Threatened Species Habitat Conservation Plan (Attachment N) must be adhered to as a part of this permit.
7. Prior to the installation of replacement plantings, the applicant shall submit a landscape plan identifying a minimum of 41 replacement trees on-site to the Current Planning Section that shall be subject to the review and approval of the Community Development Director. The replacement plantings shall be limited to California native or non-exotic plant material.
8. Sensitive Habitat Protection. The applicant shall ensure that the Project Biologist(s) conducts and implements the following before and during any project activities involving mobilization, ground disturbance, vegetation clearing, or any other repair and maintenance activities that could adversely affect environmentally sensitive habitat areas, wetlands, or their associated biological resources:

- a. *Project Limits.* Project activities and equipment shall be limited to existing access roads, trails, pads, disturbed areas, and unvegetated areas, to the maximum extent feasible. Project limit boundaries shall be shown on all project maps and drawings and clearly marked in the field prior to project activities. Work outside these limits shall be avoided during project activities. All personnel shall be instructed not to perform any activities beyond the project limit boundaries.
- b. Sensitive habitats to be avoided on and near the site of planned project activities shall be clearly identified and marked by the Project Biologist(s) prior to the start of those activities. These resources include:
 - (1) Areas containing riparian vegetation.
 - (2) Wetlands and areas containing wetland vegetation.
 - (3) Streams and watercourses.
 - (4) Native vegetation.

These habitats shall be avoided to the maximum extent possible. At all sites, vegetation removal shall be limited to the amounts, locations, and areas (including individual trees) identified in the applicant's submitted CDP application.

- c. Prior to the start of any vegetation removal activities, conduct worker training to identify the location and types of sensitive biological resources on and near the project sites and the measures to be taken to avoid and reduce adverse effects on those resources.

9. Pre-Project Biological Surveys and Sensitive Species Protection.

- a. NO MORE THAN 30 DAYS PRIOR TO COMMENCEMENT OF VEGETATION REMOVAL ACTIVITIES at a given project site, the Project Biologist(s) shall conduct focused surveys of all areas of proposed vegetation removal, staging and access areas, and within a 300-foot buffer around these areas, for the presence of sensitive plant and wildlife species that might reasonably be expected to occur based on known habitat requirements or previous sightings. Sensitive species are defined as (i) state and federally-listed endangered, threatened, and candidate species; (ii) California species of special concern; (iii) fully protected or "special animal" species in California, and (iv) plants that are considered rare, endangered or of limited distribution by the California Department of Fish and Wildlife and California Native Plant Society (CRPR Ranks 1 and 2). The results of such surveys shall be reported to the Project Planner in writing no less than 48 hours prior to the commencement of work.

- b. PRIOR TO THE COMMENCEMENT OF THE SURVEYS, the applicant shall submit to the Community Development Director for review and approval a Survey Plan identifying the species with potential to occur and describing the proposed survey methodology for each project site. Survey methodologies shall reflect the best available science and expert agency (e.g., CDFW, USFWS) protocols or recommendations for relevant species, and shall be sufficient to determine the presence/absence of the species at a given site. The Community Development Director shall complete the required review within 30 days of receipt of the Survey Plan.
 - c. If sensitive species are determined to be present at a site, the applicant shall implement the following requirements:
 - (1) Adjust or limit project work areas, access routes and project timing to avoid impacts to individuals or colonies of sensitive species to the maximum extent feasible;
 - (2) If sensitive plant species are identified during the surveys, the locations of individual plants shall be marked/flagged by the Project Biologist(s) on project plans and in the field, and a 25-foot buffer shall be established around the plants. If the required vegetation removal does not allow for a 25-foot buffer, the maximum possible buffer shall be used, along with the implementation of additional protective measures, such as the placement of fencing, barriers or stakes between the sensitive plant species and project work areas, as necessary to protect the sensitive plant(s). In addition, a qualified biological monitor shall be present on-site during all vegetation removal activities to ensure that these species are not harmed during the project (see Condition of Approval No. 10).
 - (3) Where impacts to sensitive plant species are unavoidable, the applicant shall develop and implement a sensitive plant species restoration program, using seeds and/or salvaged plants from the affected individuals or colonies to the extent feasible, to restore the affected species to the project area. The sensitive species restoration program shall be submitted to the Community Development Director for review and approval, and incorporated into the Habitat Protection Plan required under Condition of Approval No. 11.
 - (4) At work project sites where sensitive wildlife species are identified as present in the project area, the Project Biologist(s) shall install appropriate barriers to movement (e.g., construction fencing or barricades) or use setbacks to minimize wildlife movement into active project areas.
10. On-Site Biological Monitoring. The Project Biologist(s) shall be present at active project work sites during all project activities involving vegetation clearing and the use of trucks or heavy equipment. The Biologist shall perform daily surveys of the

project sites prior to the start of work to check for the presence of sensitive wildlife species. If a sensitive species is detected during one of these daily surveys, project activities shall not commence until the individual or group has left the area. During project activities, the Biological Monitor shall monitor for the presence of sensitive wildlife in or near the project area. At project sites or in situations where a single monitor cannot reasonably provide coverage of the entire active work area, additional monitors shall be provided. The monitor(s) shall have the appropriate safety and monitoring equipment adequate to conduct their activities. For monitoring purposes, the monitor(s) shall establish an avoidance zone that encompasses the entire active work site and no less than a 25-foot buffer around the work site. The monitor(s) shall have the authority to temporarily halt any project activity that could result in harm to a sensitive species entering within the avoidance zone, and to suspend those activities until the species has left the area.

11. Habitat Protection Plan. PRIOR TO THE COMMENCEMENT OF VEGETATION REMOVAL ACTIVITIES, the applicant shall submit to the Community Development Director for review and approval a Habitat Protection Plan (Protection Plan) that describes a compensatory protection program addressing the losses of riparian habitat, riparian woodland trees, and large conifer trees associated with the proposed project. The Community Development Director shall complete the required review within 30 days. The Protection Plan may be directly implemented by the applicant or by a separate entity receiving funding from the applicant, or a combination of the two. In all cases, the Protection Plan shall fulfill the requirements detailed below, and the applicant shall be responsible for ensuring that the requirements of the condition are met.

- a. *Restoration Requirements*: The Protection Plan shall provide for the following:

- (1) Restoration of riparian woodland or large conifers with native species at a 2:1 ratio for the removal of non-native riparian woodland or large conifers 12 inches in diameter at breast height (DBH) or greater.
- (2) Restoration with native species at 3:1 ratio for the removal of native riparian trees and large conifers 12 inches DBH or greater under the proposed project.

Wherever possible, habitat restoration and tree planting shall occur at or adjacent to the project sites undergoing vegetation removal, consistent with pipeline maintenance and safety considerations and subject to landowner approval. If these or other factors preclude on-site habitat restoration, off-site locations within the coastal zone may be used. Any off-site locations for restoration and tree planting shall be identified, and a description of the existing conditions warranting restoration provided, subject to the review and approval of the Community Development Director.

For the purposes of the Protection Plan, "restoration" shall consist of the removal of invasive or non-native vegetation from an existing, degraded

riparian habitat area, to be followed by the planting of native trees, shrubs and herbaceous plants appropriate to the habitat type. The Protection Plan shall provide a description of restoration activities including specific methodologies for invasive species removal and native species re-establishment, and shall identify the native species to be planted. Where feasible, invasive or non-native species shall be removed by hand, and any herbicide use shall be minimized and limited to invasive/non-native species. Planting of native species shall take place in the fall to enable root establishment during the rainy season. Invasive species removal activities shall occur at least once annually following the initial treatment until performance criteria for native species cover have been achieved.

- b. *Reporting and Monitoring:* The Protection Plan shall include and describe a 5-year, annual monitoring program, including annual reporting to the Community Development Director, to assure the long-term success of the habitat restoration and tree-planting program. Documentation for all years subsequent to the first year shall identify the success rate of the restored habitat areas and tree plantings, as measured by percent cover and percent of native vegetation within the areas (restored habitat) and percent survival (for trees). If after 5 years the restored habitat areas do not provide at least 80% cover of native vegetation and at least 80% total native vegetation, the applicant shall either propose retreating and/or replanting the areas to achieve those levels or propose additional restoration areas. Similarly, if the 5-year survival rate of the planted trees does not exceed 80%, the applicant shall undertake additional tree-planting until this threshold is achieved.

12. Biological Monitoring. All vegetation management and pre-vegetation management in the vicinity of the California red-legged frog habitat areas identified shall be overseen by Biological Monitors, including as follows:

- a. *Biological Monitors and Land Consultant Identified.* The names and qualifications of the proposed Biological Monitors shall be submitted to the Community Development Director for approval at least 30 calendar days prior to required biological monitoring, and shall be accompanied by a letter from PG&E verifying that the Biological Monitors will have a copy of the CDP, and that the Biological Monitors understand and will enforce all of its terms and conditions. The Biological Monitors shall be USFWS-approved to handle California red legged frog, and any other species reasonably expected to be present in the project area, including avian species. The approved Biological Monitors shall be on-site during all work that could reasonably result in a take of California red-legged frog, including all ground disturbance, and that could reasonably affect avian species, and shall keep a copy of the CDP in their possession when on-site. The Biological Monitor shall stop work if work activities may result in the take of California red-legged frog. In such instances, the Biological Monitor shall notify the PG&E Land Planner, who shall immediately notify the Community Development Director or his designee by telephone and email within no more than one (1) working day. At least 30 calendar days prior to

vegetation clearing, the Land Consultant's name, e-mail address and telephone number shall be provided to the Community Development Director. Upon issuance of the CDP, the Land Consultant shall send a letter to the Community Development Director verifying that the Land Consultant has a copy of the CDP, and that the Land Consultant understands and will comply with all of its terms and conditions. The Land Consultant shall maintain a copy of the CDP on-site whenever project related activities are taking place.

- b. *Pre-Construction Surveys.* Native vertebrates found in cover sites that will be affected by construction activities shall be documented and relocated by the Biological Monitors, and then the associated entrances and/or refuge features shall be collapsed or removed following investigation. The approved Biological Monitors shall conduct bird surveys 30 calendar days prior to construction activities to detect any active bird nests in the area to be impacted, and any other such habitat within 500 feet of the construction area. The last survey must be conducted 72 hours prior to the initiation of clearance/construction. Surveys shall be provided to the Project Planner prior to commencement of vegetation clearing activities.

- c. *Final Nesting Bird Protection Program.* PRIOR TO COMMENCEMENT OF ANY VEGETATION MAINTENANCE ACTIVITIES BETWEEN FEBRUARY 15 AND AUGUST 31, the applicant shall submit, for the review and approval of the Community Development Director, a final Nesting Bird Protection Program (Program), prepared by a qualified biologist, for conducting seasonal surveys for bird nesting at project sites, and protecting such habitat from project impacts.

The Program shall provide, at a minimum, for the following: (1) Surveys for the presence of active nesting at all sites where vegetation maintenance would occur during the nesting season (February 15 through August 31), and within the surrounding area out to a distance corresponding to the largest species-specific buffer identified under (3), below. Surveys shall be conducted by a qualified biologist(s), and completed within 2 weeks of the commencement of vegetation maintenance activities at a given site; (2) avoidance (no removal) of any tree or shrub supporting active bird nesting until after the end of the breeding season, or fledging has occurred; and (3) establishment of species-specific buffers around active nests or breeding areas, within which no project activities or other disturbance shall occur until any young birds have fledged and left the area. The size of the buffer(s) shall be provided for in the Program, and determined based on the best available information (i.e., scientific literature, CDFW and/or USFWS guidance, and expert opinion) on the needs and sensitivity of each species with potential to occur in the project areas. If pre-project surveys identify a nesting bird species for which no buffer has been provided for in the Program, a default exclusion area of 300 feet (500 feet for raptors) from the active nest or breeding area shall be established.

The Project Biologist(s) shall be present on-site during all vegetation maintenance activities to (a) enforce the protective buffers, and (b) monitor active nests and breeding birds for signs of distress or abnormal behavior. If signs of distress or disturbance are observed, the Biologist(s) shall have discretion to enlarge the buffers, halt project activities, or implement other measures necessary to protect active nests and breeding.

The applicant shall undertake development in accordance with the approved final Nesting Bird Protection Program. Any proposed changes to the approved Program shall be reported to the Community- Development Director. No changes to the approved final Program shall occur without an amendment to Coastal Development Permit No. PLN 2017-00422, unless the Community Development Director determines that no amendment is legally required.

- d. *CRLF Provisions.* The Biological Monitors shall perform a California red-legged frog clearance survey immediately prior to initial ground disturbance at sensitive locations. Safety permitting, the Biological Monitors shall investigate areas of disturbed soil for signs of the California red-legged frog within 30 minutes following initial disturbance of that given area. If a California red-legged frog gains access to a construction zone, work within 50 feet of the frog shall be halted immediately until the frog leaves the site, is removed by the Biological Monitors, or provisions of PG&E's incidental take permit (Attachment N) are implemented.
 - e. *Storage Provisions.* Materials and equipment left on-site overnight shall be inspected by the Biological Monitors prior to the beginning of each day's activities.
 - f. *Rain Provisions.* The Biological Monitors shall inspect the project no less than 1 week prior to a forecasted rain event to ensure that adequate erosion control measures (also called stormwater BMPs) are properly installed. The Biological Monitors shall also inspect the site within 24 hours prior to the resumption of construction following a rain event to ensure that restarting activities will not result in harm to California red-legged frog and its habitat.
13. Notification for the proposed work shall be required prior to commencement of work under the California Department of Fish and Wildlife's Lake and Streambed Alteration Program. If a Lake and Streambed Alteration Agreement is required, a copy shall be submitted to the Current Planning Section prior to the commencement of work.
 14. The stumps and roots of the removed trees shall not be removed for the purpose of bank stabilization.
 15. Pampas grass, French, Scotch and other invasive brooms shall be removed from the project area. Follow up measures shall be required after work is completed to

prevent the potential spread of Pampas grass, French, Scotch and other invasive brooms.

Department of Public Works

16. The applicant shall apply separately for an encroachment permit from the Department of Public Works for all proposed work, including vegetation removal, within the County right-of-way prior to commencing any work. The application shall be accompanied by plans specific to work in the public right-of-way, and applicant shall remove all debris from the right-of-way immediately. No work shall commence in the public right-of-way until the encroachment permit has been issued. Applicant shall schedule an inspection with a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Caltrans

17. Tree removal within the Caltrans right-of-way will require approval of the District Landscape Architect and/or the Permits Landscape Architect, per the Encroachment Permit Manual, Chapter 500. Documentation of this approval shall be forwarded to the Planning Section prior to the start of work.
18. An encroachment permit from Caltrans is required for any work or traffic control that encroaches onto the state right-of-way.

Cal-Fire

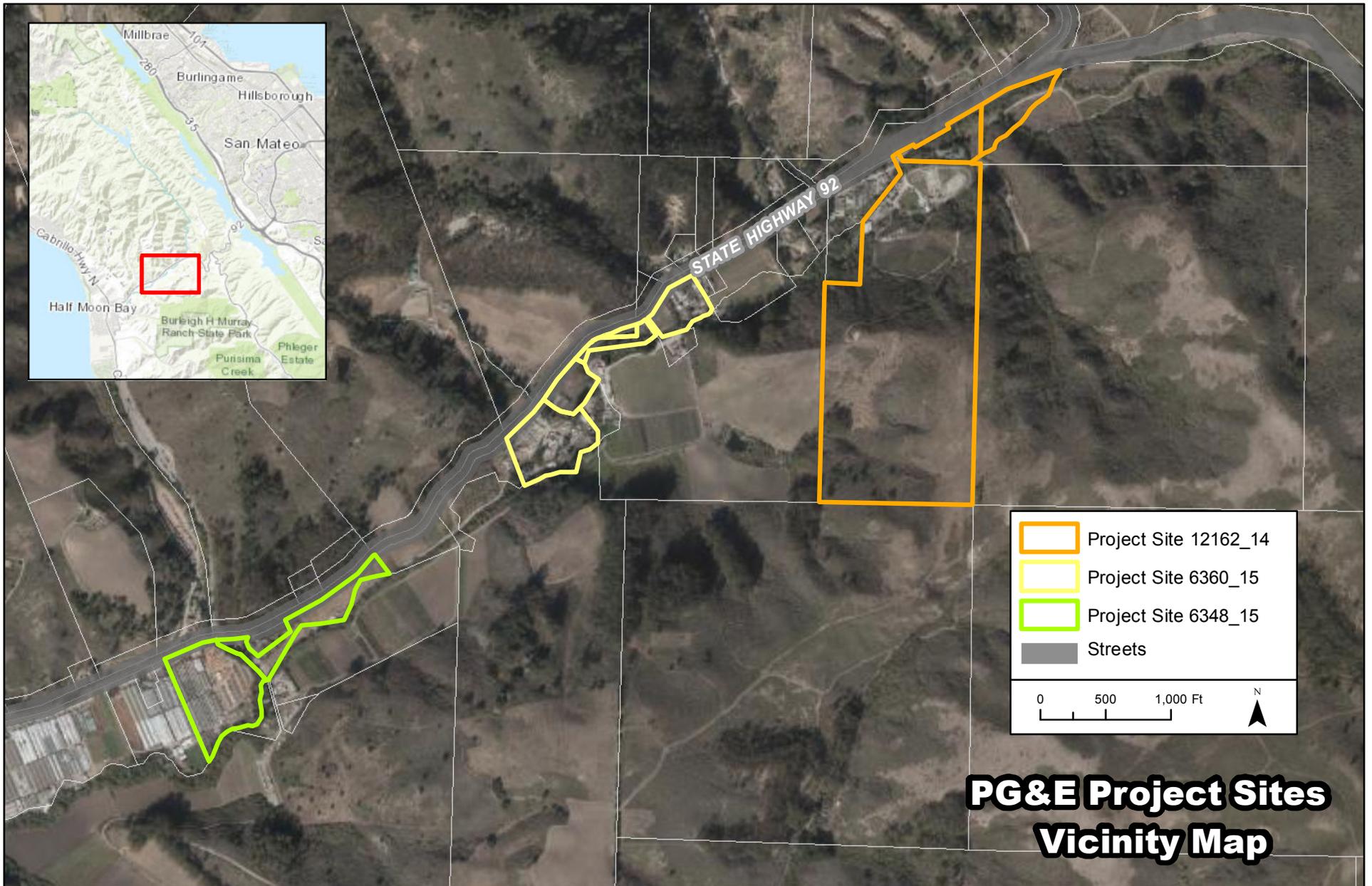
19. This project has been identified as being adjacent to wildlands. Public Resources Code 4291 and local fire protection ordinances require the creation of a 100-foot fire protection area around and adjacent to buildings or structures. Compliance with this rule will be required by the fire inspector for this project. Specific mitigations and protection measures to comply with this rule will be required.

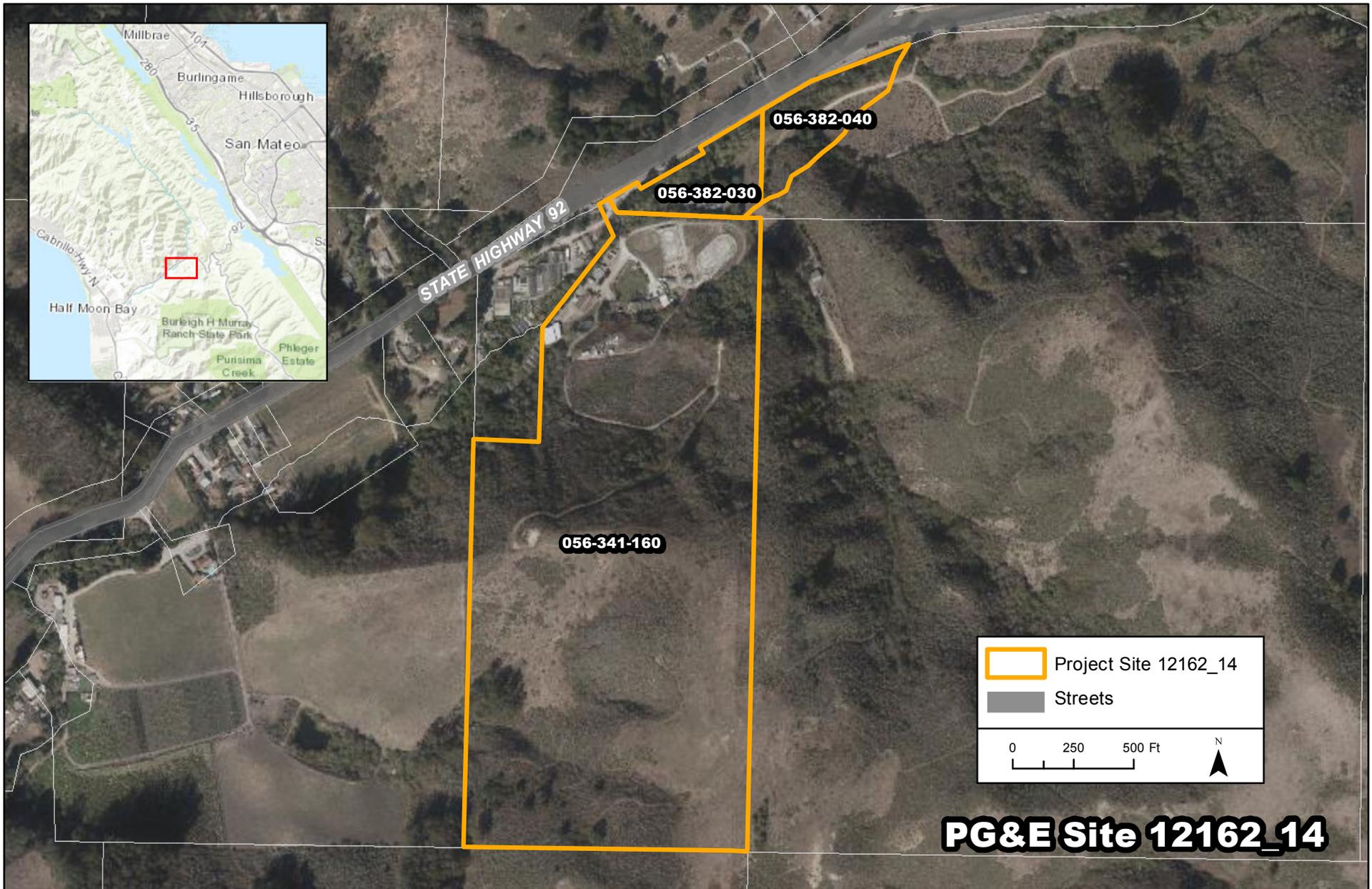
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County of San Mateo - Planning and Building Department

ATTACHMENT B



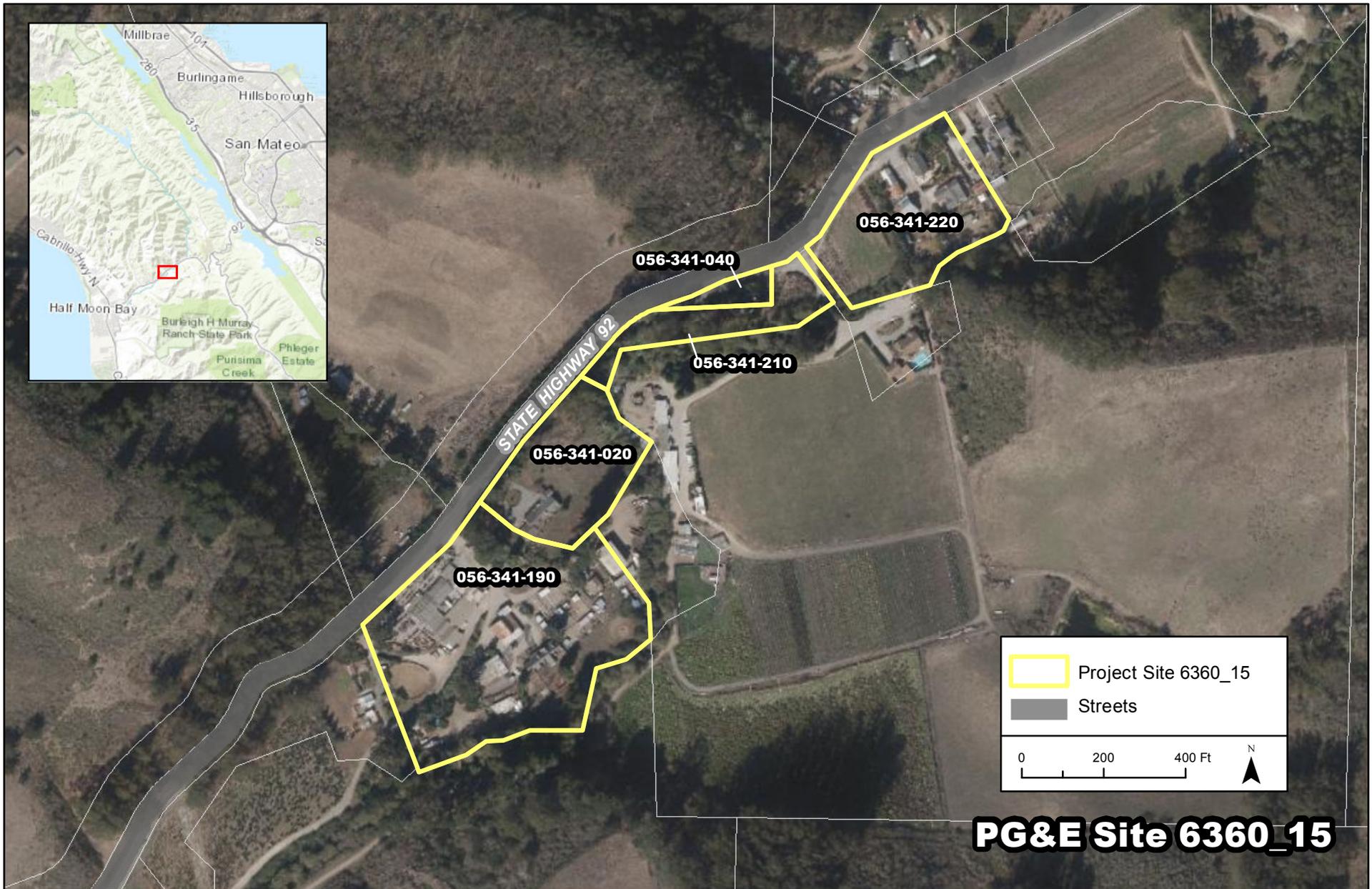


Project Site 12162_14
Streets

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N

PG&E Site 12162_14



PG&E Site 6360_15





County of San Mateo - Planning and Building Department

ATTACHMENT C



Project Description

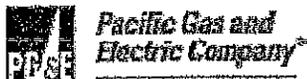
PG&E is seeking this permit to perform vegetation maintenance (e.g., removing trees and brush) within PG&E's existing rights-of-way (ROW) that contain high-pressure natural gas transmission pipelines to improve emergency access and for safety concerns. This safety work is in accordance with our Gas Pipeline 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.

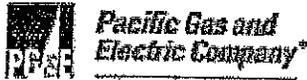
California Environmental Quality Act

~~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.

LCPL/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

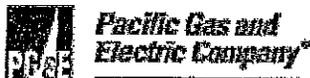
PG&E prepared cultural resources constraints reports for all projects and the protection measures can be found within **Attachment G**, Project Cultural Resources Protection Measures. The analysis uses the project description, reviews each project area for potential sensitive resources, and provides 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.



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.



County of San Mateo - Planning and Building Department

ATTACHMENT D



Vegetation Management Standard



Pipe Safety Zone

Lawns, flowers, low-profile grasses and low-growing herbaceous plants work well within the Pipe Safety Zone.

Border Zone

Small to medium shrubs with a trunk or main branch less than 8" in diameter at full maturity work well within the Border Zone. Diameter is measured 4.5 feet above the ground.

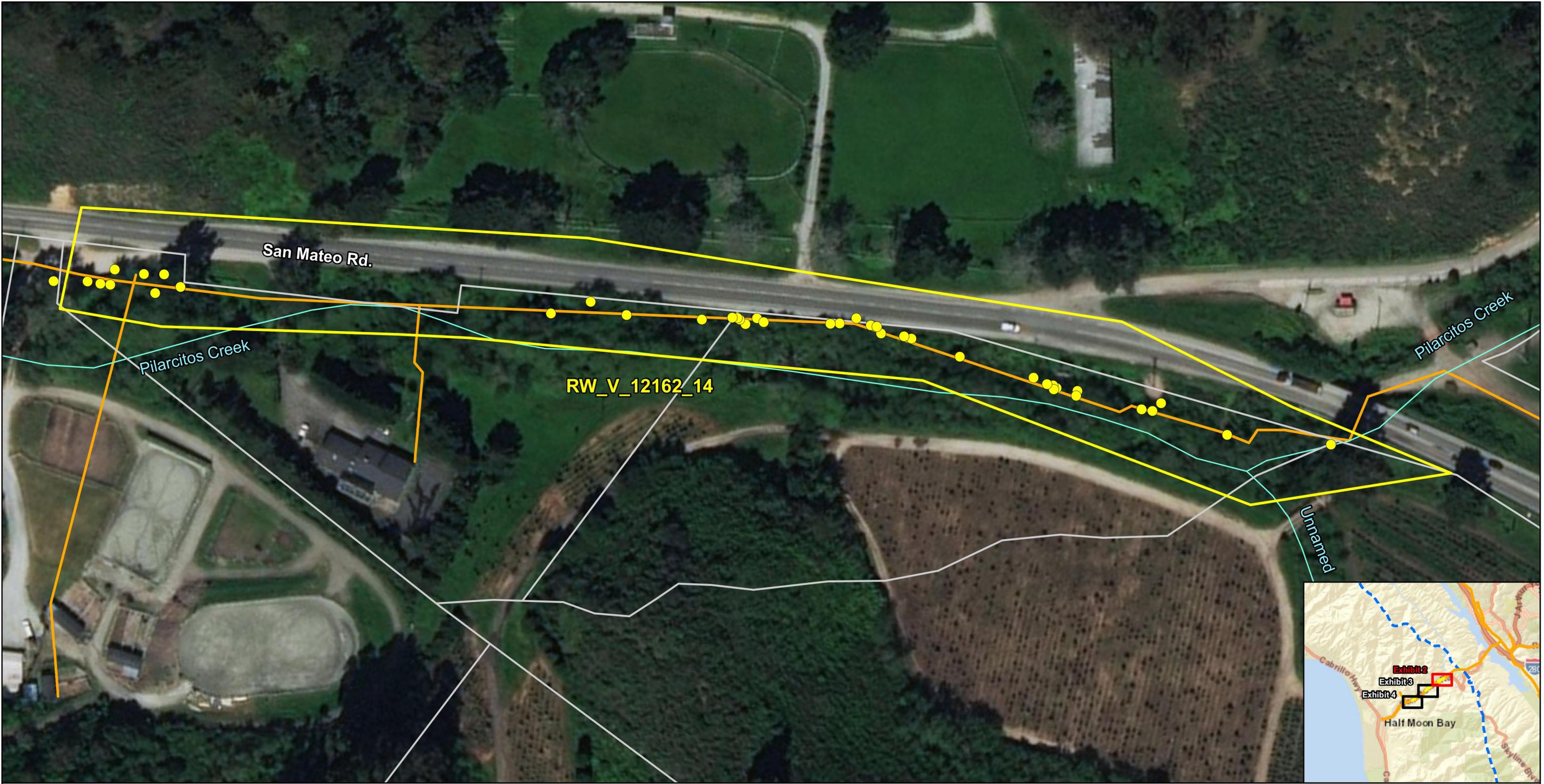
Outer Zone

Large shrubs and small trees with a trunk or main branch less than 36" in diameter at full maturity work well within the Outer Zone. Diameter is measured 4.5 feet above the ground.



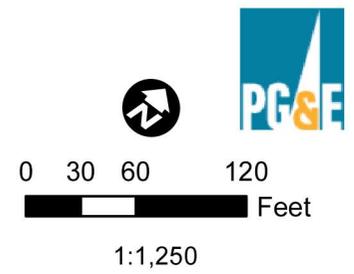
County of San Mateo - Planning and Building Department

ATTACHMENT E



- 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: 08/13/2018

Tree-by-Tree Review Results

Location Number	Veg. Type	Species	DBH (in)	Units	APN	Risk
RW_V_12162_14	Tree	Madrone	6	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	1	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	1	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	4	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	1	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	2	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	10	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	12	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	16	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	14	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	3	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	7	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Pine, Aleppo	16	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	2	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	4	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	2	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	4	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	5	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	3	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	3	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	3	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	1	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	4	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	5	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	3	1	Caltrans ROW; adj to APN 056-382-040	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	7	1	Caltrans ROW; adj to APN 056-382-030	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	9	1	Caltrans ROW; adj to APN 056-382-030	Unacceptable Risk
RW_V_12162_14	Tree	Madrone	12	1	Caltrans ROW; adj to APN 056-382-030	Unacceptable Risk
RW_V_12162_14	Tree	Buckeye	4	1	Caltrans ROW; adj to APN 056-382-030	Unacceptable Risk
RW_V_12162_14	Tree	Elm	13	1	Caltrans ROW; adj to APN 056-382-030	Unacceptable Risk
RW_V_12162_14	Tree	Pine, Aleppo	46	1	Caltrans ROW; adj to APN 056-382-030	Unacceptable Risk
RW_V_12162_14	Tree	Pine, Ponderosa	60	1	056-382-030	Unacceptable Risk
RW_V_12162_14	Brush	Brush (misc)	0	15	056-382-030	N/A
RW_V_12162_14	Tree	Ash, Western Mountain	3	1	056-382-030	Manageable Risk
RW_V_12162_14	Tree	Pine, Ponderosa	7	1	056-382-030	Manageable Risk
RW_V_12162_14	Tree	Ash, Western Mountain	5	1	056-382-030	Unacceptable Risk
RW_V_12162_14	Tree	Ash, Western Mountain	5	1	056-341-160	Unacceptable Risk
RW_V_12162_14	Tree	Cedar, Western Red	7	1	056-382-030	Manageable Risk
RW_V_12162_14	Tree	Cedar, Western Red	7	1	056-341-160	Manageable Risk

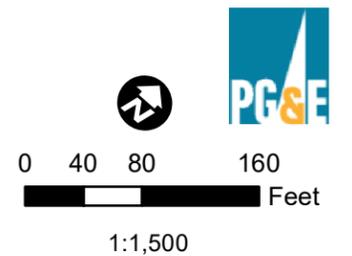
Location Number RW_V_12162_14
Veg Type Tree
Species Cedar, Western Red
DBH (in) Units 8
APN 1 056-382-030
Tree-by-Tree Review Results
 Manageable Risk

Total Brush Units = 15
 Total Trees = 39
 Total Manageable Risk Trees = 5
 Total Unacceptable Risk Trees = 34
 Total Trees 12 inches or greater = 8



- 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: 08/13/2018

Location Number Veg Type Species DBH (in) Units APN Tree-by-Tree Review Results

Location Number	Veg Type	Species	DBH (in)	Units	APN	Tree-by-Tree Review Results
RW_V_6360_15	Tree	Birch		3	1 056-341-040	Unacceptable Risk
RW_V_6360_15	Tree	Cypress, Macnab		4	1 056-341-210	Manageable Risk
RW_V_6360_15	Tree	Eucalyptus		17	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		5	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		3	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		2	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		6	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Willow		8	1 056-341-210	Manageable Risk
RW_V_6360_15	Tree	Willow		6	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		7	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Willow		3	1 056-341-040	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		7	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Brush	Brush (misc)		0	20 056-341-040	N/A
RW_V_6360_15	Tree	Redwood		1	1 056-341-040	Unacceptable Risk
RW_V_6360_15	Tree	Redwood		4	1 056-341-040	Manageable Risk
RW_V_6360_15	Tree	Cypress, Macnab		6	1 056-341-210	Manageable Risk
RW_V_6360_15	Tree	Eucalyptus		9	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		5	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		5	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Cedar, Incense		24	1 056-341-190	Manageable Risk
RW_V_6360_15	Tree	Redwood		6	1 056-341-040	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		6	1 056-341-020	Manageable Risk
RW_V_6360_15	Tree	Eucalyptus		2	1 056-341-020	Manageable Risk
RW_V_6360_15	Tree	Eucalyptus		60	1 056-341-020	Manageable Risk
RW_V_6360_15	Tree	Willow		4	1 056-341-020	Manageable Risk
RW_V_6360_15	Tree	Redwood		4	1 056-341-040	Unacceptable Risk
RW_V_6360_15	Tree	Cypress, Macnab		8	1 056-341-210	Manageable Risk
RW_V_6360_15	Tree	Willow		13	1 056-341-210	Unacceptable Risk
RW_V_6360_15	Tree	Willow		4	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		3	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		13	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		21	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		12	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		3	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Cedar, Incense		7	1 056-341-040	Manageable Risk
RW_V_6360_15	Tree	Redwood		5	1 056-341-040	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		5	1 056-341-020	Unacceptable Risk
RW_V_6360_15	Brush	Eucalyptus		1	20 056-341-020	N/A
RW_V_6360_15	Tree	Eucalyptus		27	1 056-341-020	Unacceptable Risk

Location Number Veg Type Species DBH (in) Units APN Tree-by-Tree Review Results

RW_V_6360_15	Tree	Eucalyptus		5	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		3	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		3	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Willow		11	1	056-341-190	Manageable Risk
RW_V_6360_15	Tree	Redwood		1	1	056-341-040	Unacceptable Risk
RW_V_6360_15	Tree	Redwood		1	1	056-341-040	Manageable Risk
RW_V_6360_15	Tree	Redwood		2	1	056-341-040	Manageable Risk
RW_V_6360_15	Tree	Cypress, Macnab		10	1	056-341-210	Manageable Risk
RW_V_6360_15	Brush	Brush (misc)		0	20	056-341-020	N/A
RW_V_6360_15	Tree	Redwood		4	1	056-341-040	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		13	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		10	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		7	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Willow		3	1	056-341-020	Manageable Risk
RW_V_6360_15	Tree	Willow		2	1	056-341-190	Manageable Risk
RW_V_6360_15	Tree	Pine, Ponderosa		28	1	056-341-190	Unacceptable Risk
RW_V_6360_15	Tree	Cedar, Incense		24	1	056-341-220	Manageable Risk
RW_V_6360_15	Tree	Poplar		8	1	056-341-040	Manageable Risk
RW_V_6360_15	Tree	Willow		4	1	056-341-040	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		20	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		17	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		10	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Spruce, Blue		35	1	056-341-020	Manageable Risk
RW_V_6360_15	Tree	Willow		8	1	056-341-190	Manageable Risk
RW_V_6360_15	Tree	Pine, Ponderosa		31	1	056-341-190	Unacceptable Risk
RW_V_6360_15	Tree	Redwood		3	1	056-341-040	Manageable Risk
RW_V_6360_15	Tree	Eucalyptus		9	1	056-341-020	Unacceptable Risk
RW_V_6360_15	Tree	Eucalyptus		6	1	056-341-020	Manageable Risk
RW_V_6360_15	Tree	Spruce, Blue		34	1	056-341-020	Manageable Risk

Total Brush Units = 60

Total Trees = 65

Total Manageable Risk Trees = 24

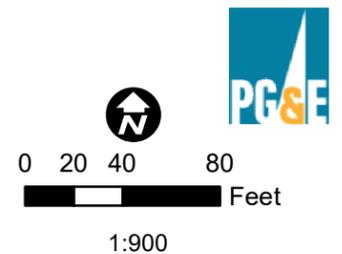
Total Unacceptable Risk Trees = 41

Total Trees 12 inches or greater = 16



- 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: 08/13/2018

Location Number	Veg. Type	Species	DBH (in)	Units	APN	Tree-by-Tree Review Results
RW_V_6348_15	Brush	Brush (misc)		0	20 056-331-020	N/A
RW_V_6348_15	Brush	Toyon		6	1 056-331-110	N/A
RW_V_6348_15	Brush	Brush (misc)		0	20 056-331-020	N/A
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Unacceptable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Unacceptable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Unacceptable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Unacceptable Risk
RW_V_6348_15	Tree	Poplar		2	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Unacceptable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Unacceptable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Unacceptable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Unacceptable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Unacceptable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk
RW_V_6348_15	Tree	Poplar		1	1 056-331-110	Manageable Risk

Total Brush Units = 41

Total Trees = 20

Total Manageable Risk Trees = 11

Total Unacceptable Risk Trees = 9

Total Trees 12 inches or greater = 0



County of San Mateo - Planning and Building Department

ATTACHMENT F



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>
<i>Name of Preparer(s):</i> Belinda Espino (Stantec Biologist) – See qualifications at the end of this document	
<i>PG&E L&EM Contact:</i> 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, Macna; 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"/> Annual <input type="checkbox"/> Perennial	<input type="checkbox"/> Coastal Scrub	<input type="checkbox"/> Agricultural/Pasture	<input type="checkbox"/> Ornamental
<input type="checkbox"/> Mixed Hardwood Forest	<input checked="" type="checkbox"/> Riparian	<input type="checkbox"/> Oak Woodland	<input checked="" type="checkbox"/> Ruderal
<input type="checkbox"/> Mixed Conifer/Redwood	<input type="checkbox"/> Freshwater Wetland	<input type="checkbox"/> Eucalyptus	<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
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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>Hesperolimon 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



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>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 -- 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 -- 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 -- 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 -- 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> 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> 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 CNDDDB polygon in which the project area falls within and habitat is present. 			
Nesting Birds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 SFDFW 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 SFDFW 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. 	

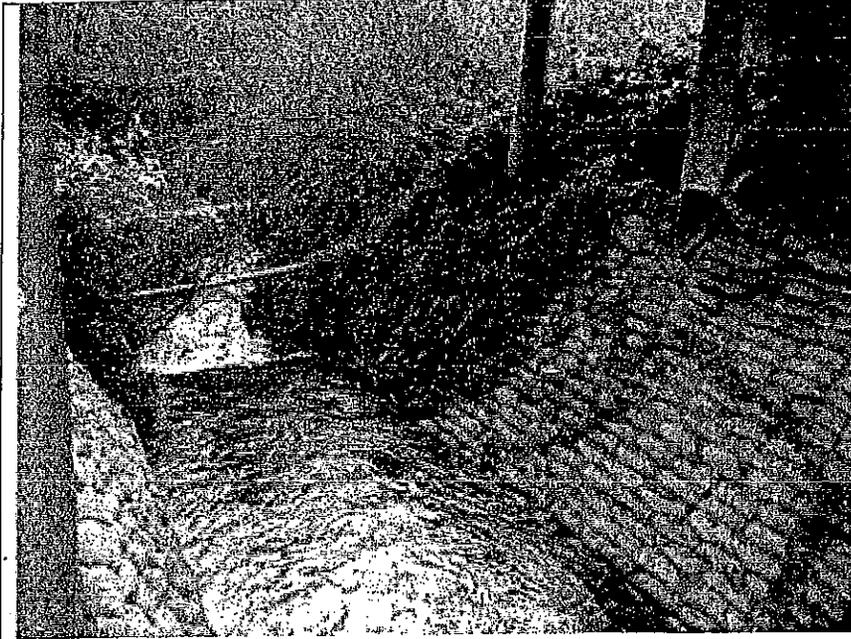


<i>Project Name:</i> RW-V-12162-14, 6348, 6360-15	<i>Date of Preparation:</i> 8/4/2017
<i>Project Location:</i> San Mateo County, CA	<i>PG&E Order Number:</i>
<ul style="list-style-type: none"> o No significant chance of rainfall in the weather forecast for the proposed work window. A significant chance 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"> o If possible, no small mammal burrows shall be included in the work areas and/or off-road access routes. o 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. o 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"> o Work shall be performed with hand crews only. o Access to the work areas shall be by foot only. o No heavy equipment (e.g., access vehicle, truck-towed chipper) shall occur or operate within 25 feet. o No mastication within the bed, bank, or channel shall occur. o 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 feet wide and 3 feet deep.



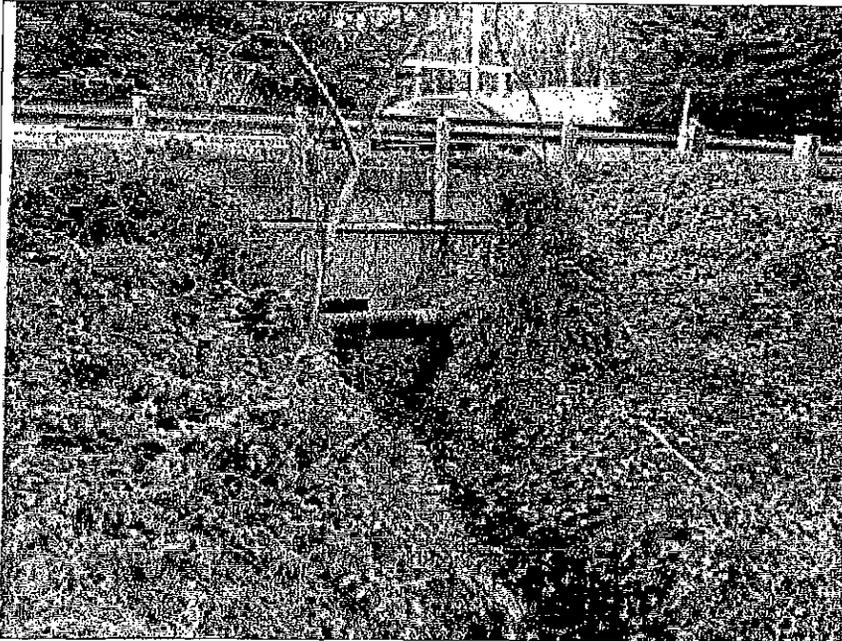
Photograph 6

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.



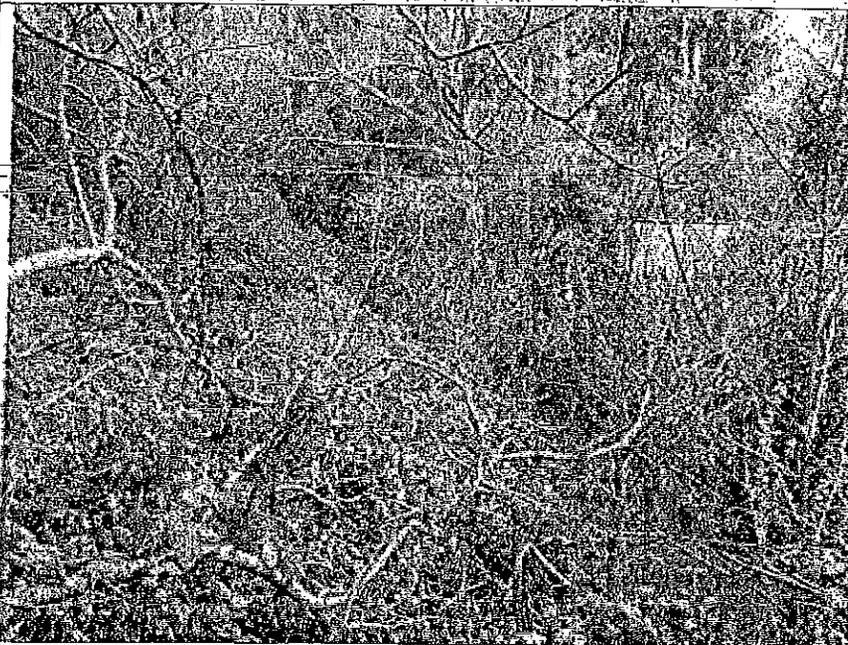
Photograph 7

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.



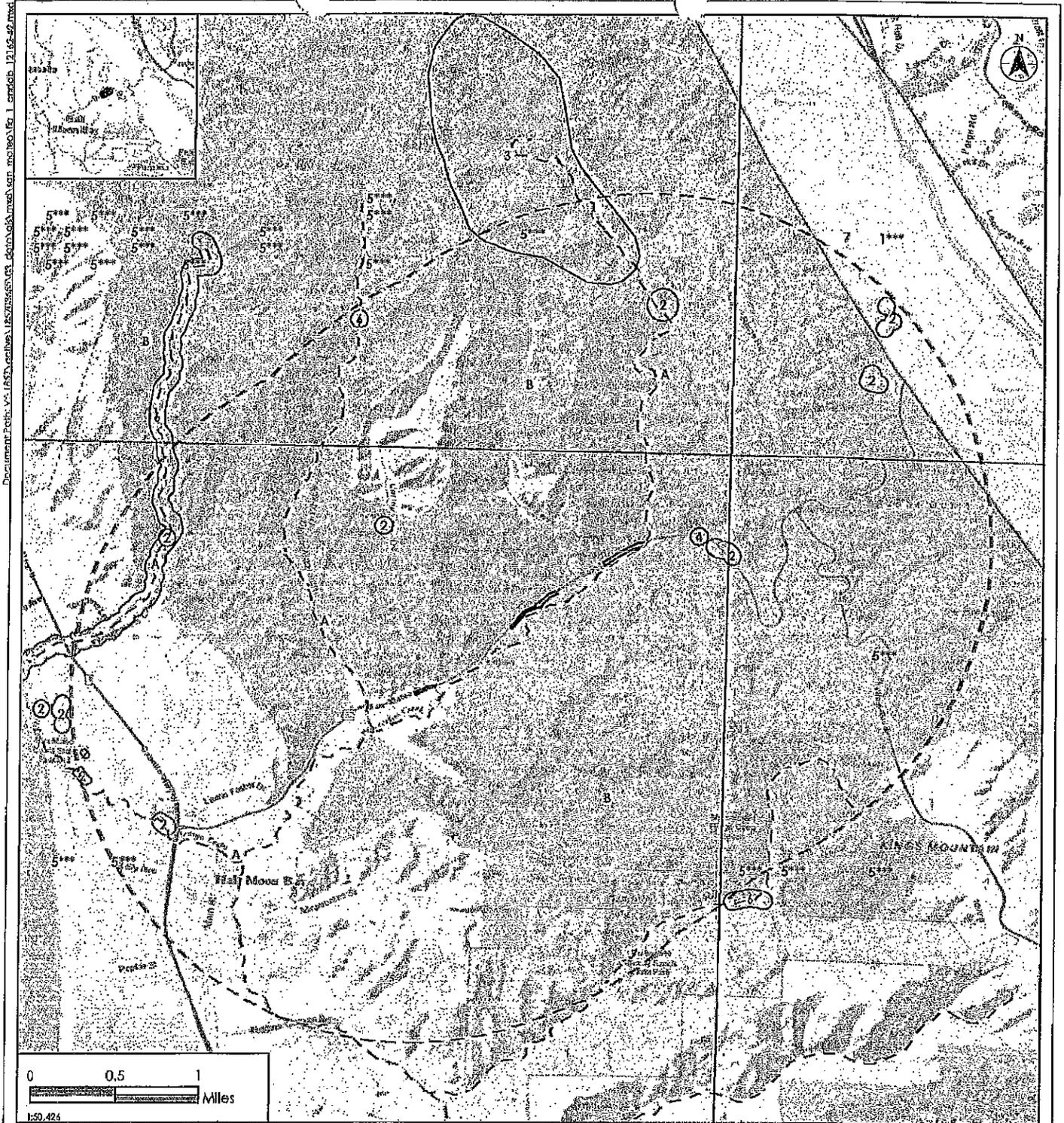
Photograph 9

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.



Legend Project Site Two Mile Buffer CNDDDB Wildlife Occurrences*		CNDDDB Plant Occurrences* Critical Habitat (polyline) Critical Habitat (polygon)		CNDDDB Wildlife Occurrences* 1*** American peregrine falcon 2. California red-legged frog 3. marbled murrelet 4. San Francisco dusky-footed woodrat 5*** San Francisco gartersnake 6. steelhead - central California coast DPS	CNDDDB Plant Occurrences* 7. white-rayed pontochaeta Critical Habitat** Wildlife Species A. Steelhead (polyline) B. California red-legged frog (polygon) Plant Species none.
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* California Dept. of Fish and Wildlife, California Natural Diversity Database (CNDDDB), August 2017
 ** U.S. Fish & Wildlife Service (USFWS) Critical Habitat Data, March 2017.
 *** This occurrence contains the entire USGS quadrangle and extends beyond the extent of the map.

Pacific Gas and Electric Company
 Community Pipeline Safety Initiative

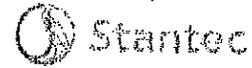
Disclaimer: Stantec assumes no responsibility for data supplied in electronic form. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.
 Prepared by: K Johnson 8/09/2017

RW-V-12162-14, 6348, 6360-15
 Figure 1: CNDDDB and Critical Habitat Map



Belinda Espino

Biologist



Belinda has twelve years of professional experience in the environmental field with a focus in natural resources and wildlife biology. With Stantec, she is responsible for performing a variety of biological surveys and biological assessments in support of projects associated with energy and development in diverse locations throughout California. These studies have included wildlife surveys, biological and habitat assessments, sensitive species surveys and assessments, and environmental compliance. In addition to a variety of field studies, Belinda also plays a key role in the preparation, writing, and reviewing of various documents including CEQA, RWBE, and proposals for various projects. She has conducted various studies and surveys in many regions throughout California including southern California, San Francisco Bay Area, Central Valley, and Sierra Nevada alpine habitats.

EDUCATION

BS, Biology (Ecology and Evolutionary Biology), University of California, Santa Cruz, 2005

Wildlife Rehabilitation Conference, California Council for Wildlife Rehabilitation, Yosemite, California, 2010

CERTIFICATIONS & TRAINING

Soft Marsh Harvest Mouse Symposium, The Wildlife Society - Shasta Chapter, UC Davis, 2017

MEMBERSHIPS

Member, The Wildlife Society
Member, Sequoia Audubon Society
Member, Santa Clara Valley Audubon Society

Amphibians of the San Francisco Bay Area Workshop, Laguna de Santa Rosa Foundation, California, 2016

PROJECT EXPERIENCE

CNDDB/BCS Class, Department of Fish and Wildlife, Sacramento, California, 2015

Baseline Biological Assessments, Multiple Projects, California (Project Biologist)
Belinda conducted desktop analyses, baseline biological field surveys, sensitive species habitat assessments, and wrote the biological resources section of the Project's CEQA IS/EIS.

Rare Pond Species Survey Techniques Workshop, Laguna de Santa Rosa Foundation, California, 2014

PG&E Vegetation Management, Distribution*, Multiple Projects, California (Project Biologist)
Belinda supervised, managed and conducted nesting bird field surveys throughout northern California in support of PG&E's vegetation management efforts. She coordinated the field work, and communicated with the client, contractors and private property owners to conduct the work in a safe and timely manner. Belinda also completed nesting bird survey logs and nest reports. Belinda also conducted surveys and compliance monitoring for nesting birds, California tiger salamander and California red-legged frog in support of vegetation management in the Bay Area.

•California red-legged frog evening spotlight survey (2 hours)

- 12 CRF adults observed
• 4 CRF adults handled

•California tiger salamander larval dipnet survey (2 hours)

- 223 CIS larvae observed
• 15 CIS larvae handled

•Western pond turtle trap demarcation (3 hours)

- 3 WPT juveniles observed
• 1 WPT juvenile handled
• 7 WPT observed
• 2 WPT handled

All handling experience was recorded with signed acknowledgment by the permitted biologist, Jeff Alvarez

Michigan-Belidge Stations Chevron Pipe Line (CPL) Biological Monitoring Project, Kern County, California (Project Biologist)

Western Pond Turtle Workshop, Elham Slough Coastal Training Program, Ukiahville, California, 2013



Belinda Espino

Biologic Resources

Belinda performed biological surveys for the Midway to Redding Station for Chevron Pipe Line Company in Kern County, California. She conducted protocol-level field surveys for the federally endangered Blunt-nosed Leopard Lizard, that also included surveying for Burrowing Owl, San Joaquin Kit Fox and Giant Kangaroo Rat.

Chevron Pipe Line (CPL) KIM Repair Projects, Kern County, California (Project Biologist)

Belinda performed biological assessments for multiple pipeline repair projects for the Chevron Pipe Line Company in Kern County and San Joaquin County. She assessed the habitat and possible presence of any threatened or endangered species including Burrowing Owl, Giant Kangaroo Rat, Blunt-nosed Leopard Lizard, and San Joaquin Kit Fox, and provided biological monitoring during testing procedures and pipeline repair activities.

AT&T Fiber Optic Cable Project, Highway 9, Boulder Creek to San Jose, Santa Cruz/Santa Clara County, California

(Project Biologist)

Belinda performed biological assessments for the AT&T Fiber Optic Cable Project located along Highway 9 in the Santa Cruz Mountains in Santa Clara and Santa Cruz Counties. Botanical and wildlife surveys were conducted in areas of future ground disturbance. She assessed the habitat and possible presence of any threatened or endangered species such as Western Pond Turtle, California Red-legged Frog, and California Tiger Salamander and prepared post field spreadsheets with field data as well as a biological assessment report.

Pyramid Lake Oil Spill, Calistoga, California (Site Health and Safety Officer/Biologist)

Belinda performed several duties over the course of clean-up and restoration efforts for an oil spill which occurred in the Angeles National Forest near Pyramid Lake in Calistoga, California. She performed Site Health and Safety for overseeing the crews during the backspacing restoration phase of the project. Belinda also assisted in data collection from tamarisk seedlings, saplings, and resprouts growing from treated stumps for determining the success of previous tamarisk removal activities in the area. On another phase of the project, Belinda also monitored the health and safety of a 25-person crew during excavation of impacted materials and helicopter operations. Helicopter operations consisted of first removing impacted soils from a canyon, and then introducing boulders into the canyon, as part of the restoration effort.

Occidental Biological Escorting During Oil Rig Repairs, Kern County, California (Biologist)

Belinda guided construction vehicles through a BLM preserve while drill rig repairs were being made to an existing oil rig. She monitored the area for threatened and endangered species and conducted biological surveys. Burrowing Owl, Giant Kangaroo Rat, and Blunt-nosed Leopard Lizard were especially of concern.

Line 2000/Black Plastic Horizontal Directional Drill Project, Calistoga, California (Biologist/Botanist)

Ms. Espino performed post construction habitat restoration biological assessments along Plains All American Pipeline L.P.'s Line 2000 pipeline right-of-way and areas of future ground disturbance. Botanical and wildlife surveys were conducted along with assessment of the habitat.

United Technologies Corporation - Pratt & Whitney Rocketdyne (UTC-FWR) San Jose Facility, Santa Clara County, California (Biologist/Botanist)

Ms. Espino performed biological assessments for the UTC-FWR San Jose Facility Closure Program. Botanical and wildlife surveys were conducted in areas of future ground disturbance. She assessed the habitat and possible presence of any threatened or endangered species and prepared post field spreadsheets with field data as well as a biological assessment report.



County of San Mateo - Planning and Building Department

ATTACHMENT G



Pacific Gas and Electric Company
Community Pipeline Safety Initiative
8111 Bollinger Canyon Rd., 3rd Floor
San Ramon, CA 94583

May 7, 2018

John Powell
11911 San Mateo Rd
Half Moon Bay, CA 94019

Re: 11911 San Mateo Rd, Half Moon Bay CA (San Mateo rural)
Action Plan for Vegetation Removal
PG&E Project: RW_V_6360_15
APN #056-341-020
Revised from Action Plan previously signed December 14, 2016

Thank you for meeting with our representatives recently 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 these items.

PG&E requests removal of the following items:

1. Vegetation within 5' of pipeline (please see attached roster)

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

1. Remove listed vegetation on attached inventory
2. Incentive – remove twenty-nine (29) unacceptable risk trees – \$10,250 (from previous action plan)
3. Incentive – install 29 trees (Species and location TBD) – according to list provided by Restoration

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 Sonoma 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.

PG&E will contact John Powell five (5) days prior by telephone (650) 919-4497

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

- A. Provide 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. 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 PG&E has 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 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. 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 countersign 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,



Eden Lee
Land Consultant, Community Pipeline Safety Initiative
916-201-1120

ACKNOWLEDGED AND AGREED:

By: John Powell
Name: _____

Date: 5/9/18

By: _____
Name: _____

Date: _____

PG&E Land Rep: Stephen M. Hughes
Stephen Hughes
Manager, Community Pipeline Safety Initiative
Pacific Gas and Electric Company

Date: 5/21/18



Community Pipeline Safety Initiative
Vegetation Check List

**For Internal use only.*

PROJECT/ADDRESS: RW_V_6360_15 11881 San Mateo Rd, Half Moon Bay

NOTIFY FIRST: San Mateo rural -

Contact name/number: John Powell - 650-919-4417

LAND AGENT: Eeden Lee 916-201-1120

VEGETATION REMOVAL

Veg to be removed: Tree Brush unit and/or other

Leave Wood-
Location: _____
Size/species if specified: _____

Haul Wood

Leave Chips-
Location: _____
**Chips vary in size and composition and will include wood and leaf material from a variety of trees.*

Leave stump-
 As close to ground as safely possible
 Other specified height: _____

No Herbicide
**Herbicide is applied directly to the stump of a re-sprouting species tree that has been removed.*

Stump Grinding: _____

ADDITIONAL INFORMATION

Incentive: N/A

Restoration Monetary Split Restoration/Monetary

Other Instructions:
Revised AP for Coastal Commission parameters for replacement trees

Reset Form



RESTORATION REQUEST FORM

DATE REQUESTED: 5/21/2018 REQUESTOR: Land Agent Eeden Lee 916-201-1120

COMPLETION DATE: _____ LAND CONSULTANT: Chris Pachan

PROJECT RW_V_#: _____ PROPERTY LOCATION: RW_V_6360_16 11881 San Mateo Rd, Half Moon Bay

PM# 3017757-CITY FRANCHISE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PM# 3016797-PRIVATE SETTLEMENT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	BOTH FRANCHISE/PRIVATE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
---	---	---

TYPE OF RESTORATION

Tree/Plant: Drop Install - Phone Consult One-Pager Site Walk Landscape EST Review
 Restoration Plan previously created by: _____

INSTRUCTIONS:

Replacement trees to be installs at owner's direction - contact owners for species 1:1 replacement

SIZE	COUNT	PLANT NAME, CULTIVAR, and/or COLOR	NURSERY NAME	INVOICE #

VEGETATION TEAM

RESTORATION COORDINATOR: _____

TRACKER UPDATED - YES

RC NOTES: _____



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

May 18, 2018

Vincent James Cozzolino
11881 San Mateo Rd
Half Moon Bay, CA 94019

Re: 12294 San Mateo Rd; 12011 San Mateo Rd; 12001 San Mateo Rd, Half Moon Bay CA (San Mateo rural)
Action Plan for Vegetation Removal
PG&E Project: RW_V_6360_15
APN #056-341-020
Revised from Action Plan previously signed April 5, 2016

Thank you for meeting with our representatives recently 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 these items.

PG&E requests removal of the following items:

1. From Previous Action Plan -- Remove all agreed upon vegetation from PA_6358 and PA_6359
2. Change from Previous Action Plan -- ONLY remove all UNACCEPTABLE Risk vegetation from PA_6348 and PA_6360

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

1. Remove listed vegetation on attached inventory
2. Incentive -- No Monetary Change from Previous Action Plan
3. Incentive -- Install 12 trees (Native Species and Location TBD) -- according to list provided by Restoration
4. Incentive -- Install vines into Trellis in place of Poplars removed (species from Restoration)

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 Sonoma 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.

PG&E will contact John Cozzolino five (5) days prior by telephone 650-743-2939.

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

- A. Provide 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. 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.

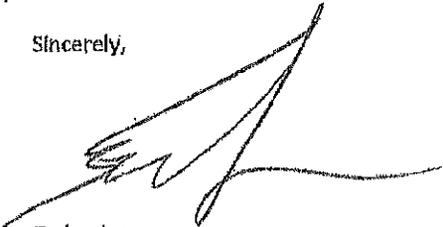
After PG&E has completed the work, we will meet with you to review the improvements and confirm in writing that the tasks identified in this Action Plan have been completed satisfactorily. After this review, you will be responsible for the care and maintenance of any replacement vegetation that has been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

This Action Plan 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. 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 countersign 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,



Eeden Lee
Land Consultant, Community Pipeline Safety Initiative
916-201-1120

ACKNOWLEDGED AND AGREED:

By: John Cozzolino
Name: JOHN COZZOLINO

Date: 5-18-18

By: _____
Name: _____

Date: _____

PG&E Land Rep: Stephen M. Hughes
Stephen Hughes
Manager, Community Pipeline Safety Initiative
Pacific Gas and Electric Company

Date: 5/21/18

OBJECT ID	PROJECT ID	VEGETATION	SPECIES	DBH	HEIGHT	SHUM	DOCUMENT	LOCATION	OWNER	COVER	RISK
486	RM V 6359 15	LM43 200408	Pine, Pondosa	9	24	84	0	San Mateo County (rural)	VINCENT J COZZOLINO	71.8875	Manageable Risk
8377	RM V 6359 15	LM43 200412	Tree	9	72	700	0	San Mateo County (rural)	VINCENT JAMES COZZOLINO	75.8875	Unacceptable Risk
8378	RM V 6359 15	LM43 200419	Eucalyptus	10	68	400	0	San Mateo County (rural)	VINCENT JAMES COZZOLINO	75.8875	Manageable Risk
8379	RM V 6359 15	LM43 200415	Eucalyptus	13	27	80	0	San Mateo County (rural)	VINCENT JAMES COZZOLINO	80.8875	Manageable Risk
8388	RM V 6359 15	LM43 200407	Privei	6	16	20	0	San Mateo County (rural)	VINCENT J COZZOLINO	84.8875	Manageable Risk
10593	RM V 6359 15	LM43 200414	Eucalyptus	14	36	70	0	San Mateo County (rural)	VINCENT J COZZOLINO	75.8875	Manageable Risk
10618	RM V 6359 15	LM43 200420	Eucalyptus	14	33	67	0	San Mateo County (rural)	VINCENT J COZZOLINO	89.8875	Manageable Risk
15121	RM V 6359 15	LM43 200405	Privei	7	7	22	0	San Mateo County (rural)	VINCENT J COZZOLINO	94.8875	Manageable Risk
15734	RM V 6359 15	LM43 200408	Brush	4	0	10	10 units of	San Mateo County (rural)	VINCENT JAMES COZZOLINO	N/A	N/A
15735	RM V 6359 15	LM43 200411	Willow	0	5	19	0	San Mateo County (rural)	VINCENT JAMES COZZOLINO	33.8875	Unacceptable Risk
15738	RM V 6359 15	LM43 200416	Eucalyptus	12	78	80	0	San Mateo County (rural)	VINCENT JAMES COZZOLINO	85.8875	Manageable Risk
16268	RM V 6359 15	LM43 200404	Pine, Pondosa	7	12	43	0	San Mateo County (rural)	VINCENT JAMES COZZOLINO	56.8875	Manageable Risk
16291	RM V 6359 15	LM43 200405	Cherry	6	2	10	0	San Mateo County (rural)	VINCENT J COZZOLINO	54.8875	Unacceptable Risk
16291	RM V 6359 15	LM43 200410	Pine, Pondosa	3	45	85	0	San Mateo County (rural)	VINCENT JAMES COZZOLINO	43.8875	Unacceptable Risk
16292	RM V 6359 15	LM43 200414	Eucalyptus	7	80	87	0	San Mateo County (rural)	VINCENT JAMES COZZOLINO	43.8875	Manageable Risk
17988	RM V 6359 15	LM43 200423	Eucalyptus	14	25	84	0	San Mateo County (rural)	VINCENT J COZZOLINO	75.8875	Manageable Risk
17989	RM V 6359 15	LM43 200426	Eucalyptus	12	17	57	0	San Mateo County (rural)	VINCENT J COZZOLINO	75.8875	Manageable Risk
17990	RM V 6359 15	LM43 200421	Eucalyptus	10	39	67	0	San Mateo County (rural)	VINCENT J COZZOLINO	75.8875	Manageable Risk
17991	RM V 6359 15	LM43 200390	Willow	14	54	73	0	San Mateo County (rural)	VINCENT J COZZOLINO	75.8875	Manageable Risk
14127	RM V 6359 15	LM43 200401	Pine, Pondosa	12	13	17	0	San Mateo County (rural)	VINCENT J COZZOLINO	57.8875	Unacceptable Risk
15188	RM V 6348 15	ID000384	Poplar	15	23	90	0	San Mateo County (rural)	VINCENT J COZZOLINO	52.8875	Unacceptable Risk
15189	RM V 6348 15	ID000385	Poplar	15	1	8	0	San Mateo County (rural)	VINCENT J COZZOLINO	45.8875	Unacceptable Risk
15191	RM V 6348 15	ID000387	Poplar	15	1	8	0	San Mateo County (rural)	VINCENT J COZZOLINO	45.8875	Unacceptable Risk
15192	RM V 6348 15	ID000388	Poplar	15	1	8	0	San Mateo County (rural)	VINCENT J COZZOLINO	45.8875	Unacceptable Risk
15209	RM V 6348 15	ID000393	Poplar	3	1	10	0	San Mateo County (rural)	VINCENT J COZZOLINO	45.8875	Unacceptable Risk
15210	RM V 6348 15	ID000394	Poplar	5	1	10	0	San Mateo County (rural)	VINCENT J COZZOLINO	45.8875	Unacceptable Risk
15251	RM V 6348 15	ID000390	Poplar	5	1	10	0	San Mateo County (rural)	VINCENT J COZZOLINO	45.8875	Unacceptable Risk
15252	RM V 6348 15	ID000391	Poplar	4	1	10	0	San Mateo County (rural)	VINCENT J COZZOLINO	45.8875	Unacceptable Risk
15253	RM V 6348 15	ID000392	Poplar	3	1	7	0	San Mateo County (rural)	VINCENT J COZZOLINO	45.8875	Unacceptable Risk
15282	RM V 6350 15	LM43 200402	Pine, Pondosa	13	31	87	0	San Mateo County (rural)	VINCENT J COZZOLINO	52.8875	Unacceptable Risk

RWV-6348 and 6360

MJ McCabe, Joshua <jj1z@pge.com>
Wed 4/18, 3:30 PM
Lee, Eeden <E2L8@pge.com> ✘

☞ Reply all | ▼

Hey Eeden,

So I went ahead and included the plants from Powell in this list. I was thinking that many of these, especially the ones listed in the "Tree" section should be 15 gallon plants, and will cost \$50 to \$60 each. The plants in the Shrub/small tree section could be purchased in either 1 gallon, 5 gallon, or 15 gallon sizes. The smaller sizes would be a lot cheaper. Then the plants in the perennial section can be either 1 gallon or 5 gallon plants, and shouldn't be very expensive either (\$5 to \$15 each).

Tree

Coastal Redwood (*Sequoia sempervirens*)(10)
Monterey Pine (*Pinus Radiata*) (4)
Gooddings Willow (*Salix gooddingii*) (6)
Arroyo Willow (*Salix lasiolepis*)(6)
Coastal Live Oak (*Quercus Agrifolia*)(6) ✓

Small tree/shrub

Toyon (*Heteromeles arbutifolia*) (10)
Ceonothus (14)
Manzanita (*Arctostaphylos*) (14)
Coffee Berry (*Rhamnus Californica*) (10)
Flannel Bush (*Fremonto Dendron*) (10)
Flowering Currant (*Ribes sanguinum*) (8)
Honey Myrtle (*Melaleuca nesophilla*) (8) ✓
California Buckeye (*Aemsculus Californica*) (12)

Perennial

Achillea (Yarrow) (15)
Echium candicans (tower of jewels) (5)
Penstemon (15)
Salvia clevelandii (12)
Origanum (oregano) (8)
Rosemarinus officinalis (8)
Lupinus sparsifolius and arboreus (15)
Artemesia douglasiana (12)

Let me know what you think. I am happy to make changes or expand on this list if you think it could be helpful in any way.



Community Pipeline Safety Initiative
Vegetation Check List

**For internal use only.*

PROJECT/ADDRESS: RW_VC_4011_15, RW_V_6348_15, 6356_15, 6359_15, 6360

NOTIFY FIRST: 3 Days

Contact name/number: John Cozzolino / (650) 743-2934

LAND AGENT: Diego Cruz / (659) 765-1481

VEGETATION REMOVAL

Veg to be removed: 31 Tree ___ Brush unit ___ and/or other _____

Leave Wood-
Location: _____
Size/species if specified: _____

Haul Wood

Leave Chips-
Location: _____
*Chips vary in size and composition and will include wood and leaf material from a variety of trees.

Leave stump-
 As close to ground as safely possible
 Other specified height: _____

No Herbicide
*Herbicide is applied directly to the stump of a re-sprouting species tree that has been removed.

Stump Grinding: _____

ADDITIONAL INFORMATION

Incentive: \$7,850.00 for veg removal and restoration next to Madonna Creek Ranch sign
 Restoration Monetary Split Restoration/Monetary

Other Instructions:
Tree replacement 1:1 restoration (Poplar trees), 10 Brush (shrub) replacement 1:1 at 12291 San Mateo Rd
Half Moon Bay. Behind Madonna Creek Ranch sign area will be the restoration. Jennifer Nicol (801) 360-
2699. locations are the following: 12291 San Mateo Rd, 12001 Hwy 92, 12011 San Mateo Rd and San
Mateo Rd.

Reset Form



RESTORATION REQUEST FORM

DATE REQUESTED: 5/21/2018 REQUESTOR: Land Agent Eden Lee 916-201-1120

COMPLETION DATE: _____ LAND CONSULTANT: Chris Pachan

PROJECT RW_V #: _____ PROPERTY LOCATION: RW_V_6380_15_1168 San Mateo Rd, Half Moon Bay

PM# 3017757-CITY FRANCHISE
 YES NO

PM# 3016797-PRIVATE SETTLEMENT
 YES NO

BOTH FRANCHISE/PRIVATE
 YES NO

TYPE OF RESTORATION

Tree/Plant: Drop Install - Phone Consult One-Pager Site Walk Landscape EST Review
 Restoration Plan previously created by: _____

INSTRUCTIONS:

Replacement trees to be installs at owner's direction - contact owners for species replacement 12. Placed @ owners direction

SIZE	COUNT	PLANT NAME, CULTIVAR, and/or COLOR	NURSERY NAME	INVOICE #

VEGETATION TEAM

RESTORATION COORDINATOR: _____

TRACKER UPDATED - YES

RC NOTES:



Community Pipeline Safety Initiative Vegetation Check List

**For Internal use only.*

PROJECT/ADDRESS: RW_V_6360_15 11911 San Mateo Rd, Half Moon Bay

NOTIFY FIRST: San Mateo rural -

Contact name/number: John Corralino

LAND AGENT: Eeden Lee 916-201-1120

VEGETATION REMOVAL

Veg to be removed: Tree Brush unit and/or other

Leave Wood-
Location: _____
Size/species if specified: _____

Haul Wood

Leave Chips-
Location: _____
**Chips vary in size and composition and will include wood and leaf material from a variety of trees.*

Leave stump-
 As close to ground as safely possible
 Other specified height: _____

No Herbicide
**Herbicide is applied directly to the stump of a re-sprouting species tree that has been removed.*

Stump Grinding: _____

ADDITIONAL INFORMATION

Incentive: N/A

Restoration Monetary Split Restoration/Monetary

Other Instructions:
Revised AP for Coastal Commission parameters for replacement trees

Reset Form



County of San Mateo - Planning and Building Department

ATTACHMENT H

PROJECT CULTURAL RESOURCES REVIEW AND PROTECTION MEASURES

All projects shall implement the following protection measures:

Inadvertent Discovery Protocol
<p>If any cultural resources are located during project activities, Best Management Practice 25 (Environmental Services Procedure P-002) should be implemented, which includes stopping all work in the vicinity of the discovery and immediately notifying a PG&E Cultural Resources Specialist.</p> <p>Archaeological and historic-period resources in the region may include:</p> <ul style="list-style-type: none">▪ Archeological materials: flaked stone tools (projectile point, biface, scraper, etc.) and debitage (flakes) made of chert, obsidian, etc., groundstone milling tools and fragments (mortar, pestle, handstone, millstone, etc.), faunal bones, fire-affected rock, dark middens, housepit depressions and human interments.▪ Historic-era resources: may include, but are not limited to, small cemeteries or burial plots, cut (square) nails, containers or miscellaneous hardware, glass fragments, cans with soldered seams or tops, ceramic or stoneware objects or fragments, milled or split lumber, earthworks, feature or structure remains and trash dumps.
Human Remains Protocol
<p>Section 7050.5 of the California Health and Safety Code (CHSC) states that it is a misdemeanor to knowingly disturb a human burial. In keeping with the provisions provided in 7050.5 CHSC and Public Resource Code 5097.98, if human remains are encountered (or are suspected) during any project-related activity:</p> <ul style="list-style-type: none">▪ Stop all work within 100 feet;▪ Immediately contact a PG&E Cultural Resource Specialist (CRS), who will notify the county coroner;▪ Secure location, but do not touch or remove remains and associated artifacts;▪ Do not remove associated spoils or pick through them;▪ Record the location and keep notes of all calls and events; and▪ Treat the find as confidential and do not publically disclose the location.



County of San Mateo - Planning and Building Department

ATTACHMENT I

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.



County of San Mateo - Planning and Building Department

ATTACHMENT J

CALIFORNIA COASTAL COMMISSION

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY DIVISION
45 FREMONT STREET
SUITE 2000
PH (415) 904-5200 FAX (415) 904-5400
WWW.COASTAL.CA.GOV



November 9, 2017

Ruemel Panglao
San Mateo County
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

**RE: PLN2017-00422 (PG&E) – Vegetation Maintenance/Removal in PG&E ROW along
Pilarcitos Creek**

Dear Mr. Panglao,

Thank you for forwarding the Planning Permit Application Referral for PLN2017-00422, dated October 25, 2017, which we received on October 27, 2017, for Commission staff review. The applicant is seeking a Coastal Development Permit (CDP) for vegetation maintenance activities along existing natural gas pipeline segments at three locations along Pilarcitos Creek, within San Mateo County coastal zone jurisdiction. The proposed work includes the removal of 155 trees (including 32 "significant" trees) and clearing of approximately 10,000 square feet of brush, including at least 5,580 square feet of riparian vegetation that likely constitutes environmentally sensitive habitat areas (ESHA).

The Commission has reviewed and approved several recent CDPs for vegetation maintenance along PG&E gas and power lines. In these approvals, the Commission found that the proposed projects, consisting of the removal or trimming of vegetation adjacent to utility lines in order to maintain their safety and functionality, qualified as repair and maintenance activities under Section 30610 of the Coastal Act, but nonetheless required permits because the projects would result in substantial adverse environmental impacts (i.e., impacts to ESHA, wetlands, and the removal of major vegetation) (*see also* 14 CCR Sec. 13252 and the Commission's 1978 adopted guidelines for repair and maintenance projects). However, in considering the repair and maintenance of existing development, the Commission is limited to reviewing whether the proposed *method* of repair or maintenance is consistent with the Chapter 3 policies of the Coastal Act.

Contrary to the "Coastal Development Permit Application Supporting Discussion" (Attachment C) submitted with PG&E's application, Commission staff believes that the project has the potential to result in significant impacts to coastal resources. Below, we offer several comments and suggestions for avoiding, minimizing and mitigating such impacts to riparian forest habitats, significant trees, and sensitive species.

Ruemel Panglao, San Mateo County
PLN2017-00422 (PG&E)
November 9, 2017

Riparian ESHA

The application materials submitted by PG&E indicate that at least one of the project sites, RW_V_12162_14, would require the removal of riparian forest vegetation along the banks of Pilarcitos Creek. These riparian areas likely meet the definition of a "sensitive habitat" under the LCP (Policy 7.1) and also appear to occur within a riparian corridor (Policies 7.7 and 7.8). At the other project sites (RW_V_6360_15 and RW_V_5348_15), PG&E describes the habitat type as "ornamental plantings;" however, some of the tree and brush types listed as present at these sites (e.g., willow, blackberry, poplar, birch) are commonly found in riparian woodland habitats. Given the close proximity to Pilarcitos Creek and/or tributary streams and the mapped riparian corridor, it should be assumed that the vegetation at these sites also constitutes sensitive riparian habitat, absent more detailed information. Alternatively, PG&E should be required to provide additional biological information to demonstrate that these sites do not in fact constitute riparian habitat, or to delineate riparian areas from other vegetation types at a finer scale.

Although the proposed vegetation removal may be allowable as a repair and maintenance activity, staff recommends that steps be taken to ensure that the project is carried out in a way that minimizes impacts to riparian ESHA, such as limiting vegetation removal techniques to hand tools, restricting or prohibiting off-road use of vehicles or heavy equipment, clearly delineating project boundaries and access routes, marking and avoiding sensitive species, etc. Attachment 1 to this letter, which includes several permit conditions from the a recent PG&E CDP for vegetation maintenance work along gas pipelines in Humboldt County (CDP #9-17-0408, 9-17-0408-A1), provides some examples of the types of protective measures that the Commission has required for vegetation maintenance in sensitive habitat areas (*see* Special Conditions 3 and 4).

Habitat Mitigation

In approving previous vegetation maintenance projects the Commission has sometimes found it necessary to impose habitat mitigation requirements in order to minimize permanent impacts resulting from vegetation removal within ESHA, particularly when the proposed vegetation removal would be permanent. For example, in CDP #9-17-0408, the Commission required on- or off-site mitigation consisting of habitat restoration (removal of non-native species, planting of native species) at a 3:1 and 4:1 ratios (mitigation to impact) for the removal of riparian brush and trees and wetland vegetation, respectively. Staff recommends that similar mitigation requirements, consistent with LCP policies, be included as a special condition in the County CDP. As a reference, Attachment 1 includes the habitat mitigation condition (Special Condition 7) from CDP #9-17-0408-A1.

Tree Removal

The Commission considers trees with a diameter at breast height (dbh) in excess of 12 inches to be "major vegetation", and at times has required mitigation, in the form of new tree plantings, to compensate for the removal of major trees. Staff understands that the definition of major or significant vegetation in the County LCP may be different. Consistent with LCP definitions and other policies, staff recommends that the County CDP be conditioned to include new tree

Ruemel Panglao, San Mateo County
PLN2017-00422 (PG&E)
November 9, 2017

plantings as mitigation for any significant trees removed as a part of the proposed vegetation maintenance.

Sensitive Species

The information provided by PG&E indicates that the proposed projects have some potential to adversely affect several sensitive wildlife species and their habitats, including California red-legged frog, San Francisco garter snake, and steelhead trout. Consistent with LCP policies, staff recommends that the County CDP include measures to protect these species from significant impacts, including, for example, pre-project surveys to identify the presence of sensitive species, the provision of biological monitors during project activities. Attachment 1 provides examples of special conditions containing recommended protections (see Special Conditions 3 – 5). Attachment 2 provides an example special condition specific to the protection of California red-legged frog.

In approving the Humboldt County PG&E vegetation removal permit, the Commission found that PG&E's proposed stream protection measures were sufficient to prevent significant impacts to stream channels and aquatic habitat.

The proposed vegetation removal work would almost certainly negatively affect breeding and nesting birds if carried out during the nesting season (approx. Feb 15 – Aug 31). To the maximum extent feasible, vegetation removal should occur outside of the spring and summer months. If work during this time period cannot be avoided, PG&E should be required to implement a nesting bird protection plan, including surveys prior to vegetation removal work and establishment of protective buffers around any observed nests. A typical special condition for the protection of nesting birds is provided as an example in Attachment 2.

Thank you for the opportunity to provide comments on this CDP application. Staff is available to review any subsequent information submitted to the County as needed. Please feel free to contact me if there are questions regarding these comments. I can be reached by telephone at 415-904-5249; in writing at the address listed in the letter head; or via e-mail at joseph.street@coastal.ca.gov.

Sincerely,



Joseph Street
Senior Environmental Scientist
Energy, Ocean Resources & Federal Consistency Division

Attachment A

Example Special Conditions from CDP #9-17-0408-A1 (PG&E, Humboldt County)

3. **Sensitive Habitat Protection.** The Permittee shall ensure that the approved Biologist(s) conducts and implements the following before and during any project activities involving mobilization, ground disturbance, vegetation clearing, or any other repair and maintenance activities that could adversely affect environmentally sensitive habitat areas, wetlands, or their associated biological resources:

(1) *Project Limits.* Project activities and equipment shall be limited to existing access roads and trails, pads, disturbed areas, and unvegetated areas to the maximum extent feasible. Project limit boundaries shall be shown on all project maps and drawings and clearly marked in the field prior to project activities, and work outside these limits shall be avoided during project activities. All personnel shall be instructed not to perform any activities beyond the project limit boundaries.

(2) Sensitive habitats to be avoided on and near the site of planned project activities shall be clearly identified prior to the start of those activities. These resources include:

- Areas containing riparian vegetation
- Wetlands and areas containing wetland vegetation
- Streams and watercourses
- Native vegetation

These habitats shall be avoided to the maximum extent possible. At all sites, vegetation removal shall be limited to the amounts, locations, and individual trees identified in the Permittee's submitted CDP application.

(3) Conduct worker training to identify the location and types of sensitive biological resources on and near the project sites and the measures to be taken to avoid and reduce adverse effects on those resources.

4. **Pre-Project Biological Surveys & Sensitive Species Protection.**

A. NO MORE THAN 30 DAYS PRIOR TO COMMENCEMENT OF VEGETATION REMOVAL ACTIVITIES at a given project site, the Project Biologist(s) shall conduct focused surveys of all proposed vegetation removal, staging and access areas, and within a 300-foot buffer around these areas, for the presence of sensitive plant and wildlife species that might reasonably be expected to occur based on known habitat requirements or previous sightings. Sensitive species are defined as (i) state and federally-listed endangered, threatened, and candidate species; (ii) California species of special concern; (iii) fully protected or "special animal" species in California, and (iv) plants that are considered rare, endangered or of limited distribution by the California Department of Fish and Wildlife and California Native Plant Society (CRPR Ranks 1 and 2).

B. PRIOR TO THE COMMENCEMENT OF THE SURVEYS, the Permittee shall submit, for the Executive Director's review and approval, a Survey Plan identifying the species with potential to occur and describing the proposed survey methodology for each project site. Survey methodologies shall reflect the best available science and expert agency (e.g., CDFW, USFWS) protocols or recommendations for relevant species, and shall be sufficient to determine the presence/absence of the species at a given site. The Executive Director shall complete the required review within 30 days.

C. If sensitive species are determined to be present at a site, the Permittee shall implement the following requirements:

- (1) Adjust or limit project work areas, access routes and project timing to avoid impacts to individuals or colonies of sensitive species to the maximum extent feasible;
- (2) If sensitive plant species are identified during the surveys, the locations of individual plants shall be marked/flagged on project plans and in the field, and a 25-foot buffer shall be established around the plants. If the required vegetation removal does not allow for a 25-foot buffer, the maximum possible buffer shall be used, along with the implementation of additional protective measures, such as the placement of fencing, barriers or stakes between the sensitive plant species and project work areas, as necessary to protect the sensitive plant(s). In addition, a qualified biological monitor shall be present on-site during all vegetation removal activities to ensure that these species are not harmed during the project (see **Special Condition 5**).
- (3) Where impacts to sensitive plant species are unavoidable, the Permittee shall develop and implement a sensitive plant species restoration program, using seeds and/or salvaged plants from the affected individuals or colonies to the extent feasible, to restore the affected species to the project area. The sensitive species restoration program shall be submitted to the Executive Director for review and approval, and incorporated into the Habitat Mitigation Plan required under **Special Condition 7**.
- (4) At work project sites where sensitive wildlife species are identified as present in the project area, the Permittee shall use appropriate barriers to movement (e.g., construction fencing or barricades) or setbacks to minimize wildlife movement into active project areas.

5. **On-Site Biological Monitoring.** The Project Biologist(s) shall be present at active project work sites during all project activities involving vegetation clearing and the use of trucks or heavy equipment. The Biologist shall perform daily surveys of the project site(s) prior to the start of work to check for the presence of sensitive wildlife species. If a sensitive species is detected during one of these daily surveys, project activities shall not commence until the individual or group has left the area. During project activities, the biological observer shall monitor for the presence of sensitive wildlife in or near the project area. At project sites or in situations where a single observer cannot reasonably provide coverage of the entire active work area, additional observers shall be provided. The observer(s) shall have the appropriate safety and monitoring equipment adequate to conduct their activities. For monitoring purposes, the observer(s) shall establish an avoidance zone that encompasses the entire active work site and no less than a 25-foot buffer around the work site. The observer(s) shall have the authority to temporarily halt any project activity that could result in harm to a sensitive species entering within the avoidance zone, and to suspend those activities until the animal has left the area.

7. **Habitat Mitigation Plan. PRIOR TO THE COMMENCEMENT OF PROJECT ACTIVITIES,** the Permittee shall submit to the Executive Director for review and approval a Habitat Mitigation Plan that describes a compensatory mitigation program addressing the losses of riparian and wetland habitat, riparian woodland trees, and large conifer trees associated with the proposed project. The Executive Director shall complete the required review within 30 days. The Mitigation Plan may be directly implemented by the Permittee or by a separate entity receiving funding from the Permittee, or a combination of the two. In all cases, the Plan shall fulfill the requirements detailed below, and the Permittee shall be responsible for ensuring that the requirements of the condition are met.

A. Restoration Requirements: The Mitigation Plan shall provide for the following:

- (1) Restoration of at least 4.15 acres of riparian woodland or scrub habitat, including a minimum of 372 native riparian trees, to compensate for the clearing of the clearing of 1.37 acres of these habitats and removal of 134 trees under the proposed project, as amended;
- (2) Restoration of 0.53 acres of freshwater or estuarine wetland habitat to compensate for the clearing of 0.13 acres of these habitats under the proposed project, as amended;
- (3) Planting of at least 385 native conifer trees to compensate for the removal of large trees under the proposed project.

Wherever possible, habitat restoration and tree planting shall occur at or adjacent to the project sites undergoing vegetation removal, consistent with pipeline maintenance and safety considerations and subject to landowner approval. If these or other factors preclude on-site habitat restoration, off-site mitigation locations within the coastal zone may be used. Any off-site locations for restoration and tree planting shall be identified, and a description of the existing conditions warranting restoration provided.

For the purposes of the Plan, "restoration" shall consist of the removal of invasive or non-native vegetation from an existing, degraded riparian or wetland habitat area, to be following by the planting of native trees, shrubs and herbaceous plants appropriate to the respective habitat type. The Plan shall provide a description of restoration activities including specific methodologies for invasive species removal and native species re-establishment, and shall identify the native species to be planted. Where feasible, invasive or non-native species shall be removed by hand, and any herbicide use will be minimized and limited to invasive/non-native species. Planting of native species shall take place in the fall to enable root establishment during the rainy season. Invasive species removal activities shall occur at least once annually following the initial treatment until performance criteria for native species cover have been achieved (see below).

- B. Reporting and Monitoring: The Plan shall include and describe a five-year, annual monitoring program, including annual reporting to the Executive Director, to assure the long-term success of the habitat restoration and tree-planting program. Documentation for all years subsequent to the first year shall identify the success rate of the restored habitat area(s) and tree plantings, as measured by percent cover and percent of native vegetation within the area(s) (restored habitat) and percent survival (for trees). If after five years the restored habitat area(s) do not provide at least 80% cover of native vegetation and at least 80% total native vegetation, the Permittee shall either propose retreating and/or replanting the area(s) to achieve those levels or propose additional restoration areas. Similarly, if the five-year survival rate of the planted trees does not exceed 80%, the Permittee shall undertake additional tree-planting until this threshold is achieved.

Attachment 2

Example Special Condition from CDP # 2-17-0018 (Caltrans, Marin County)

Red-legged frog & Nesting Bird Protection

3. **Biological Monitoring.** All construction and pre-construction activities in the vicinity of the California red-legged frog habitat areas identified in Stinson Beach shall be overseen by Executive Director-approved Biological Monitors, including as follows:
 - (a) **Biological Monitors and Resident Engineer Identified.** The names and qualifications of the proposed Biological Monitors shall be submitted to the Executive Director for approval at least 30 calendar days prior to required biological monitoring, and shall be accompanied by a letter from each proposed Biological Monitor verifying that they have a copy of the CDP, and that they understand and will enforce all of its terms and conditions. The Biological Monitors shall be USFWS-approved to handle California redlegged frog, and any other species reasonably expected to be present in the project area, including avian species. The approved Biological Monitors shall be onsite during all work that could reasonably result in a take of California red-legged frog, including all ground disturbance, and that could reasonably affect avian species, and shall keep a copy of the CDP in their possession when onsite. The Biological Monitors shall regularly report to the project's Resident Engineer who has the authority to stop work that may result in the unauthorized take of the California red-legged frog. In such instances, the Resident Engineer shall immediately notify the Executive Director by telephone and email within no more than one (1) working day. At least 30 calendar days prior to construction, the Resident Engineer's name, e-mail address and telephone number shall be provided to the Executive Director. Upon issuance of the CDP, the Resident Engineer shall send a letter to the Executive Director verifying that they have a copy of the CDP, and that they understand and will comply with all of its terms and conditions. The Resident Engineer shall maintain a copy of the CDP onsite whenever construction is taking place.
 - (b) **Pre-Construction Surveys.** Pre-construction surveys shall be conducted by the approved Biological Monitors for California red-legged frog no more than 30 calendar days prior to ground disturbance between PM 12.50 and 12.70, and shall include areas within 50 feet of the project limits when feasible. Native vertebrates found in cover sites that will be affected by construction activities shall be documented and relocated, and then the associated entrances and/or refuge features shall be collapsed or removed following investigation. The approved Biological Monitors shall conduct bird surveys 30 calendar days prior to construction activities to detect any active bird nests in the area to be impacted, and any other such habitat within 500 feet of the construction area. The last survey must be conducted 72 hours prior to the initiation of clearance/construction.
 - (c) **Buffers.** Limits of construction to avoid an active nest shall be established in the field with flagging and stakes and/or construction fencing. Construction activities may occur within 300 feet (500 feet for raptors) of an active nest of any rare, threatened, endangered, or species of concern only if noise levels generated by the construction activities will not increase noise levels beyond 80 dB at any active nesting sites. If noise levels exceed 80 dB, construction within 300 feet (500 feet for raptors) of the nesting trees shall cease and shall not recommence until either sound mitigation (to decrease noise below 80 dB) can be employed or nesting is complete.
 - (d) **CRLF Provisions.** The Biological Monitors shall perform a California red-legged frog clearance survey immediately prior to initial ground disturbance at sensitive locations. Safety permitting, the Biological Monitors shall investigate areas of disturbed soil for signs of the California red-legged frog within 30 minutes following initial disturbance of that given area. If a California red-legged

frog gains access to a construction zone, work within 50 feet of the frog shall be halted immediately and until the frog leaves the site or is removed by the Biological Monitors.

- (e) **Trench Provisions.** Steep-walled holes or trenches equal or more than one-foot deep shall either be covered at the close of each working day or outfitted with escape ramps. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. California red-legged frogs and other wildlife found in excavations shall be captured and relocated by the Biological Monitors.
- (f) **Storage Provisions.** Materials and equipment left onsite overnight shall be inspected by the Biological Monitors prior to the beginning of each day's activities.
- (g) **Rain Provisions.** The Biological Monitors shall inspect the project site near PM 12.50 to 12.70 within one week prior to a forecasted rain event to ensure that adequate stormwater BMPs are properly installed. The Biological Monitors shall also inspect the site within 24 hours prior to the resumption of construction following a rain event to ensure that restarting activities will not result in harm to California red-legged frog and its habitat.



County of San Mateo - Planning and Building Department

ATTACHMENT K

DEPARTMENT OF TRANSPORTATION
DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
FAX (510) 286-5559
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life*

November 3, 2017

GTS # 04-SM-2017-00138
GTS ID:8324
PM:SM-92-3.064

Ruemel Panglao
County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

RECEIVED

NOV 03 2017

San Mateo County
Planning and Building Department

PLN2017-00422 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 –Planning Permit Application Referral

Dear Mr. Panglao:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Application for a Coastal Development Permit (CDP) 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. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals a modernization of our approach to evaluate and mitigate impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Traveled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the October 25, 2017 Planning Permit Application Referral.

Project Understanding

Coastal Development Permit for PG&E to perform vegetation maintenance within their existing Right of Way (ROW)/easement containing high-pressure transmission pipelines to improve emergency access and for safety concerns in accordance with PG&E's Rights-of Way Management Utility Standard 4490S in order to comply with federal law requiring the management of vegetation within gas transmission ROW for thorough and complete leak detection and cathodic surveys. The work is slated to occur adjacent to State Route (SR) 92.

Below are the projects as identified on the PG&E maps:

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

1. **RW_V_12162_14**; APNs: 056-382-030, -040: Removal of 69 trees (including 11 significant trees) and 5,580 square feet clearing of brush.
2. **RW_V_6360_15**; APNs: 056-341-020, -040, -190, -210, -220: Removal of 66 trees (including 21 significant trees) and 2,160 square feet clearing of brush.
3. **RW_V_6348_15**; APNs: 056-331-020, -110: Removal of 20 trees (none are significant) and 2,448 square feet clearing of brush.

Lead Agency

As the Lead Agency, the County of San Mateo is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Landscape Architecture

Tree removal will require approval of the District Landscape Architect and/or the Permits Landscape Architect, per the Encroachment Permit Manual, Chapter 500. State Route 92 is an Eligible Scenic Highway within the project area, and visual impact should be minimized to the extent feasible. Tree and vegetation removal should be minimized, and replacement highway planting provided within the project area to the extent practicable. The following considerations should be taken at the respective project sites:

1. **RW_V_12162_14**: Trees and brush that immediately border the highway would be cleared. The existing sense of enclosure would be somewhat diminished; however, trees and vegetation along the far bank of Pillarcitos Creek, which are not slated for removal, would maintain the visual character of the site.
2. **RW_V_6360_15**: Tree and vegetation removal at this location would remove the visual screen between the highway and adjacent residences. The existing sense of enclosure along this section would be noticeably diminished. Efforts should be made to mitigate these impacts.
3. **RW_V_6348_15**: Trees and brush that immediately border the highway would be cleared, but a dense stand of larger trees immediately outside the removal areas would remain and maintain the vegetated character of the site.

Encroachment Permit

Please be advised that any work or traffic control that encroaches onto the state ROW requires an encroachment permit that is issued by the Department. As per Chapter 4 of the Permits Manual, an approved environmental document is required as part of an encroachment permit application. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating state ROW must be submitted to: Office of Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See

Mr. Ruemel Panglao, County of San Mateo
November 3, 2017
Page 3

the website link below for more information:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Jake Freedman at 510-286-5518 or jake.freedman@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review



County of San Mateo - Planning and Building Department

ATTACHMENT L



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Drawer F-2
6059 Highway 9
Felton, CA 95018
(831) 335-6740
Website: www.fire.ca.gov



Date: November 14, 2017

PLN 2017-00422

Coastal Development Permit – PG&E Hwy 92

Ruemel Panglao
Planning and Building Division
Environmental Services Agency
San Mateo County
455 County Center, 2nd Floor
Mail Drop PLN122
Redwood City, CA 94063

Dear Ruemel,

The above referenced planning document was reviewed by the Resource Management office of the San Mateo-Santa Cruz Unit of the California Department of Forestry and Fire Protection (CDF).

Timberland

I do not believe that this property can be classified as Timberland as defined in Public Resources Code 4526 and therefore does not require any of the State Conversion or Harvest permits. Even so, the work is being proposed in an existing Right of Way that would have been converted when the pipeline was originally installed.

Fire Hazard

This project has been identified as being adjacent to wildlands, PRC 4291 and new County Fire related ordinances requires the creation of a 100' fire protection area around and adjacent to buildings or structures. Compliance with this rule will be required by the fire inspector for this project. Specific mitigations and protection measures to comply with this rule will need to be made part of the building permit.

Exotic Species and Fire Hazard

This project proposes to remove several trees and plants that are viewed as excessive fire and safety hazards. For example, Eucalyptus. The plan calls for complete removal of cut material and disposal in an appropriate green waste facility. CAL FIRE supports that part of the plan. The plan is not clear if a replanting requirement of like species has been proposed. CAL FIRE would not support the replanting of these species and considering the soil types and soil moisture regimes encountered in the project area, rapid natural revegetation is likely with appropriate native species.

If you have any questions, please feel free to contact CAL FIRE staff at our Felton Office at (831) 335-6740.

RECEIVED

NOV 14 2017

San Mateo County
Planning and Building Department

Cc:

Sincerely,
Original on file in HQ

Richard Sampson
Division Chief - Forester II
Unit Forester and Environmental Coordinator
RPF #2422

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

Chris Browder
California Department of Forestry and Fire Protection
Environmental Protection,
P.O. Box 944246
Sacramento CA 94244-2460



County of San Mateo - Planning and Building Department

ATTACHMENT M

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Lisa Ketcham Dave Olson Claire Toutant Dan Haggerty Chris Johnson Brandon Kwan
Chair Vice-Chair Secretary

RECEIVED

Date: November 9, 2017

To: Ruemel Panglao, SMC Project Planner

NOV 9 2017

Cc: Renée Ananda, CCC Coastal Program Analyst

San Mateo County
Planning Division

From: Midcoast Community Council/ Lisa Ketcham, Chair

Subject: **PG&E Major Tree/Shrub Removal Project along south side of Hwy 92
for gas line maintenance, PLN2017-00422**

MCC reviewed this application at our 11/8/17 meeting and submits the following comments:

Incomplete and conflicting information

We note that PG&E Utility Standard 4490S provides for exemptions for environmentally sensitive areas. In addition, "*Integrity management personnel may elect to exempt specific trees or woody vegetation for removal from the border zone*" (Section 6.1).

The application lacks information on location of specific tree species in relation to the gas line and the creek, making it impossible to comment on which trees or shrubs should be considered for exemption. Locally native and significant trees proposed for removal should be clearly marked so the public can become aware of the plans and comment. Conflicting information in the various parts of the application needs to be clarified, such as removal methods and whether herbicide will be used.

Creek bank stability

Creek banks should be exempt from clearing of native vegetation in order to protect slope stability and prevent erosion and sedimentation. The CDP water quality discussion does not consider eroding creek banks due to steep denuded slopes and rapid stormwater flow. Creek width and depth was reported for only one date, almost two years ago, with no discussion of historical flows, the dam upstream, or future predictions with climate change.

Nesting birds and endangered species

It is unrealistic to rely on a nesting bird survey for such a massive tree/brush removal project, or to expect that the presence of a biologist onsite will result in no take of endangered species. The work should be scheduled during Aug/Sept, after bird nesting season and before winter rains.

Invasive weeds

CDP application form #4 checked yes for "pampas grass, invasive brooms or weedy thistle", but there is no mention of this in the supporting discussion. Vegetation clearing favors the spread and establishment of invasive weeds even if they are not already present. Follow-up mitigation should be required.

Visual resources

The CDP aesthetics discussion determined "no impact." There was no mention that this section of Hwy 92 is a County-designated scenic corridor, to be enjoyed while traveling the roadway, without need for vista areas to stop and observe the surrounding area.

Thank you for the opportunity to comment.



County of San Mateo - Planning and Building Department

ATTACHMENT N



NATIVE ENDANGERED & THREATENED SP. HABITAT CONSERVATION PLAN
ENDANGERED & THREATENED WILDLIFE

Permit Number: TE56826C-0

Effective: 10/2/17 Expires: 10/2/47

Issuing Office:

Department of the Interior
U.S. FISH & WILDLIFE SERVICE
Endangered Species Permit Office
2800 Cottage Way, Suite W-2606
Sacramento, CA 95825-1846
permitsR8ES@fws.gov



FIELD OFFICE SUPERVISOR

Permittee:

PACIFIC GAS & ELECTRIC CO.
77 BEALE STREET, ROOM 2825B (MAIL CODE B28P)
SAN FRANCISCO, CA 94105
U.S.A.

Name and Title of Principal Officer:

DIANE J ROSS- LEECH, PHD - DIRECTOR, ENVIORNMENTAL POLICY

Authority: Statutes and Regulations: 16 USC 1539(a), 16 USC 1533(d); 50 CFR 17.22, 50 CFR 17.32, 50 CFR 13.

Location where authorized activity may be conducted:

For the proposed project, the action area is the Plan Area, which consists of 402,440 acres of PG&E's facilities (both existing and future additions) spanning 9 Bay Area counties: Marin, Sonoma, Napa, Solano, Contra Costa, Alameda, Santa Clara, San Mateo, and San Francisco.

Reporting requirements:

See permit conditions for reporting requirements

Authorizations and Conditions:

- A. General conditions set out in Subpart B of 50 CFR 13, and specific conditions contained in Federal regulations cited above, are hereby made a part of this permit. All activities authorized herein must be carried out in accordance with and for the purposes described in the application submitted. Continued validity, or renewal of this permit is subject to complete and timely compliance with all applicable conditions, including the filing of all required information and reports.
- B. The validity of this permit is also conditioned upon strict observance of all applicable foreign, state, local tribal, or other federal law.
- C. Valid for use by permittee named above.
- D. Acceptance of this permit serves as evidence that the Permittee, Pacific Gas and Electric Company, and its designated agents, agree to abide by the terms of this permit and all sections of *Title 50 Code of Federal Regulations*, part 13 and 17, pertinent to issued permits. Section 11 of the Endangered Species Act of 1973, as amended, provides of civil and criminal penalties for failure to comply with permit conditions. *Title 50 Code of Federal Regulations*, part 13 and part 17.32 regarding threatened species are attached.
- E. The authorization granted by this permit is subject to compliance with and implementation of the final Pacific Gas and Electric Company Bay Area Operations and Maintenance Habitat Conservation Plan (HCP), which is hereby incorporated into the permit.
- F. The permittees or designated agents are authorized to conduct ground disturbance on the project site upon receipt of this



NATIVE ENDANGERED & THREATENED SP. HABITAT CONSERVATION PLAN
 ENDANGERED & THREATENED WILDLIFE

Permit Number: TE56826C-0

Effective:10/2/17 Expires:10/2/47

permit.

- G. The permittees and designated agents are authorized under the Federal Endangered Species Act of 1973, as amended (Act), to incidentally take (injure, kill, harass, harm) the threatened Alameda whipsnake, Bay checkerspot butterfly, California red-legged frog, Central California Distinct Population Segment of the California tiger salamander (California tiger salamander), Delta green ground beetle, Marin dwarf flax, Mission blue butterfly, pallid manzanita, vernal pool fairy shrimp, and the endangered Antioch Dunes evening primrose, Burke's goldfields, California clapper rail (also known as Ridgway's rail), California freshwater shrimp, Callippe silverspot butterfly, Conservancy fairy shrimp, Contra Costa goldfields, Contra Costa wallflower, coyote ceanothus, fountain thistle, Lange's metalmark butterfly, longhorn fairy shrimp, Metcalf Canyon jewelflower, salt marsh harvest mouse, San Bruno elfin butterfly, San Francisco garter snake, Santa Clara Valley dudleya, Sebastopol meadowfoam, Sonoma Distinct Population Segment of the California tiger salamander (Sonoma California tiger salamander), Sonoma sunshine, San Joaquin kit fox, vernal pool tadpole shrimp, and white-rayed pentacheata, and their habitat within the Plan Area described in the HCP. Take is authorized to the extent that take of these species would otherwise be prohibited under section 9 of the Act and its implementing regulations, or pursuant to a rule promulgated under section 4(d) of the Act. Take must be incidental to otherwise lawful activities associated with the Covered Activities described in the HCP, as well as monitoring and minimization measures as described in the HCP, and as conditioned herein. Permitted take in the form of habitat loss for covered animal and plant species are depicted on Tables 1 and 2, respectively. Permitted take of individuals resulting from direct injury or mortality is depicted on Table 3 (animals are capped on an annual basis, while plants are over the 30-year permit term). The HCP based its effect analysis for each Covered animal Species based on modeled habitat. Therefore the HCP estimates amount of take in the form of habitat loss as a surrogate for number of individuals in most cases and doesn't anticipate direct injury and mortality of all Covered animal Species. Additionally, implementation of the BMPs, AMMs, Hot Zone, and Map Book Zones measures are further expected to reduce the amount of direct injury and mortality. However, some amount of direct injury and mortality is possible. Therefore the Service's incidental take limits includes a small number of individuals for Covered Species, except the vernal pool invertebrates.

Table 1: Authorized Habitat Loss for Animals

Common Name	Permanent + Temporary Habitat Loss (Acres)
California freshwater shrimp	2.3
Conservancy fairy shrimp	2.5
Longhorn fairy shrimp	1.1
Vernal pool fairy shrimp	30
Vernal pool tadpole shrimp	30
Delta green ground beetle	6
Bay checkerspot butterfly	66
Callippe silverspot butterfly	85
Lange's metalmark butterfly	1.3
Mission blue butterfly	22
San Bruno elfin butterfly	22
California tiger salamander (Central CA DPS)	
Upland habitat	4,098
Breeding habitat	27
California tiger salamander (Sonoma County DPS)	
Upland habitat	93
Breeding habitat	1
California red-legged frog - Upland habitat	1,677
California red-legged frog - Breeding habitat	21.1
Alameda whipsnake - Core habitat	47
Alameda whipsnake - Perimeter core habitat	95
Alameda whipsnake - Movement habitat	356
San Francisco garter snake - Core habitat	18
San Francisco garter snake - Dispersal habitat	12
California clapper rail	37.4
Salt marsh harvest mouse	38.7



San Joaquin kit fox - Core habitat	463
San Joaquin kit fox - Low-use/quality	280

Table 2: Authorized Habitat Loss for Plants

Common Name	Permanent + Temporary Habitat Loss (Acres)
Pallid manzanita	2.27
Sonoma sunshine	2.5
Coyote ceanothus	3.5
Fountain thistle	0.8
Santa Clara Valley Dudleya	3.84
Contra Costa wallflower	0.17
Marin dwarf flax	1,958
Burke's goldfields	1.51
Contra Costa goldfields	5.48
Sebastopol meadowfoam	0.04
Antioch Dunes evening primrose	0.17
White-rayed pentachaeta	0.11
Metcalf Canyon jewelflower	0.96

Table 3: Take Limits for Direct Injury and Mortality of Individuals

Common Name	Number of Individuals Annually
California freshwater shrimp	36 total (12 per 10 years)
California tiger salamander (Central DPS)	16
California tiger salamander (Sonoma County DPS)	2
California red-legged frog	12
Alameda whipsnake	6
San Francisco garter snake	4
San Joaquin kit fox	1
Delta green ground beetle	10
Bay checkerspot butterfly	10
Callippe silverspot butterfly	10
Lange's metalmark butterfly	5
Mission blue butterfly	5
San Bruno Elfín butterfly	5
Salt marsh harvest mouse	1

Common Name	# of Individuals over 30-year Permit Term
California clapper rail	No more than 10 nests
Pallid manzanita	15
Sonoma sunshine	250,000
Coyote ceanothus	2,500
Fountain thistle	100
Santa Clara Valley dudleya	800
Contra Costa wallflower	35
Marin dwarf flax	1,700
Burke's goldfields	2,000
Contra Costa goldfields	14,539
Sebastopol meadowfoam	500
Antioch Dunes evening primrose	10
White-rayed pentachaeta	500
Metcalf Canyon jewelflower	210

H. The Service must be notified within one (1) working day of finding any injured or dead listed animal species or within one (1) working day of any unanticipated damage to habitat. Injured animals shall be cared for by a licensed veterinarian or other qualified person. Notification must include the date, time, and precise location of the individual/incident clearly indicated on a USGS 7.5 minute quadrangle and other maps at a finer scale, as requested by the Service, and any other

NATIVE ENDANGERED & THREATENED SP. HABITAT CONSERVATION PLAN
ENDANGERED & THREATENED WILDLIFE

Permit Number: TE56826C-0

Effective: 10/2/17 Expires: 10/2/17

pertinent information. Dead individuals must be sealed in a freezer-grade, re-sealable plastic bag containing a paper with the date and time when the animal was found, the location where it was found, and the name of the person who found it. The bag containing the specimen must be frozen in a freezer located in a secure site. The Service contact persons are the Conservation Planning Division Chief at the Sacramento Fish and Wildlife Office at (916)414-6600, and the Resident Agent-in-Charge of the Service's Division of Law Enforcement, 5622 Price Avenue, Building #1040, McClellan, California 95652, at (916) 569-8444.

- I. All previously unreported observations of the Alameda whipsnake, Bay checkerspot butterfly, California red-legged frog, California tiger salamander Central DPS, Delta green ground beetle, Marin dwarf flax, Mission blue butterfly, pallid manzanita, vernal pool fairy shrimp, and the endangered Antioch Dunes evening primrose, Burke's goldfields, California clapper rail, California freshwater shrimp, Callippe silverspot butterfly, Conservancy fairy shrimp, Contra Costa goldfields, Contra Costa wallflower, coyote ceanothus, fountain thistle, Lange's metalmark butterfly, longhorn fairy shrimp, Metcalf Canyon jewelflower, salt marsh harvest mouse, San Bruno elfin butterfly, San Francisco garter snake, Santa Clara Valley dudleya, Sebastopol meadowfoam, California tiger salamander (Sonoma County DPS), Sonoma sunshine, San Joaquin kit fox, vernal pool tadpole shrimp, and white-rayed pentacheata, - live, injured, sick, or dead - discovered during the permit term shall be reported to the Service and recorded on California Natural Diversity Data Base field sheets.
- J. Any other federally-listed or proposed species found on or adjacent to the site must be reported within three business days of its finding. The Service contact for this information is the Conservation Planning Division Chief at the number above.
- K. Annual reports shall be prepared as described in the HCP. One copy of the report shall be submitted to the Service's Sacramento Fish and Wildlife Office, Assistant Field Supervisor for Endangered Species, 2800 Cottage Way, Suite W-2605, Sacramento, California 95825.
- L. A copy of this permit must be in the possession of the permittees and designated agents while conducting taking activities. Please refer to the permit number in all correspondence concerning permit activities. Any questions you may have about this permit should be directed to the Field Supervisor, Sacramento Fish and Wildlife Office.
- M. This permit also constitutes a Special Purpose Permit under 50 CFR 21.27 for the take of California clapper rail (*Rallus longirostris obsoletus*) in the amount and number identified above in Tables 1 and 3 and subject to the terms and conditions specified herein. Any such take will not be in violation of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. 703-712).