



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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**COASTAL DEVELOPMENT PERMIT  
AUTHORIZATION FOR EMERGENCY WORK  
CASE FILE EM #2019-0001**

**OWNER/APPLICANT:** Pacific Gas & Electric Co.  
Attn: Dave Thomas  
245 Market Street, N10A  
San Francisco, CA 94105

**AGENT:** Jeanette Dinwiddie Moore  
Dinwiddie & Associates  
17 Hillcrest Court  
Oakland, CA 94619

**SITE ADDRESS/APN:** 39200 Old Stage Road, Gualala (APN 145-091-07)

**NATURE OF EMERGENCY:** In May 2018 it became apparent to Pacific Gas and Electric Company (PG&E) that the existing Bank 2 was failing and it was taken out of service. Bank 1 has picked up the load served by Bank 2 until the Bank 2 replacement was completed; however, PG&E is required to have a redundancy system and if Bank 1 were to fail about 3700 customers in the Gualala area could experience power outages/loss of service and it could take up to two days to restore service. Operating at the current levels is not in compliance with California Public Utility Commission and California Independent Systems Operators acceptable standards for long term safe operations of the system.

**CAUSE OF EMERGENCY:** In May 2018 it became apparent that the existing Bank 2 was failing and it was taken out of service. When the transformer Bank 2 failed, PG&E engineering team performed an assessment of the bank to determine what was the most expeditious and prudent manner of replacing the bank. Due to the age of the bank, the amount of deterioration it had sustained, the lack of replacement parts and the efficiency of the bank compared to new equipment, it was determined that the bank was not salvageable. PG&E's Transmission Planning group also performed an operation assessment of the load in the area and determined that the current loading at the substation (using transformer bank 1 only) was at a critical level and could not be sustained or continued for any extended period without causing a significant risk to the transmission system in the area. Operating at the current levels is not in compliance with California Public Utility Commission and California Independent Systems Operators acceptable standards for long term safe operations of the system.

**REMEDIAL ACTION:** To replace the existing failed transformer bank 2, PG&E will need to make the following emergency electrical equipment replacements, modifications and installations:

1. Replacing the existing 60/12 kV, 5/6 MVA Transformer Bank 2 with a new 60/12 kV, 10/12MVA, 3-phase transformer. This is a like for like replacement. The new transformer will be installed in the western portion of the substation and is the 12 feet in height.
2. Removing the existing 12 kV switchgear and replacing it with two new 12 kV bays on the low side. This is in essence a like for like replacement. The bays will be located in the south side of the Substation near the new transformer and is approximately 16 feet in height. The 12 kV low side bays are devices that can also be used to electrically isolate the transformer in case of any maintenance that needs to be done on the transformer. They are both essential to operating the new transformer and to the substation's reliability and safety.

3. Installing a new automated 15 feet by 21 feet by 10 feet 8 inches (315 sq. ft.) control building in the eastern portion of the site Because the new transformer and feeder bays will be automated and monitored remotely via an automated system that cannot be configured in the existing control building nor can the existing system communicate with the new equipment, the new control building is necessary
4. Replacement of two section/portions of the existing fence on the north (150 feet) and behind the new control building along the east (96 feet) with non-conductive fence to meet current CPUC safety and operational requirement for grounding electrical equipment.
5. Realign the existing underground gird and conduits to connect the new electrical equipment and control building to the existing system.
6. SPCC pond – the existing pond will be lined with a concrete slab.

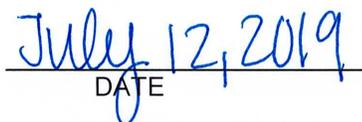
All of the emergency electrical equipment replacement work will occur within the existing, fenced PG&E property that has been previously disturbed. Minimal site grading is required and there are no identified environmentally sensitive habitat areas (ESHAs) or wetlands in close proximity to the substation. As the site was graded and compacted in the 1940's and the current work will not extend below the depth of the initial ground disturbance, therefore no archeological or cultural discoveries are anticipated.

Due to site limitations, the need to keep existing equipment operational while the new replacement equipment is being installed and the need to improve operational efficiency and reliability, some of the existing electrical equipment being replaced is also being re-arranged on the site.

**CIRCUMSTANCES TO JUSTIFY EMERGENCY:** If Bank 1 fails about 3700 customers could experience power outages/loss of service and it could take up to two days to restore service. Furthermore, operating at the current levels is not in compliance with California Public Utility Commission and California Independent Systems Operators acceptable standards for long term safe operations of the system. This emergency permit is effective immediately and shall become null and void at the end of sixty (60) days. Prior to expiration of this Emergency Permit, the applicant shall submit a standard Coastal Development Permit application for the work authorized by this permit.

**RECOMMENDED BY:**

  
 \_\_\_\_\_  
 JULIA ACKER, CHIEF PLANNER

  
 \_\_\_\_\_  
 DATE

**APPROVED BY:**

  
 \_\_\_\_\_  
 BRENT SCHULTZ, DIRECTOR

  
 \_\_\_\_\_  
 DATE