

PACIFIC GAS & ELECTRIC COMPANY (PLN160131)

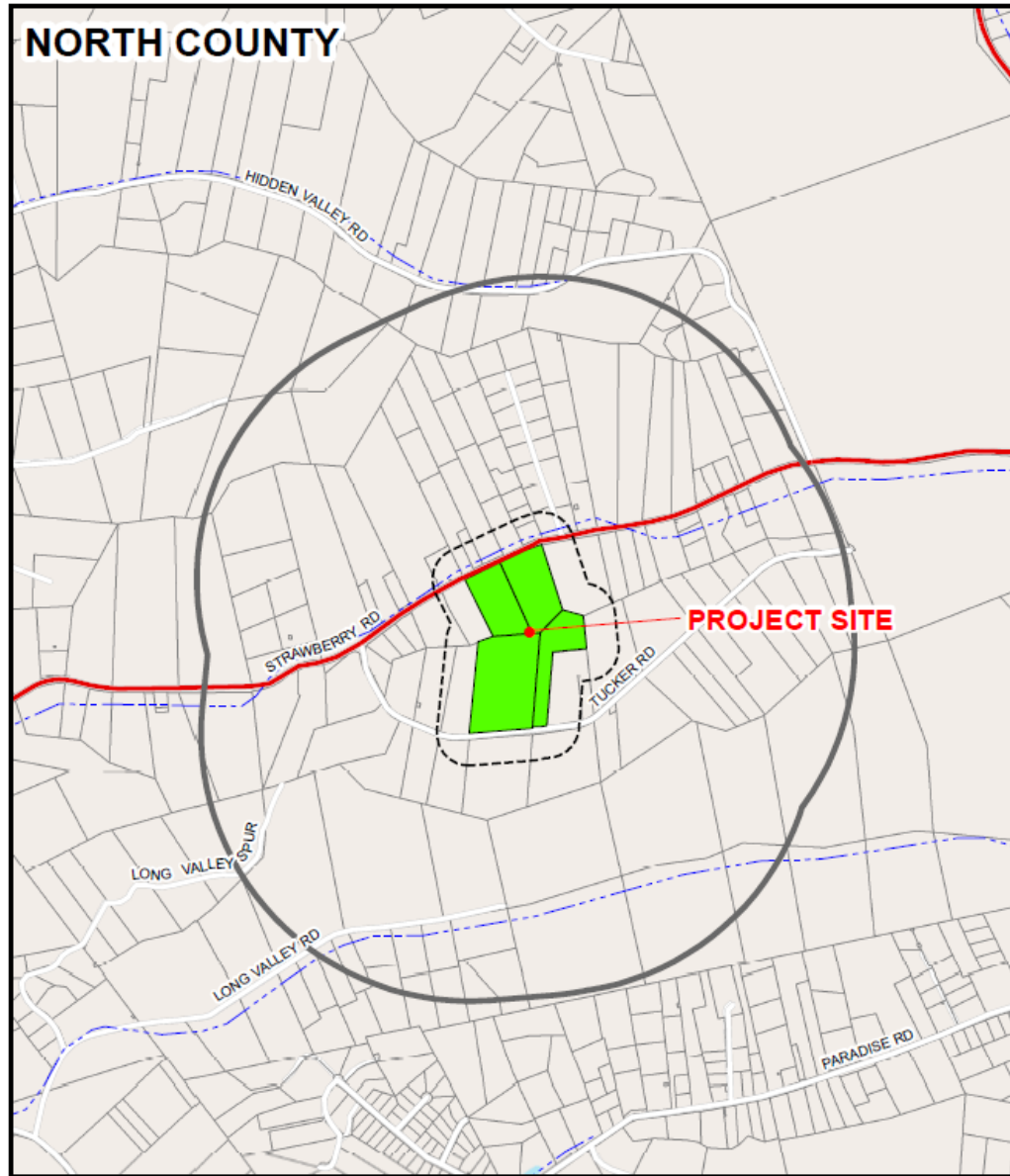
BOARD OF SUPERVISORS

SEPTEMBER 28, 2021

AGENDA ITEM #14

PROJECT PLANNER: KAYLA NELSON





LOCATION

490 and 500 Strawberry Canyon Rd; and
95 and 123 Tucker Road, on an upland
landform located between the two roads

North County Land Use Plan

Zoning: RDR/5 (CZ)

APNs: 129-281-007-000, 129-281-008-000,
129-281-009-000, and 129-281-017-000



PROJECT HISTORY

- Project involves increased vertical clearance between the ground and existing powerlines for fire safety
- Project approved by Zoning Administrator on December 6, 2018
- Appeal from FANS filed on January 2, 2019
- Applicant consulted with FANS to revise Grading Plan & Habitat Restoration Plan
- Solution coming back to Board of Supervisors for approval

REVISED PROJECT

- Grading plans to provide a 3:1 finish grade cut slope instead of 2:1
- Revised Habitat Restoration Plan:
 - Replant 180 special status plant species
 - Extend monitoring period to 5 years
 - Plant survivability rate of 75% with corrective actions
- Include removal of invasive plant species within project area and one-time clearing along access road (900 linear feet)

STAFF RECOMMENDATIONS

- a. Acknowledge changes to the project agreed upon to resolve contentions raised in the appeal of the Zoning Administrator's approval by Friends, Artists and Neighbors of the Elkhorn Slough:
- b. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan;
- c. Approve a Combined Development Permit consisting of:
 - 1. A Coastal Development Permit to allow grading approximately 400 cubic yards over an area of approximately 2,855 square feet to increase ground clearance for existing Pacific Gas & Electric Company powerlines within 100 feet of environmentally sensitive habitat; and
 - 2. Coastal Development Permit to allow grading on slopes in excess of 25 percent; and
- d. Grant FANS' request to waive provision of stamped envelopes.