



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: RES 19-010, **Version:** 1

PLN160131 - Pacific Gas & Electric

Public hearing to consider an appeal by Friends, Artists & Neighbors of Elkhorn Slough (FANS) from the December 6, 2018 Zoning Administrator decision adopting a Mitigated Negative Declaration and approving a Coastal Development Permit to allow grading on slopes of 25 percent or greater, and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat for earthwork associated with increasing ground clearance for existing Pacific Gas & Electric Company powerlines.

Project Location: Upland landform located south of Strawberry Canyon Road and north of Tucker Road, 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, Coastal Zone.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration.

RECOMMENDATION:

It is recommended that the Board of Supervisors continue the public hearing to March 26, 2019 on the appeal by Friends, Artists & Neighbors of Elkhorn Slough (FANS) of the Zoning Administrator's decision adopting a mitigated negative declaration and approving an application (PLN160131/Pacific Gas & Electric) for Combined Development Permit consisting of grading approximately 106 cubic yards over an area of approximately 895 square feet within 100 feet of environmentally sensitive habitat and on slopes in excess of 25 percent.

PROJECT INFORMATION:

Project Owner: Pacific Gas & Electric (easement over various parcels, various property owners)

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

Zoning: Rural Density Residential, 5 acres per unit (Coastal Zone) [RDR/5 (CZ)]

Parcel Size: Four parcels with a cumulative 28.54 acres

Flagged and Staked: N/A

SUMMARY:

The representative for the appellant (FANS) has requested a continuance of this matter due to scheduling conflicts. The applicant (PG & E) has agreed to a continuance. March 26, 2019 is the next available date for both the appellant and the applicant.

Prepared by: R. Craig Smith, Associate Planner, x6408

Reviewed by: Brandon Swanson, Interim RMA Chief of Planning

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and
Development Services

cc: Front Counter Copy; Monterey County Fire Protection District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; R. Craig Smith, Associate Planner; Brandon Swanson, RMA Services Manager; Pacific Gas & Electric / Paul Marotto, project owner; Friends, Artists, and Neighbors of the Elkhorn Slough (Molly Erickson); Monterey Bay Chapter of the California Native Plant Society; LandWatch; Project File PLN160131.