

**MEMORANDUM**

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Date: September 10, 2021

To: Deputy Zoning Administrator

From: Jonathan DiSalvo, Senior Planner, Planning Department Staff

Re: Application No. 211080 at 615 7th Avenue (APNs 026-281-05 & 026-273-01)

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Dear Deputy Zoning Administrator,

On June 18<sup>th</sup>, 2021, the Zoning Administrator continued the public hearing for Application No. 211080 to a date uncertain in order for the application to be re-noticed (for both parcels within the project site area inclusive of 026-281-05 & 026-273-01) and to give an opportunity for the Applicant to address concerns raised by both community members and the Zoning Administrator at the June 18<sup>th</sup> public hearing.

The Zoning Administrator directed the Applicant to conduct the following actions prior to re-scheduling a public hearing for this item, listed below:

- Reassess security risk and analyze any alternative fencing designs that could better meet both neighbor concerns and security objectives
- Reconsider the fence curvature proposed at the top of palisades fencing. Consider an alternative that fits better with the character of the neighborhood and its visitor-serving uses.
- Address solar and visual impacts to adjacent residential yards
- Hold a neighborhood meeting. Try to problem solve neighbor concerns while meeting security objectives
- Create a plan for neighborhood communication during construction
- Prepare a preliminary construction schedule

Neighborhood Meeting

The Applicant held a neighborhood meeting on August 12<sup>th</sup>, 2021 from 11:30 a.m. to 12:30 p.m. at the end of Mello Lane, adjacent to the PG&E project site.

Per correspondence submitted by the Applicant, it is PG&E's understanding that the neighborhood and its representatives are in favor of a palisades fence measuring eight feet in height in lieu of the 10-foot-high palisades fence and concrete wall as originally proposed along Mello Lane and the rear yards of residential properties fronting on Mello Lane.

As a result of comments received at the neighborhood meeting, the project has been revised to include a palisades fence measuring eight feet in height along Mello Lane and along rear yards of

the residential properties fronting on Mello Lane in lieu of the 10-foot fence and concrete wall. The eight-foot palisades fence is proposed to commence at the northwest corner of the PG&E property and terminate at the southeast fence corner.

The Applicant has indicated the following neighborhood meeting attendees:

- Owners of 511 Mello Lane
- Owner of 523 & 551 Mello Lane
- Owner of 497 Mello Lane

The Applicant forwarded written comments received as part of the neighborhood meeting outreach. One letter of support and one letter in opposition was received.

#### Reassessment of Design

The Applicant asserts that solar and visual impacts to adjacent yards of residences along Mello Lane will be reduced given that the proposed design has been revised from a palisades fence and concrete wall measuring 10 feet in height to a palisades fence measuring eight feet in height at the northern boundary of the parcel.

Regarding the curvature proposed at the top of palisades fencing, the Applicant has communicated that the design is a "PG&E security standard" and did not propose any alternative designs.

Also, PG&E is now proposing to provide additional landscaping along a strip of the project site, located to the west of the Mello Lane cul-de-sac and pedestrian accessway leading to the harbor.

#### Neighborhood Communication Construction Plan

The Applicant has indicated that PG&E is proposing to notify the residents adjacent to the project to release monthly construction schedule updates both electronically and by mail two weeks prior to construction informing the residents of construction activities to expect. PG&E proposes to have no construction work on Sundays. This proposal has been incorporated as a Condition of Approval (IV.C.) and was also conveyed to the attendees of the August 12<sup>th</sup> neighborhood meeting.

#### Next Steps

The staff report has been amended to reflect the project as revised, subject to review by the Zoning Administrator at the regularly scheduled public hearing on September 17, 2021.

Sincerely,

Jonathan DiSalvo

Senior Planner, Santa Cruz County Planning Department



## **Staff Report to the Zoning Administrator**

**Application Number: 211080**

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**Applicant:** Frank Sen for BFC Engineering  
**Owner:** Pacific Gas & Electric Company  
**APN:** 026-281-05, 026-273-01  
**Site Address:** 615 7th Avenue, Santa Cruz

**Agenda Date:** September 17, 2021  
**Agenda Item #:** 2  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to install new entry and man gates at the entrance to the property and construct a new pre-cast concrete wall and palisades fence measuring 8 to 10 feet in height around the perimeter of the PG&E property. Requires approval of a Coastal Development Permit and Over-Height Fence Certification.

**Location:** Property is located on the west side of 7th Avenue approximately 475 feet north of Eaton Street at 615 7th Avenue in Santa Cruz.

**Permits Required:** Coastal Development Permit, Over-Height Fence Certification

**Supervisory District:** First District (District Supervisor: Manu Koenig)

**Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211080, based on the attached findings and conditions.

**Project Description & Setting**

The subject parcel is developed as a PG&E service center consisting of a central building surrounded by asphalt concrete paving that is used for parking, driveways, and equipment and material storage. The east side of the parcel fronts the north-south corridor of 7<sup>th</sup> Avenue, the south side runs along an unused railroad line, the west side of the parcel extends along Santa Cruz Harbor property, and the northern property line lies adjacent to several residential properties.

Over the past few years, there have been many security-related incidents resulting in significant losses from stolen materials, impacting operations of the public utility. The objectives of the proposed pre-cast concrete wall and palisades fencing are to reduce visibility into the property and prevent break-ins. Additionally, the proposed wall and fence are designed to meet security objectives while avoiding the use of barbed wire or other unsightly deterrent solutions.



In the Coastal Zone, a Coastal Development Permit is required for all fence and wall development unless it is exempt from Coastal Development Permit requirements pursuant to SCCC 13.20.060 or 13.20.070.

Pursuant to SCCC Section 13.10.525 walls and fencing exceeding six feet in the front setback or eight feet in height within side or rear setbacks require an Over-Height Fence Certification.

### **Zoning & General Plan Consistency**

The subject property consists of two lots measuring approximately 10.2 acres in total, located in the PF (Public Facilities) zone district, a designation which allows public utility uses such as the existing PG&E service center. The zoning is consistent with the site's P (Public/Institutional Facilities) General Plan designation. A portion of the property is located within the Urban Open Space (O-U) General Plan designation identifying wooded land with steep slopes along the western periphery of the site adjacent to the Santa Cruz Harbor. The proposed pre-cast concrete wall and palisades fencing would serve to protect the property from security threats and improve neighborhood visual character by limiting visibility into the property.

### **Over-Height Fence Certification**

This project proposes to construct an eight-foot palisades fence along the northern side of the property adjacent to neighboring residential properties. A 10-foot tall concrete wall is proposed along the southern side of the property along the unused railroad. Along the 7<sup>th</sup> Avenue frontage to the east, as well as the portion of the site adjacent to the Santa Cruz Harbor to the west, palisades fencing measuring 10 feet in height is proposed. Along the 7<sup>th</sup> Avenue frontage, landscaping is proposed along the site frontage to soften the appearance of the fencing from the vantage point of the street and neighboring properties. The proposed walls and fencing will meet site clearance triangle requirements that are intended to preserve drivers' line of sight. One tree is proposed for removal along the northern periphery of the property as it would obstruct fencing siting. All other existing trees within the project site would remain.

Pursuant to SCCC Section 13.10.525(D), approval of the Over-Height Fence Certification will not adversely impact public views and scenic character. The applicant has provided renderings of the proposed palisades fencing proposed along Santa Cruz Harbor property. The proposed palisades fencing will replace existing chain-link fencing while furthering project goals of improved site security. The proposed replacement of chain-link fencing with palisades fencing is not expected to result in significant impact to views from the vantage point of the harbor.

Fences and walls are subject to the regulations contained in SCCC 13.10.525. Fences and walls over six feet in height, which are located within the front yard setback or eight feet in side and rear setbacks require discretionary approval in accordance with SCCC 13.10.525(D) (see attached findings).

### **Design Review**

The proposed security fencing and walls comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as landscaping along the 7<sup>th</sup> Avenue frontage and Mello Lane pedestrian accessway

as well as texturized pre-cast concrete walls along the southern periphery of the property to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

As a result of neighbors' comments received at a neighborhood meeting held by the Applicant on August 12, 2021, the project has been revised to include a palisades fence measuring eight feet in height along the northern portion of the project site and along rear yards of the residential properties fronting on Mello Lane in lieu of the 10-foot fence and concrete wall as originally proposed. The eight-foot palisades fence is proposed to commence at the northwest corner of the PG&E property and terminate at the southeast fence corner.

### **Local Coastal Program Consistency**

The proposed security fencing and walls are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain a variety of different land uses including commercial and residential uses. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first through public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

### **Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

### **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 211080, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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## Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel Information
- G. Sample Finishes
- H. Letter from PG&E
- I. PG&E Summary of Community Outreach
- J. Public Correspondence

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 211080

Assessor Parcel Number: 026-281-05, 026-273-01

Project Location: 615 7th Avenue, Santa Cruz

**Project Description:** Proposal to install new entry and man gates at the entrance to the property and construct a new pre-cast concrete wall and palisades fence measuring up to 10 feet in height around the perimeter of the property (PG&E equipment yard).

**Person or Agency Proposing Project:** Frank Sen for BFC Engineering

**Contact Phone Number:** 559-326-1400

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301), Class 5- Minor Alterations in Land Use Limitations (Section 15305)

**F. Reasons why the project is exempt:**

Minor modifications to an existing approved public utility development in an area designed for public uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Jonathan DiSalvo, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**



## Coastal Development Permit

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned PF (Public Facilities), a designation which allows public utility uses. The proposed security fencing and walls would serve to improve site security for the existing public utilities use which is a principal permitted use within the zone district, and the zoning is consistent with the site's P (Public/Institutional Facilities) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the project will be visually compatible with the character of the area; and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at the Santa Cruz Harbor and Twin Lakes State Beach.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the fencing and wall are sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, public utility uses are allowed uses in the PF (Public Facilities) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain a mix of land uses including commercial and residential uses. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is not located between the shoreline and the first



Application #: 211080  
APN: 026-281-05, 026-273-01  
Owner: Pacific Gas & Electric Company

public road. Consequently, the security fencing and walls will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

## **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for public utility uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the security fencing and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PF (Public Facilities) zone district as the primary use of the property will continue to be a public utility service yard. Installation of the fencing and walls is necessary to address security issues at the site. Additionally, the proposed fencing and walls along the periphery of the project site will allow for adequate visibility of vehicles entering the street from adjacent driveways and will not obstruct the light and air of the street or any nearby properties.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the existing public utility use is consistent with the use and density requirements specified for the P (Public/Institutional Facilities) land use designation in the County General Plan.

In compliance with General Plan Policy 8.5.2, the proposed fencing and walls are compatible with the adjacent residential uses in that the fencing and walls are sited appropriately, and the is not expected to cause any conflicts with adjacent uses or travel patterns. Additionally, the fencing proposed adjacent to residential properties fronting on Mello Lane has been reduced from 10 feet to eight feet in height, improving solar and visual impacts to adjacent residential properties. Landscaping is proposed along street-facing frontage and along the northwest portion of the project site adjacent to Mello Lane, further buffering visual impacts.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed fencing and walls are to be constructed on an existing developed lot. The proposed project is not anticipated to increase the intensity of the

existing public utility use or the level of traffic on existing roads or intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed fencing is located in a mixed neighborhood containing a variety of architectural styles, and the proposed security fencing and walls are consistent with the land use intensity and density of the neighborhood. The subject parcels are developed with an existing public utility use and the project would replace existing chain link fencing with pre-cast concrete walls and palisades fencing along the perimeter of the property to reduce visibility into the property and prevent break-ins.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed fencing and walls along the periphery of the project site will preserve a harmonious and compatible street front appearance and will ensure the protection of light and air for abutting properties.



## Conditions of Approval

Exhibit D: Project plans, prepared by Blair, Church & Flynn, dated August 23, 2021.

- I. This permit authorizes the construction of a security fencing and walls as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

**EXHIBIT C**

- a. The exterior face of the concrete walls shall be painted with an anti-graffiti coating.
  3. Grading, drainage, and erosion control plans.
  4. Details showing compliance with fire department requirements.
  - B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - C. Meet all requirements of the Environmental Planning section of the Planning Department.
  - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
  - B. The visual appearance of the walls and fences shall be permanently maintained, matching the approved plans, which includes the prompt removal and/or repainting over any graffiti or other vandalism that may occur.

- C. PG&E shall notify residents adjacent to the project site to release monthly construction schedule updates both electronically and by mail two weeks prior to construction informing the residents of the construction activities to expect.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.



Application #: 211080  
APN: 026-281-05, 026-273-01  
Owner: Pacific Gas & Electric Company

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Annette Olson  
Deputy Zoning Administrator

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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



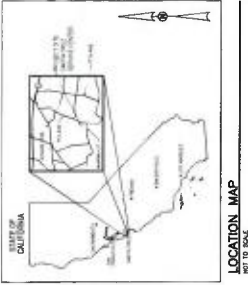
# PACIFIC GAS & ELECTRIC COMPANY

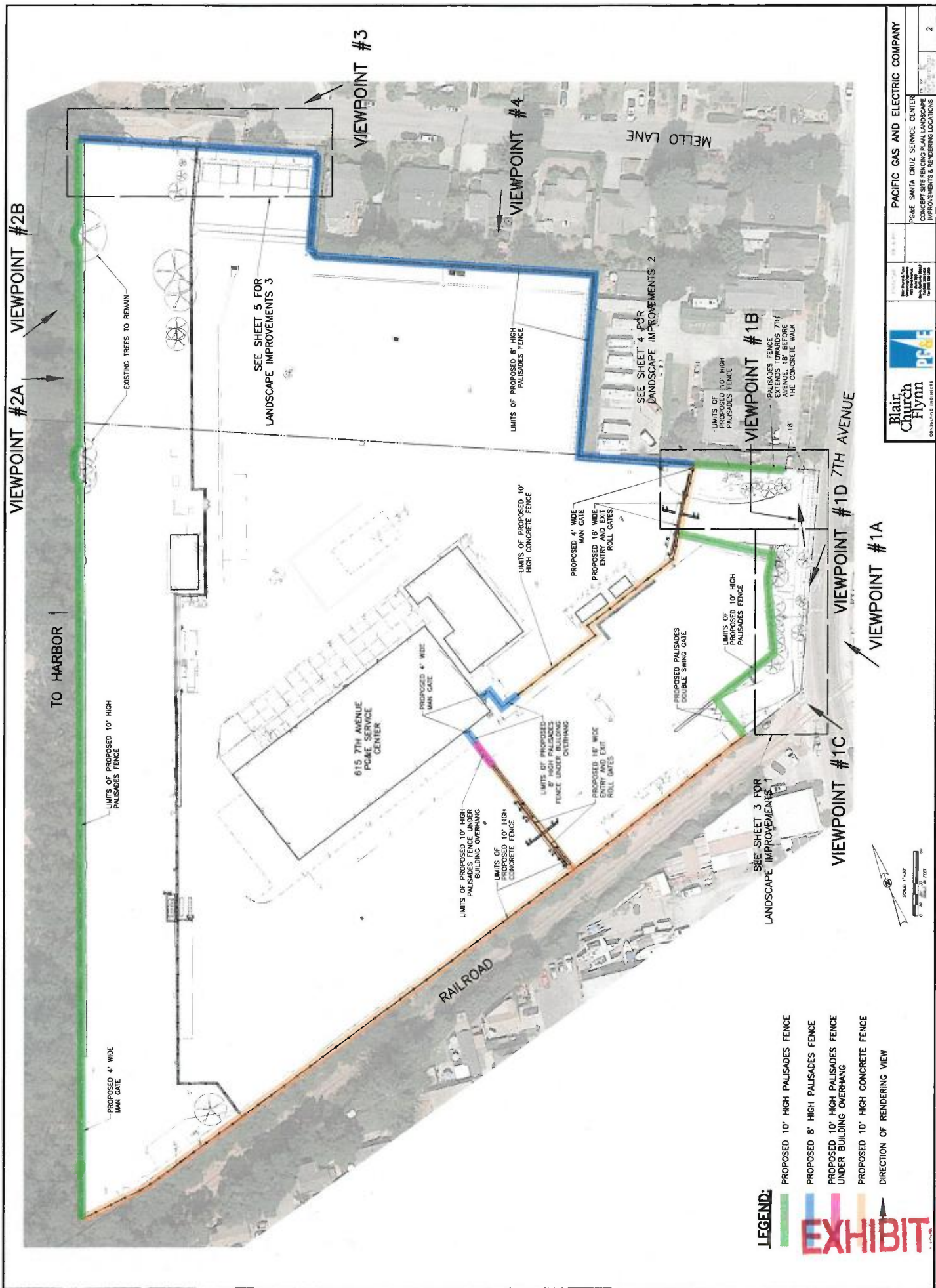
## SANTA CRUZ SERVICE CENTER

## SITE FENCING & LANDSCAPING IMPROVEMENTS

PREPARED FOR THE COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

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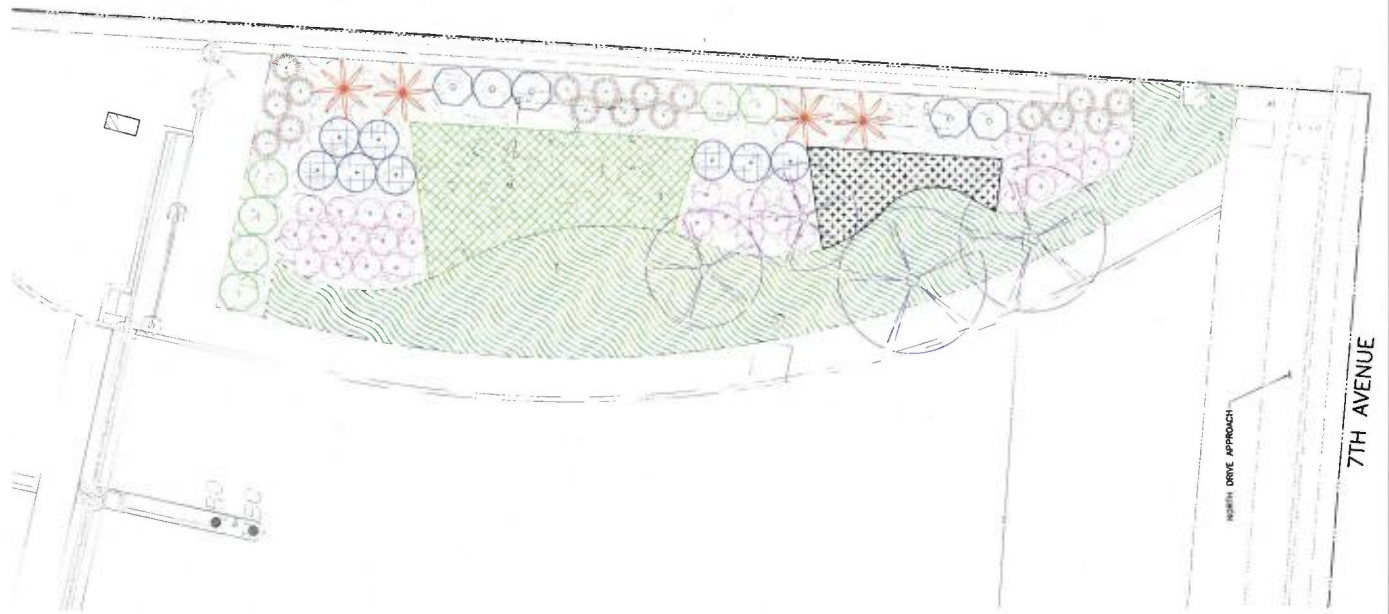












WINDY PLANT / LANDSCAPE MATERIAL  
 10' x 10' x 10' (10' x 10')



WINDY PLANT / LANDSCAPE MATERIAL  
 10' x 10' x 10' (10' x 10')



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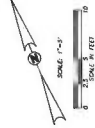


WINDY PLANT / LANDSCAPE MATERIAL  
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WINDY PLANT / LANDSCAPE MATERIAL  
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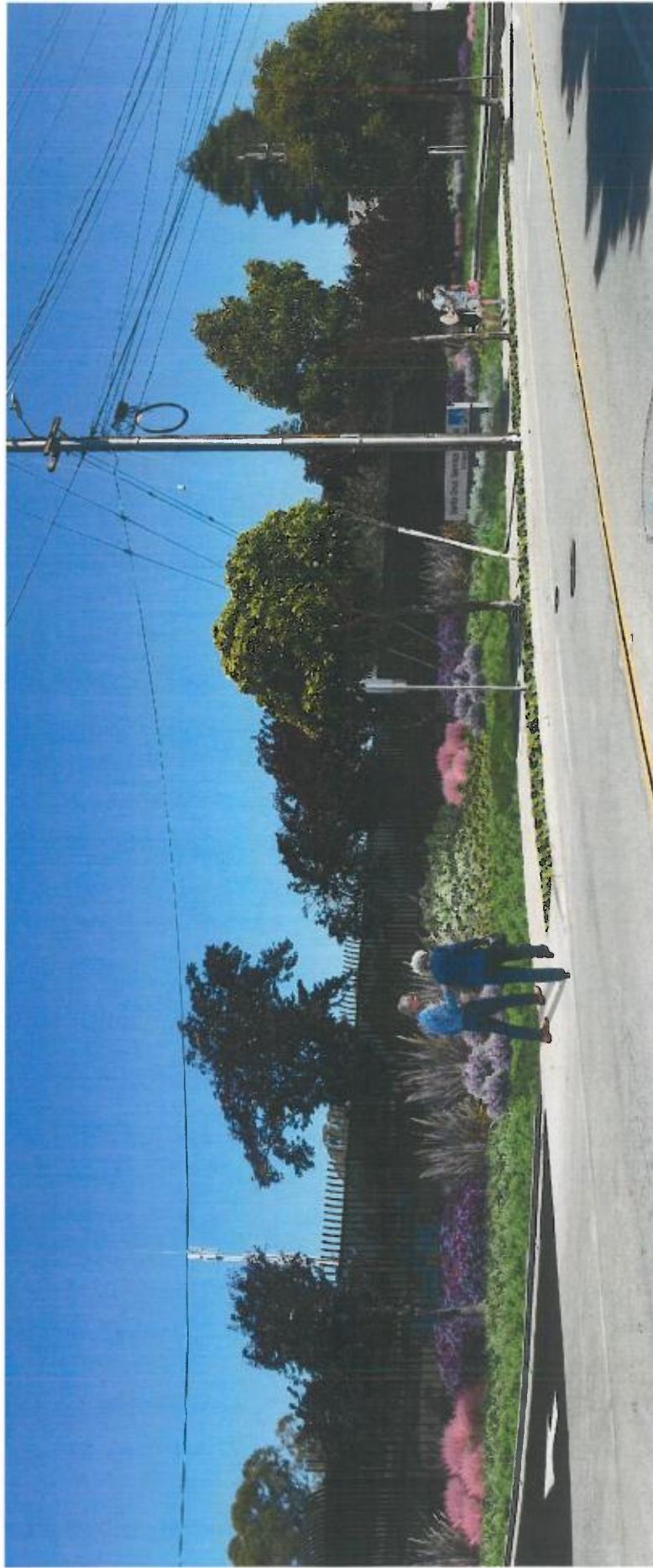
EXISTING TREES TO REMAIN







# VIEWPOINT #1A AFTER LANDSCAPE IMPROVEMENTS



PG&E SANTA CRUZ SERVICE CENTER SITE FENCING & LANDSCAPE IMPROVEMENTS  
VIEW OF 7TH AVENUE LANDSCAPE LOOKING NORTHEAST ACROSS 7TH AVENUE



PG&E Santa Cruz Service Center  
Landscape Improvements  
Rendering #1A

PACIFIC GAS AND ELECTRIC COMPANY  
PG&E SANTA CRUZ SERVICE CENTER  
LANDSCAPE IMPROVEMENTS  
RENDERING #1A

# VIEWPOINT #1B AFTER LANDSCAPE IMPROVEMENTS



PG&E SANTA CRUZ SERVICE CENTER SITE FENCING & LANDSCAPE IMPROVEMENTS  
VIEW OF 7TH AVENUE LANDSCAPE AT NORTH DRIVEWAY LOOKING NORTHEAST

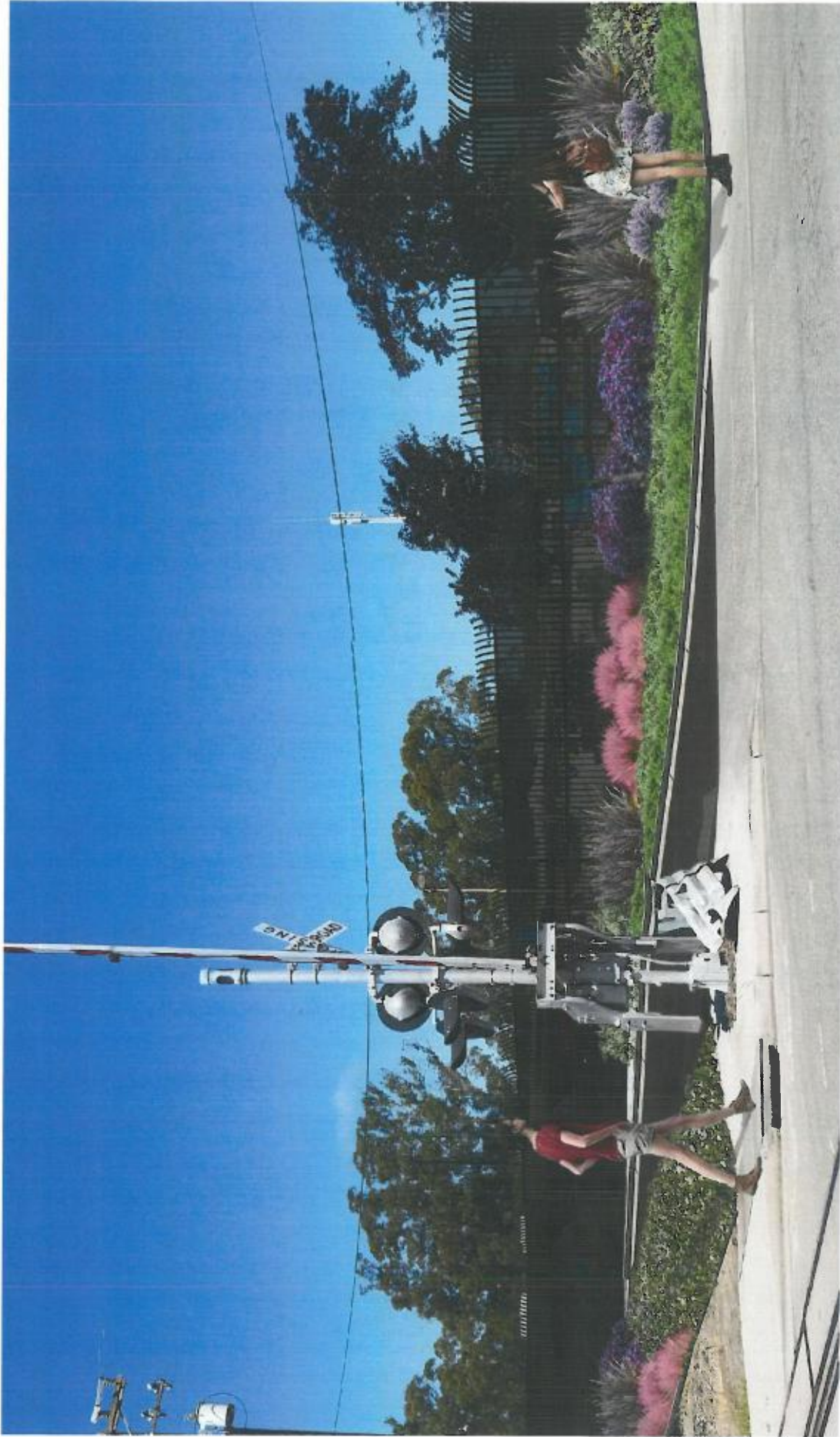


PG&E  
PG&E Santa Cruz  
Service Center  
Site Fencing &  
Landscape  
Improvements  
Rendering #1B

PACIFIC GAS AND ELECTRIC COMPANY  
PG&E SANTA CRUZ SERVICE CENTER  
LANDSCAPE IMPROVEMENTS  
RENDERING #1B



# VIEWPOINT #1C AFTER LANDSCAPE IMPROVEMENTS



**PG&E SANTA CRUZ SERVICE CENTER SITE FENCING & LANDSCAPE IMPROVEMENTS**  
 VIEW OF 7TH AVENUE LANDSCAPE AT SOUTH DRIVEWAY LOOKING NORTHWEST



Blair, Church & Flynn  
 CONSULTING ENGINEERS  
 1000 North Main Street  
 Suite 200  
 San Jose, CA 95128  
 Tel: 408.286.8800  
 Fax: 408.286.8801

PACIFIC GAS AND ELECTRIC COMPANY  
 PG&E SANTA CRUZ SERVICE CENTER  
 LANDSCAPE IMPROVEMENTS  
 RENDERING #1C



# VIEWPOINT #1D AFTER LANDSCAPE IMPROVEMENTS



**PG&E SANTA CRUZ SERVICE CENTER SITE FENCING & LANDSCAPE IMPROVEMENTS**  
VIEW OF 7TH AVENUE LANDSCAPE FRONTAGE LOOKING SOUTHWEST

































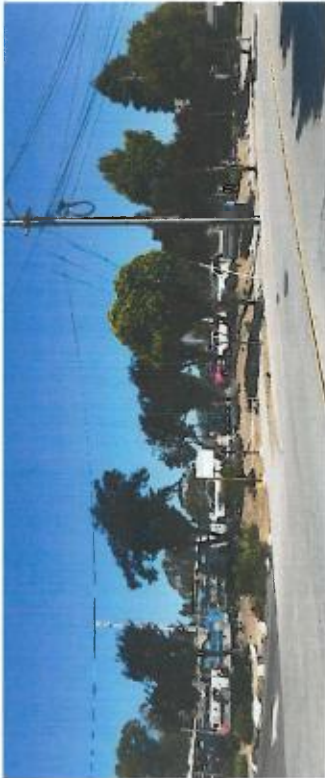



# APPENDIX

EXHIBIT D

 Blair, Church Flynn CONSULTING ASSOCIATES	 PGE PacifiCorp Energy 10000 North 10000 North 10000 North 10000 North 10000 North	 PGE PacifiCorp Energy 10000 North 10000 North 10000 North 10000 North 10000 North	 PGE PacifiCorp Energy 10000 North 10000 North 10000 North 10000 North 10000 North	PACIFIC GAS AND ELECTRIC COMPANY	
				PG&E SANTA CRUZ SERVICE CENTER	
APPENDIX				10	

**VIEWPOINT #1A BEFORE  
LANDSCAPE IMPROVEMENTS**



**VIEWPOINT #1B BEFORE  
LANDSCAPE IMPROVEMENTS**



**VIEWPOINT #1C BEFORE  
LANDSCAPE IMPROVEMENTS**



**VIEWPOINT #1D BEFORE  
LANDSCAPE IMPROVEMENTS**



**EXHIBIT D**

**VIEWPOINT #2A BEFORE FENCE IMPROVEMENTS**



**VIEWPOINT #2A AFTER FENCE IMPROVEMENTS**



**PG&E SANTA CRUZ SERVICE CENTER SITE FENCING IMPROVEMENTS**

PROPOSED 10' HIGH PALISADES FENCE LOOKING SOUTHEAST FROM THE HILL ADJACENT TO THE HARBOR



PACIFIC GAS AND ELECTRIC COMPANY  
PG&E SANTA CRUZ SERVICE CENTER  
APPENDIX 2



## VIEWPOINT #2B BEFORE FENCE IMPROVEMENTS



## VIEWPOINT #2B AFTER FENCE IMPROVEMENTS



**PG&E SANTA CRUZ SERVICE CENTER SITE FENCING IMPROVEMENTS**  
 PROPOSED 10' HIGH PALISADES FENCE LOOKING EAST FROM THE PERSPECTIVE OF THE HARBOR





## VIEWPOINT #3 BEFORE FENCE IMPROVEMENTS



## VIEWPOINT #3 AFTER FENCE IMPROVEMENTS



**PG&E SANTA CRUZ SERVICE CENTER SITE FENCING & LANDSCAPE IMPROVEMENTS**  
PROPOSED 8' HIGH PALISADES FENCE LOOKING WEST FROM MELLO LANE TOWARDS THE COASTAL ACCESS

**VIEWPOINT #4 BEFORE  
FENCE IMPROVEMENTS**



**VIEWPOINT #4 AFTER  
FENCE IMPROVEMENTS**



**PG&E SANTA CRUZ SERVICE CENTER SITE FENCING IMPROVEMENTS**

TYPICAL BACKYARD VIEW FROM RESIDENCE WITH A 6' HIGH WOOD FENCE AND A 8' HIGH PALISADES FENCE  
LOOKING SOUTHWEST FROM MELLO LANE



Blair, Church & Flynn  
CONSULTING ENGINEERS  
1000 West San Antonio Avenue  
San Jose, CA 95128  
408.281.1100  
www.bcf-engineers.com

PG&E  
PACIFIC GAS AND ELECTRIC COMPANY

PACIFIC GAS AND ELECTRIC COMPANY  
PG&E SANTA CRUZ SERVICE CENTER  
APPENDIX 5

15



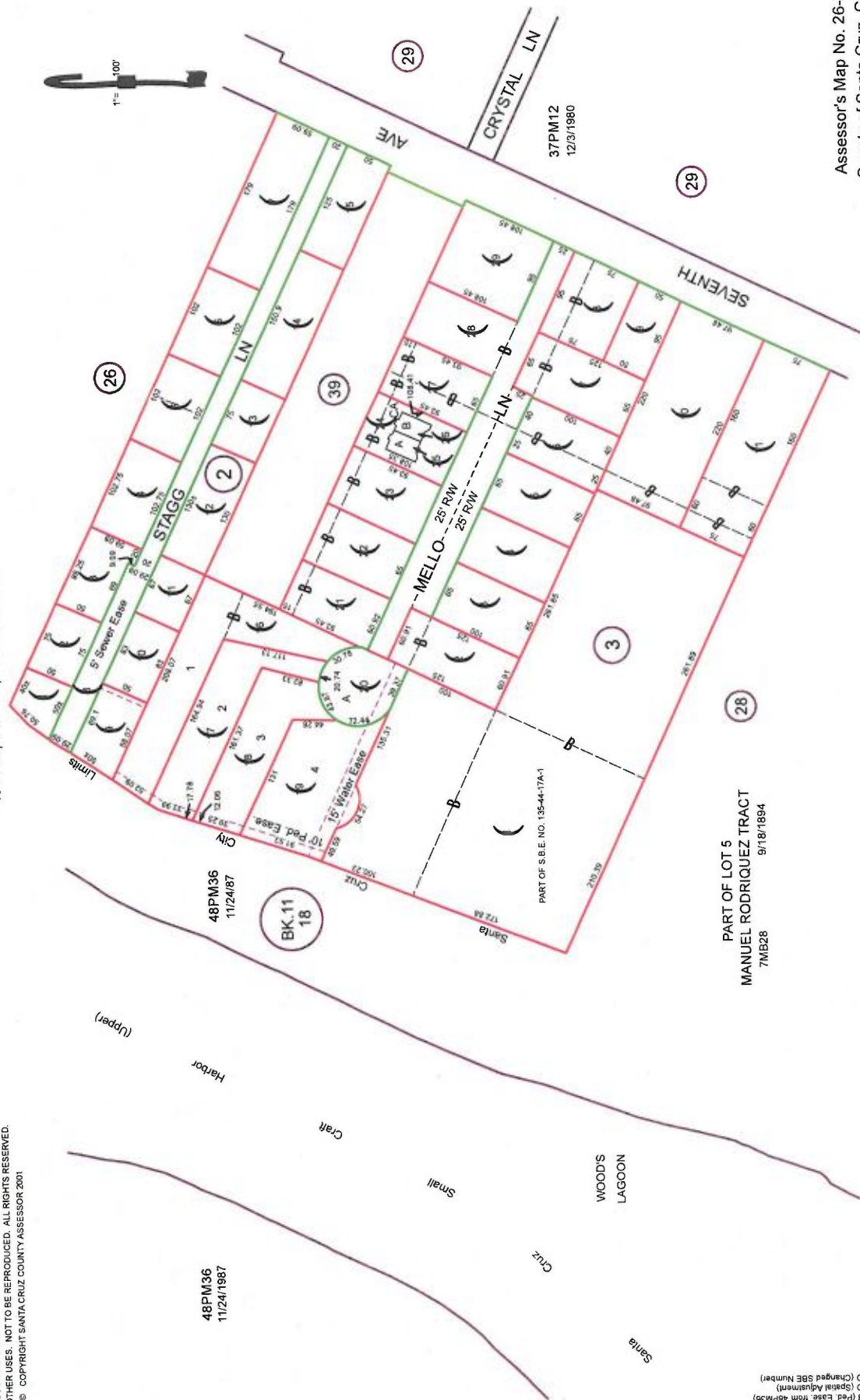
# FOR TAX PURPOSES ONLY

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POR. OF W. 1/2 SEC. 17,  
T.11S., R.1W., M.D.B. & M.

Tax Area Code  
82-040

26-27



Assessor's Map No. 26-27  
County of Santa Cruz, Calif.  
Dec. 2001

Note - Assessor's Parcel & Block  
Numbers are Shown in Circles.

Electronically repositioned 12/29/01 KSA  
Rev. Santa Cruz City Reassignment 12/29/01 KSA  
Rev. 8/21/03 CB (Ped. Ease. from 48PM36)  
Rev. 4/7/06 LLO (Spatial Adjustment)  
Rev. 4/7/06 LLO (Changed SBE Number)

EXHIBIT 1



Parcel Location Map



CITY OF  
SANTA CRUZ

026-273-01

STAGG LN

MELLO LN

7TH AV

Parcel: 02627301

- Study Parcel
- Assessor Parcel Boundary
- City Limits
- Existing Park

Map printed: 3 Sep. 2021



EXHIBIT E

0 50 100  
Feet





SANTA CRUZ COUNTY PLANNING DEPARTMENT

# Parcel General Plan Map



Mapped  
Area

CITY OF  
SANTA CRUZ

026-273-01  
(O-U; P)

O-U

R-UM

C-C

C-V

P

R-UM

C-S

- C-C Commercial Community
- C-S Commercial Services
- C-V Commercial Visitor Accommodation
- O-U Urban Open Space
- P Public Facilities

R-UM Res. Urban Medium Density



EXHIBIT E

0 50 100  
Feet



# Parcel Zoning Map



CITY OF  
SANTA CRUZ

026-273-01  
(PF)

C-2-D

RM-4

R-1-6

R-1-6

VA

PF

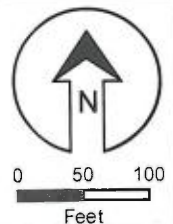
RM-4

RM-6-D

C-4

- |  |                                |  |                           |
|--|--------------------------------|--|---------------------------|
|  | C-2 Community Commercial       |  | VA Visitor Accommodations |
|  | C-4 Commercial Services        |  |                           |
|  | PF Public/Community Facilities |  |                           |
|  | R-1 Single-Family Residential  |  |                           |
|  | RM Residential Multi-Family    |  |                           |

**EXHIBIT E**



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POR. OF SEC. 17 & 18, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
82-040

26-28



Electronically repositioned 12/28/01 KSA  
Rev Santa Cruz City Reassignment 12/28/01 KSA  
Rev 4/7/06 LLO (Spatial Adjustment)  
Rev 4/7/06 LLO (Changed SBE Number)

Note - Assessor's Parcel & Block  
Numbers are Shown in Circles.

Assessor's Map No. 26-28  
County of Santa Cruz, Calif.  
Dec. 2001





## Parcel Location Map

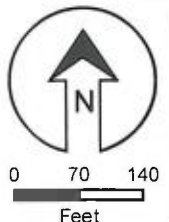


Parcel: 02628105

- Study Parcel
- City Limits
- Assessor Parcel Boundary
- Existing Park

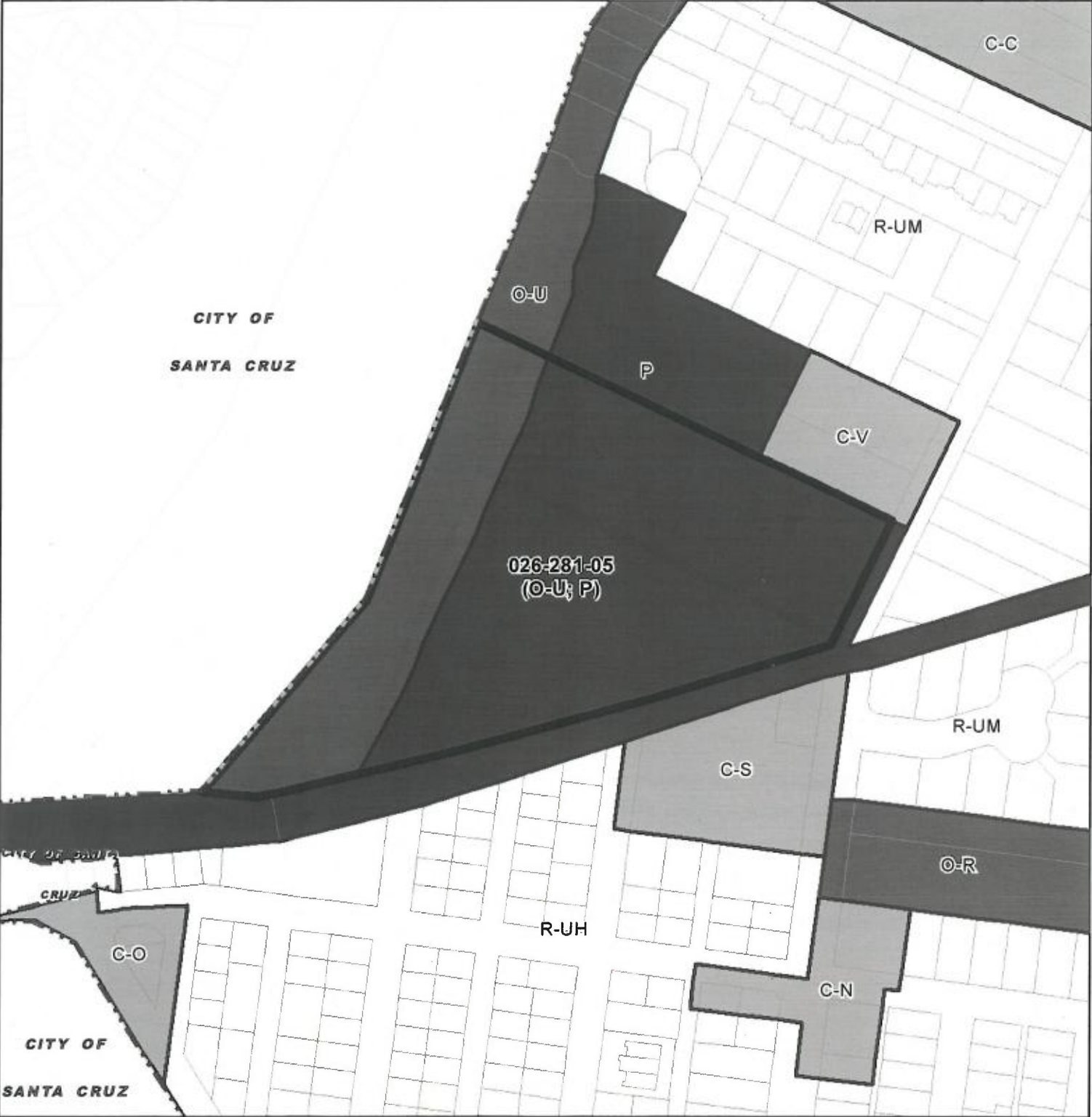
Map printed: 8 Jun. 2021

**EXHIBIT F**





Parcel General Plan Map



C-C Commercial Community	O-R Parks, Recreation & Open Space
C-N Commercial Neighborhood	O-U Urban Open Space
C-O Commercial Office	P Public Facilities
C-S Commercial Services	R-UH Res. Urban High Density
C-V Commercial Visitor Accommodation	R-UM Res. Urban Medium Density

**EXHIBIT E**

0 70 140  
Feet

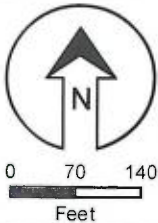


Parcel Zoning Map



- |                                  |                                      |
|----------------------------------|--------------------------------------|
| ■ C-1 Neighborhood Commercial    | ■ PR Parks, Recreation, & Open Space |
| ■ C-2 Community Commercial       | □ R-1 Single-Family Residential      |
| ■ C-4 Commercial Services        | □ RM Residential Multi-Family        |
| ■ PA Professional/Admin Office   | ■ VA Visitor Accommodations          |
| ■ PF Public/Community Facilities |                                      |

EXHIBIT E





Application #: 211080  
APN: 026-281-05, 026-273-01  
Owner: Pacific Gas & Electric Company

## Parcel Information

### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: City of Santa Cruz  
Sewage Disposal: County of Santa Cruz Sanitation District  
Fire District: Central Fire District  
Drainage District: Zone 5

### Parcel Information

Parcel Sizes: Approximately 341,990 sq. ft. (026-281-05), 104,239 sq. ft. (026-273-01)  
Existing Land Use - Parcel: Public Utility  
Existing Land Use - Surrounding: Residential, Commercial  
Project Access: 7<sup>th</sup> Avenue  
Planning Area: Live Oak  
Land Use Designation: P (Public/Institutional Facilities), O-U (Urban Open Space)  
Zone District: PF (Public Facilities)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal ☐ Yes ☒ No  
Comm.

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Fire Hazard: Not a mapped constraint  
Slopes: N/A  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Minor grading proposed  
Tree Removal: One tree proposed to be removed  
Scenic: Not a mapped resource  
Archeology: Partially mapped

Sample Pre-Cast  
Concrete Wall



EXHIBIT G



Sample Palisades fence without expanded metal mesh screen. The Palisades fence on the proposed site will include an expanded metal mesh screen, also powder coated black.



EXHIBIT G



Detailed view of expanded metal mesh screen on Palisades fence.

EXHIBIT G



Sample Louver Type  
Roll Gate



To Whom It May Concern:

Over the past few years, PG&E decided to conduct an enterprise-wide analysis of the perimeters chosen to secure our sites, keep our personnel safe and maintain continuity of our operations to serve our communities.

PG&E employs numerous security experts with multi-faceted backgrounds and experience. These experts took into consideration a number of factors to determine the most appropriate perimeter for each site: statistical crime data (both locally and enterprise-wide), the type(s) of equipment to be stored on site, the site's various mission areas and the needs of the community each site serves. The industry standard is a 10' pre-cast concrete panel which has been proven to be effective.

Careful consideration was also paid to the communities involved, the durability, constructability and maintenance of the types of perimeters we chose for the different sites enterprise wide. More specifically for our Santa Cruz Service Center, our desire is to also appeal to the needs of the community:

- Reduced visibility into the yard
- Reduced break-ins compared to chain-link
- Anti-climb wall not needing to use barbed wire which is generally considered "unsightly" for use in a neighborhood.

Since 2017, there have been 11 security-related incidents where someone has either cut a hole through or climbed over the existing fence resulting in approximately \$58,400.00 in materials stolen and time lost from operations the Santa Cruz Service Center. The team at PG&E has determined that the afore described wall deters criminal activity, is cost-effective to maintain, is quickly installed while maintaining appealing esthetics, and would be a great addition to help us serve our community.

Sincerely,



*Greg Kosareff  
Manager, Physical Security  
Corporate Security Department*



Internal



## **PG&E's Community Outreach – PG&E Perimeter Security Fence Project**

### **PG&E Service Customer Letter: July 30, 2021**

PG&E representative, Rob Morse, sent out a letter to PG&E customers that are adjacent to the PG&E project site. This letter is intended to inform the PG&E customers of the anticipated Perimeter Security Fence and anticipated future construction. Please refer to Exhibit A for the letter and contents.

### **PG&E Held a Neighborhood Outreach Meeting: August 12, 2021**

PG&E provided notification of the public neighborhood meeting (See attached Exhibit B). The neighborhood outreach meeting was conducted at Mello Lane with PG&E Representatives, neighbors of the PG&E site, and PG&E's contractor to discuss perimeter fencing concerns, options, and garner feedback. PG&E showed poster board renderings of the proposed Perimeter Site Fencing improvements with a couple fence height options for the proposed PG&E Security Fence.

The neighbors at the meeting preferred an 8' tall Palisades Fence along PG&E's north property line in lieu of a concrete fence or 10' high Palisades fence. In addition, the neighbors suggested to PG&E that they provide plant species that will attract birds and bees for a small strip of PG&E property located at the northwest corner of the project site and west of the Mello Lane dead end.

#### **Neighborhood Attendees:**

- Mr. & Mrs. Niles – owners of 511 Mello Ln (See attached Exhibit C for Mr. & Mrs. Niles e-mail response to the County and Exhibit D for response to PG&E)
- Peter James – owner of 523 & 551 Mello Ln
- Andy Iulliano- owner of 497 Mello Ln
- Rick Smith- owner of 550 Mello Ln could not make it due to unforeseen circumstances

### **PG&E Representatives' Neighborhood Door to Door Outreach: August 26, 2021**

PG&E's representatives performed an in-person house and business visits to the addresses shown within Exhibit E. The detail of each interaction is shown within Exhibit E.

**EXHIBIT I**



**Pacific Gas and  
Electric Company**

July 30, 2021

T1 P1/0000074  
NANCY NILES  
OR CURRENT OCCUPANT  
511 MELLO LN  
SANTA CRUZ, CA 95062-2707



**An important update  
regarding a safety  
upgrade project in  
your neighborhood.  
Please read for more  
information.**

Dear Valued Customer,

At Pacific Gas and Electric Company (PG&E) we are committed to delivering safe, reliable, clean and affordable energy to our customers. As a part of that commitment, PG&E will be installing a fence adjacent to the PG&E Santa Cruz Service Center located at 615 7th Avenue in Santa Cruz, to improve the safety and security of our facilities.

As a part of this safety upgrade, we will be installing a 10' high palisades fence on the north, east and west sides of the PG&E Santa Cruz Service Center on 7th Avenue adjacent to the residences along Mello Lane and the Santa Cruz North Harbor. We will also be installing a 10' high concrete fence on the south side of the PG&E Santa Cruz Service Center adjacent to the railroad.

**What you can expect**

You may see PG&E personnel, contractors, vehicles and other equipment in the area while the upgrade work is being performed. All personnel are required to carry valid photo identification. Most work will take place during business hours, Monday through Friday, beginning in November and continue for approximately 4 to 6 months. Please keep in mind that our work schedule is dependent on safe weather and operating conditions.

**Your local contact if you have questions**

If you have any questions or concerns, please feel free to contact your local Customer Outreach Specialist, **Amanda Pouncey** at **831-479-5875** during normal business hours, or email **Amanda.Pouncey@pge.com**.

Thank you for your continued cooperation as we work to improve the safety and security of our facilities within your community.

Sincerely,

Rob Morse  
Central Coast Division Senior Manager  
Pacific Gas and Electric Company

CCC-1218-0749  
Santa Cruz Service Center 7095466



Take utility line precautions above and below.  
Mind the lines up above [pge.com/mindthelines](http://pge.com/mindthelines)  
Before you dig, go to [pge.com/811](http://pge.com/811)



**EXHIBIT I**



**Pacific Gas and  
Electric Company**

August 9, 2021

**An important update  
regarding a safety  
upgrade project in  
your neighborhood.  
Please read for more  
information.**

«CUSTOMER\_NAME»  
OR CURRENT OCCUPANT  
«PREM\_ADDRESS2»  
«PREM\_ADDRESS1»  
«PREM\_CITY» «PREM\_STATE» «PREM\_POSTAL»

Dear Valued Customer,

At Pacific Gas and Electric Company (PG&E) we are committed to delivering safe, reliable, clean and affordable energy to our customers. As a part of that commitment, PG&E will be installing a fence adjacent to the PG&E Santa Cruz Service Center located at 615 7th Avenue in Santa Cruz, to improve the safety and security of our facilities.

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**Notice of Neighborhood Meeting**

We are hosting a meeting at the date and time shown below to answer your questions and respond to any concerns you might have regarding the project. Please join us to learn more about this project.

When: **Thursday, August 12<sup>th</sup>**  
Time: **11:30 a.m. to 12:30 p.m.**  
Where: **End of Mello Ln, Santa Cruz**

**Your local contact if you have questions**

If you have any questions or concerns, please feel free to contact your local Customer Outreach Specialist, **Amanda Pouncey** at **831-479-5875** during normal business hours, or email **Amanda.Pouncey@pge.com**.

Thank you for your continued cooperation as we work to improve the safety and security of our facilities within your community.

Sincerely,

Rob Morse  
Central Coast Division Senior Manager  
Pacific Gas and Electric Company

CCC-1218-0749 Santa Cruz Service Center 7095466



**Take utility line precautions above and below.**  
Mind the lines up above [pge.com/mindthelines](http://pge.com/mindthelines)  
Before you dig, go to [pge.com/811](http://pge.com/811)



**EXHIBIT I**



**Exhibit C - PG&E Held a Neighborhood Outreach Meeting: August 12, 2021**

**Email Response to the County**

**From:** Henry Niles <[hbniles@hbniles.com](mailto:hbniles@hbniles.com)>  
**Sent:** Friday, August 13, 2021 1:59:13 PM  
**To:** [Jonathan.DiSalvo@santacruzcounty.us](mailto:Jonathan.DiSalvo@santacruzcounty.us) <[Jonathan.DiSalvo@santacruzcounty.us](mailto:Jonathan.DiSalvo@santacruzcounty.us)>;  
[Michael.Lam@santacruzcounty.us](mailto:Michael.Lam@santacruzcounty.us) <[Michael.Lam@santacruzcounty.us](mailto:Michael.Lam@santacruzcounty.us)>  
**Cc:** Pouncey, Amanda <[A2PC@pge.com](mailto:A2PC@pge.com)>; Anderson, Jason <[J0A9@pge.com](mailto:J0A9@pge.com)>  
**Subject:** PG&E Santa Cruz Center Improvements

**\*\*\*\*\*CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.\*\*\*\*\***

Mr. DiSalvo and Lam:

We were invited to meet with PG&E representatives yesterday in response to my email regarding the Santa Cruz Service Center fencing and landscaping improvements planned along our street, Mello Lane. We appreciate the PG&E team for their responsiveness and courtesy in discussing the improvements and listening to neighborhood concerns.

The Service Center is an industrial site, originally housing gas transfer equipment and piping but which is now utilized in operations for materials storage, loading, vehicle storage and staging. Originally a rural neighborhood, the area transformed many years ago to primarily residential, excepting the small commercial operations of the Harbor Inn and neighboring Harbor Café. Mello Lane is entirely residential and has a stairway to the harbor along the side of the border of the PG&E yard.

My wife, Nancy, and I met with the PG&E team along with our neighbor, Peter Phelan. Other neighbors were not able to attend, some were out of town, some primarily reside out of the area. The meeting was set on short notice, apparently due to timing to allow for the proposal to be heard on the September hearing date.

The original plans for the improvements along Mello Lane called for a ten foot (10') concrete fence along the residences bordering the Service Yard, with ten foot (10') palisades facing the walkway to the Harbor. At the meeting we addressed our concerns relating to the size of the palisades and PG&E agreed to revise the plans to provide for eight foot (8') palisades along the Mello Lane corridor to accommodate those concerns. PG&E also agreed to maintain the property which they own adjacent to the walkway and will be providing us with landscaping plans for discussion

There are inevitable issues with the location of the Service Center in a residential neighborhood. We have lived on Mello Lane since 1981 and have seen the yard transformed from what was essentially a quiet transfer station for gas into the primary operational center for the Santa Cruz County. Issues of equipment noise and dust have been problematic, especially towards the bottom of the street where we live, across the street from the Service Center.. We recognize that in emergency situations there will be operations necessary, we seek to address daily operations to mitigate problems and noise. We understand that PG&E will attempt to address these concerns as well, which we know are outside of the proposal before you..

In closing, on behalf of Nancy and myself, we support the reduction of palisade sizing along Mello Lane to eight feet (8') and the landscaping proposed along the property bordering the walkway. We have no objection to the taller ten foot (10') palisades planned for the Service Center borders facing the Harbor and the railway line as we recognize that there are greater security issues relating to those locations. We thank the Commission for your review and appreciate the team from PG&E for meeting with us to discuss the proposed improvements.

Regards,

Henry ("Hank") and Nancy Niles  
511 Mello Lane  
Santa Cruz, CA 95062  
Cell: (831) 239-8388  
Email: [hbniles@hbniles.com](mailto:hbniles@hbniles.com)

**Exhibit D – Mr. and Mrs. Niles’ Response to PG&E: August 17, 2021**

**From:** Henry Niles <[hbniles@hbniles.com](mailto:hbniles@hbniles.com)>  
**Sent:** Tuesday, August 17, 2021 1:44 PM  
**To:** Pouncey, Amanda <[A2PC@pge.com](mailto:A2PC@pge.com)>  
**Subject:** RE: PG&E Santa Cruz Service Center Improvements

**\*\*\*\*\*CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.\*\*\*\*\***

Amanda,

Please tell the PG&E team that we again appreciate the meeting we had with you last week. I have circulated the photographs provided showing the improvements to neighbors who have expressed interest. Let me know if you were able to have the matter heard on the September calendar as we would be happy to participate and advise the Commission that you met with us and that we support the change of palisade height to 8’ as I indicated to my email to Zoning.

Our thanks again to all,

Hank and Nancy Niles

**From:** Pouncey, Amanda <[A2PC@pge.com](mailto:A2PC@pge.com)>  
**Sent:** Wednesday, August 11, 2021 2:46 PM  
**To:** Henry Niles <[hbniles@hbniles.com](mailto:hbniles@hbniles.com)>  
**Cc:** [Jonathan.DiSalvo@santacruzcounty.us](mailto:Jonathan.DiSalvo@santacruzcounty.us); [Michael.Lam@santacruzcounty.us](mailto:Michael.Lam@santacruzcounty.us)  
**Subject:** RE: PG&E Santa Cruz Service Center Improvements

Thank you so much for passing these questions along in advance Mr. Niles. I have forwarded these along to my project team to ensure these are addressed during tomorrow's meeting.

Kind regards,

**Amanda Pouncey** | Sr. Electric Outreach Specialist, Central Coast Division  
Local Customer Experience  
Pacific Gas and Electric Company  
Office: 831-479-5875  
Email: [amanda.pouncey@pge.com](mailto:amanda.pouncey@pge.com)



**EXHIBIT I**



**Exhibit E - PG&E Representatives' Neighborhood Door to Door Outreach:**  
**August 26, 2021**

**Mello Ln:**

- 465 – no answer (property presumed temporarily vacant given feedback from neighbors)
- 475 – no answer, left renderings
- 485 – no answer, left renderings
- 495 – no answer, left renderings
- 510 – no answer (property presumed temporarily vacant given feedback from neighbors)
- 511 – Spoke with Nancy and gave her a copy of the renderings, she is very pleased with the updated plan. A few extra renderings were left for her to share with neighbors.
- 523 – Spoke with Shauna and gave her a copy of the renderings, she is very pleased with the updated plan. A few extra renderings were left for her to share with neighbors.
- 551 – no answer, left renderings
- 520 – no answer, left renderings
- 581 – no answer, left renderings
- 583 – spoke to the owner/tenant and left renderings. Feedback seemed positive.
- 630 – no answer, left renderings
- 569A – spoke to the owner/tenant and left renderings. Feedback seemed positive.
- 569B – spoke to the owner/tenant and left renderings. Feedback seemed positive.
- 641 – No interaction but 569B told us they would share their renderings with this neighbor.
- 645 – spoke to the owner/tenant and left renderings. Feedback seemed positive.
- 647 – briefly spoke to the owner/tenant and left renderings

**Harbor Inn 645 7<sup>th</sup> Ave** – Spoke with the manager and left renderings. Feedback seemed positive.

In speaking with Nancy at 511 Mellow lane she also brought to our attention the noise from the metal recycling is excessive and happens outside of business hours. She also mentioned that when cleaning the yard there is no water being used to control dust so it billows onto Mello Ln.

**EXHIBIT I**

**From:** MARGARET D HUGHES <salutemdh@gmail.com>  
**Sent:** Thursday, August 12, 2021 10:56 AM  
**To:** Amanda.Pouncey@pge.com  
**Cc:** Joan Gaskins; hbniles@hbniles.com; Jonathan DiSalvo  
**Subject:** Meeting with PGE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\*\*CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Dear Ms. Pouncey:

This Tuesday I received notice you will be meeting today at 11:30 am with Mello Lane residents. I do not live permanently in my Mello Lane property, so with two days notice cannot be present. Even if I did reside permanently in the home, the advance time noticed is unacceptable to people having professional and personal obligations. Nor do I think it Hank Niles' responsibility to send out information to neighbors when PGE was clearly directed to meet with us by the Planning Commission Chair.

Moving on, my objections to the proposed slab fence PGE plans to build abutting my property at 520 Mello Lane are multiple. First, I prefer to not live in a shaded penitentiary- like environment. Over the seven decades my family has lived in this home, we have only over the past few years experienced an invasive and total disregard of our home ownership. PGE has turned into a very bad neighbor running equipment with back up safety bells at all times of the day and night, whether it be 1 am or 7 pm. The noise is incessant and drives us out of our backyard. Along with that is the plumes of dust rising from the ugly monolithic slab building recently erected next to 510 Mello Lane. It is, and the proposed fence would be, an environmental eyesore to the Lane's rural sense and certainly damages the beauty of the Santa Cruz Harbor, as well as devalues the homes on our block.

July 14 between 4-5 pm was especially ominous for us. My house shutters began to rattle and chandeliers in the home began to sway and shake. PGE equipment was moving and dumping something heavy on its property creating earthquake like symptoms, which did my home absolutely no good. This is not an isolated example, according to my neighbor, Mr. Rick Smith. This date, so very sadly, was also the start of the Dixie Fire in Plumas, Lassen and Butte Counties, for which PGE admits some blame.

I bring up this latter because a pattern of disregard for communities and human life has repeatedly been shown by your company. Think San Bruno, Camp Fire in Paradise, etc. Because you are a public utility, your company has been given passes in the courts: Simply reorganize and pass on the charges to the public. This has created a public relations nightmare for PGE.

I urge you PGE to start choosing the ethical and moral high ground. The neighbors on Mello Lane need you to make positive changes to show you can be a good neighbor. For these reasons, I object to the erection of the concrete slab fence.

Thank you,

Margaret Desmond Hughes

EXHIBIT J

520 Mello Lane

Sent from my iPhone

EXHIBIT J



**From:** Henry Niles <hbniles@hbniles.com>  
**Sent:** Friday, August 13, 2021 1:59 PM  
**To:** Jonathan DiSalvo; Michael Lam  
**Cc:** Amanda.Pouncey@pge.com; j0A9@pge.com  
**Subject:** PG&E Santa Cruz Center Improvements

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Mr. DiSalvo and Lam:

We were invited to meet with PG&E representatives yesterday in response to my email regarding the Santa Cruz Service Center fencing and landscaping improvements planned along our street, Mello Lane. We appreciate the PG&E team for their responsiveness and courtesy in discussing the improvements and listening to neighborhood concerns.

The Service Center is an industrial site, originally housing gas transfer equipment and piping but which is now utilized in operations for materials storage, loading, vehicle storage and staging. Originally a rural neighborhood, the area transformed many years ago to primarily residential, excepting the small commercial operations of the Harbor Inn and neighboring Harbor Café. Mello Lane is entirely residential and has a stairway to the harbor along the side of the border of the PG&E yard.

My wife, Nancy, and I met with the PG&E team along with our neighbor, Peter Phelan. Other neighbors were not able to attend, some were out of town, some primarily reside out of the area. The meeting was set on short notice, apparently due to timing to allow for the proposal to be heard on the September hearing date.

The original plans for the improvements along Mello Lane called for a ten foot (10') concrete fence along the residences bordering the Service Yard, with ten foot (10') palisades facing the walkway to the Harbor. At the meeting we addressed our concerns relating to the size of the palisades and PG&E agreed to revise the plans to provide for eight foot (8') palisades along the Mello Lane corridor to accommodate those concerns. PG&E also agreed to maintain the property which they own adjacent to the walkway and will be providing us with landscaping plans for discussion

There are inevitable issues with the location of the Service Center in a residential neighborhood. We have lived on Mello Lane since 1981 and have seen the yard transformed from what was essentially a quiet transfer station for gas into the primary operational center for the Santa Cruz County. Issues of equipment noise and dust have been problematic, especially towards the bottom of the street where we live, across the street from the Service Center.. We recognize that in emergency situations there will be operations necessary, we seek to address daily operations to mitigate problems and noise. We understand that PG&E will attempt to address these concerns as well, which we know are outside of the proposal before you..

**EXHIBIT J**

In closing, on behalf of Nancy and myself, we support the reduction of palisade sizing along Mello Lane to eight feet (8') and the landscaping proposed along the property bordering the walkway. We have no objection to the taller ten foot (10') palisades planned for the Service Center borders facing the Harbor and the railway line as we recognize that there are greater security issues relating to those locations. We thank the Commission for your review and appreciate the team from PG&E for meeting with us to discuss the proposed improvements.

Regards,

Henry ("Hank") and Nancy Niles  
511 Mello Lane  
Santa Cruz, CA 95062  
Cell: (831) 239-8388  
Email: [hbniles@hbniles.com](mailto:hbniles@hbniles.com)