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Decision No. 89393 SEP 19 1978

ORIGINAL

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

Application of Dan Hays, Jay D. Plummer, and Vernon McGrady to deviate from mandatory requirements for undergrounding utilities extension for Skypark Estates, Butte County.

Application No. 57762
(Filed December 21, 1977)

O P I N I O N

Applicants, Dan Hays, Jay D. Plummer, and Vernon McGrady, seek authority to deviate from undergrounding requirements of Pacific Gas and Electric Company's (PG&E) Rule 15, for Skypark Estates, comprising 93 acres in Section 2, T22N, R1E, MDB&M, located approximately 4 miles north of downtown Chico, east of the Chico Airport, in Butte County.

Skypark Estates is a subdivision proposed for Planned Unit Rural Estates with a 3/4-acre homesite and 2.36-acre deeded common area for each residential unit. Three phases are planned for Skypark Estates with 10 residential units designated in each phase of approximately 31 acres.

A tentative subdivision map of Skypark Estates was submitted with the application, along with letters from Butte County Environmental Review Department and Butte County Planning Commission. The Environmental Review Department approves the density standards in treating the proposed development as if it consisted of 10 parcels of 3.12 acres each and the Planning Commission also approves the development plan. However, neither has stated positions relative to overhead versus underground extensions. The Applicants have not submitted a cost estimate of overhead versus underground service from PG&E. However, due to the nature of the area and Applicants' need for an early determination of the allowable type of electric service, the application should be processed without delaying the proceeding for receipt of such cost data.

A staff engineer met with the Applicants to review the site conditions. The subdivision is bordered on three sides by existing overhead service.

The aesthetics of this development are substantially different from conventional three-acre minimum lot size developments or subdivisions. Here the requested overhead service would be rendered to homes in close proximity due to being situated on 3/4-acre lots, while the common area of 2.36 acres each would have less of a mitigating effect than having that acreage added to the separation of homes. Therefore, the three-acre exemption from undergrounding requirements in Section C.l.b. of PG&E's Tariff Rule No. 15, should not apply to the Planned Unit Rural Estates of Applicants.

The application should be denied because it does not state sufficient justification for granting a deviation from the undergrounding requirements of Rule 15 of PG&E.

Findings

1. Skypark Estates located in Butte County is a development comprising three phases of 31 acres each.

2. Ten residential units each with 3/4-acre homesite and 2.36-acre common area, for a total of 3.1 acres each, are planned for each phase of Skypark Estates.

3. The Skypark Estates is bordered on three sides with overhead lines.

4. The Butte County Environmental Review Department and Butte County Planning Commission approved of the proposed development in Skypark Estates but have not stated positions relative to overhead versus underground extensions to the subdivision.

Conclusions

1. A public hearing is not required.
2. The application should be denied as provided in the order which follows.

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O R D E R

IT IS ORDERED that Pacific Gas and Electric Company is not authorized to deviate from the mandatory undergrounding requirements of its electric line extension rule of its tariff in Skypark Estates in Butte County.

The effective date of this order shall be thirty days after the date hereof.

Dated at San Francisco, California, this 19th day of SEPTEMBER, 1978.

Robert Bateman
President
William Symons Jr.
Vernon L. Stinson
Richard W. Howell
Clair T. DeWalt
Commissioners