

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: July 2nd, 2026

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Jacob Farmer, Planner II

RE: TSTM2019-0003 (Yuba Heritage Amendment to Scope of Project, Site Plan & COAs)

REQUEST: The proposed amendment to TSTM 2019-0003 would revise the previously approved 92-lot subdivision to a 62-lot residential project, increasing typical lot widths and depths while maintaining consistency with current zoning standards. The project also includes site design modifications such as conversion of the central street to a private alley (Bullards Alley), addition of a parklet, provision of shared trash enclosure lots, a new right-in/right-out access at Lake Way, and updated property boundaries reflecting developer ownership of the southern drainage area.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) approve the proposed amendment to the Conditions of Approval for the Yuba Heritage Tentative Subdivision Map (TSTM2019-0003), subject to the findings and revised conditions contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The original COA #60 only authorized the Community Development Director to approve minor modifications to the lot configuration and capped at the existing lot count. However, the proposed changes to this project are too intensive for this COA to apply. Under Yuba County Code Section 11.40.060, amendments to approved tentative maps are processed per Section 11.47.010(B), which splits revisions into two tracks: minor changes can be approved administratively by the County Surveyor, while substantive changes are referred to the DRC for a full decision under Chapter 11.40 procedures. Given the scope of this amendment, it falls well outside the minor threshold under 11.47.010(B)(1) and properly requires DRC review under 11.47.010(B)(2), consistent with how it's currently being processed.

The Yuba Heritage Estates Tentative Subdivision Tract Map (TSTM 2019-0003) was originally approved by the Yuba County Planning Commission on May 20, 2020, along with a Conditional Use Permit (CUP 2019-0004) to reduce the minimum lot size and lot width from the then-applicable zoning requirements. As originally approved, the project subdivided a 10.82-acre site into 92 single-family residential lots with site improvements. The property, (APN 021-150-051) is located along North Beale Road and is designated Valley Neighborhood under the General Plan and zoned RM (Medium Density Residential District).

The applicant now proposes an amended tentative map that reduces the project to 62 lots (Village No. 1: 29 lots; Village No. 2: 33 lots), while increasing interior lot width from 45 feet to 50 feet (other than Lots 32 through 40, which remain at 45 feet) and increasing lot depth from 70 feet to 80 feet (other than Lots 1 through 4, beneath the transit stop, which retain a minimum depth of 76.5 feet). A Conditional Use Permit is no longer required, as the County's Zoning Code now permits the proposed lot dimensions without a variance.

SUMMARY OF PROPOSED CHANGES:

- Revised COA #8: Changes the required fee-simple dedication along North Beale Road from a 50-foot strip to a 54.5-foot strip and removes the prior requirement to widen the right-of-way to accommodate a transit stop.
- Revised COA #9: Retains the 44-foot dedication width for internal access streets but removes the prior requirement for 53-foot knuckles.
- New COA #10: Adds a new requirement for a 10-foot public service easement along North Beale Road, with no equivalent in the original Conditions of Approval.
- Revised COA #12: Narrows the scope of required frontage improvements, recognizing that curb, gutter, and sidewalk already exist and need not be reconstructed; limits the developer's work to landscaping, irrigation, solid wall improvements, and modifications for the new access point. Relocates the required median modification from the easterly to the westerly roadway connection and adds removal of the existing crosswalk.
- Revised COA #15: Consolidates and simplifies the former drainage requirements; rather than concrete-lining or piping the open channel and dedicating a 15-foot setback easement, the ditch along the southern boundary will be backfilled and abandoned, with 10-foot easements dedicated to direct drainage to the new storm drain in Colgate Drive.
- Revised COA #17: Adds a requirement that the owner pay the County for two years of streetlight service, calculated at PG&E rate schedule LS-1E, prior to recordation of the final map.
- Revised COA #22: Changes the number of permitted access openings along North Beale Road from one street opening and one paseo opening to two street access openings, consistent with the new right-in/right-out connection at Lake Way.
- New COA #25: Requires the owner to submit an amendment to the previously approved drainage plan to address the change in lot and road configuration, replacing the prior standard requiring a zero percent increase in storm water discharge.
- Revised COA #30: Expands the parkland in-lieu fee condition to address the new tot lot: the tot lot acreage and the cost of constructing tot lot improvements may be deducted

from the Quimby Act parkland dedication requirement, and the owner shall dedicate Lot D to the County in fee simple for operation and maintenance by the County.

- New COA #49–51: Adds a new Building Department section requiring building permits for all new structures and compliance with the current California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X, with no equivalent section in the original Conditions of Approval.
- New COA #52–53: Adds a new Code Enforcement Department section prohibiting unlawful cultivation of marijuana or hemp and prohibiting public nuisances, with no equivalent section in the original Conditions of Approval.
- Revised COA #54–55: Updates the parcel range served by the Linda County Water District from parcels 1–92 to parcels 1–62, consistent with the reduced lot count.
- Revised COA #63: Changes the lots subject to required a screening wall from Village No. 1 Lots 1, 2, and 24 through 36 to Village No. 1 Lots 1 through 14 and 40, and Village No. 2 Lots 15 through 18, consistent with the renumbered 62-lot layout.

In addition to the changes summarized above, three conditions from the original Conditions of Approval have been removed for the revised COAs. The Grant Deed reconveyance note (former Condition #10), the requirement to show centerlines of perennial streams or ditches on the map (former Condition #38), and the requirement for fire suppression system easements (former Condition #39).

Report Prepared By:

Jacob Farmer
Planner II

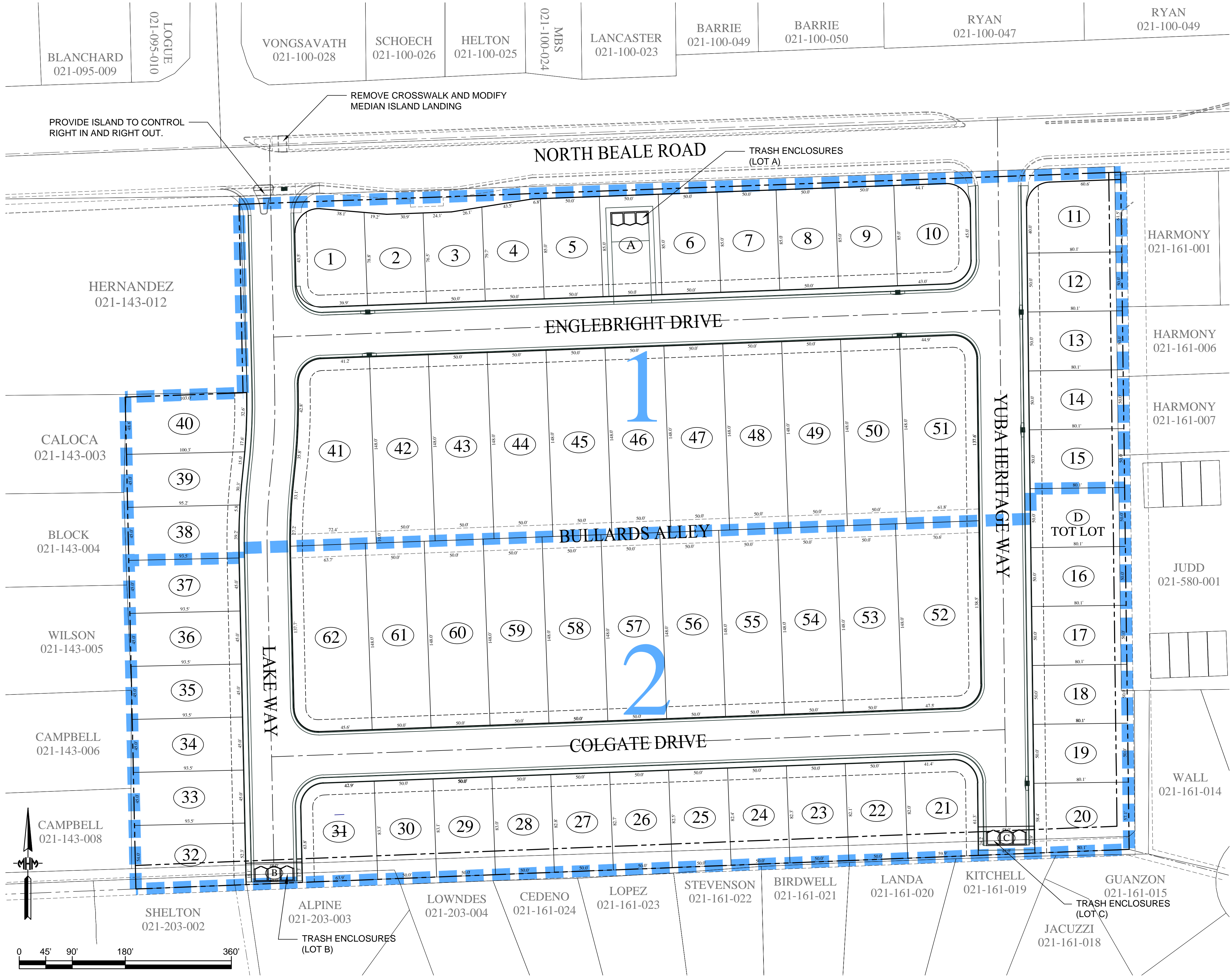
ATTACHMENTS

1. Site Plan
2. Modified Conditions of Approval
3. Comment Letters

AMENDED TENTATIVE SUBDIVISION TRACT MAP - TSTM 2019-0003

YUBA HERITAGE ESTATES

YUBA COUNTY, CALIFORNIA
FEBRUARY 9, 2026



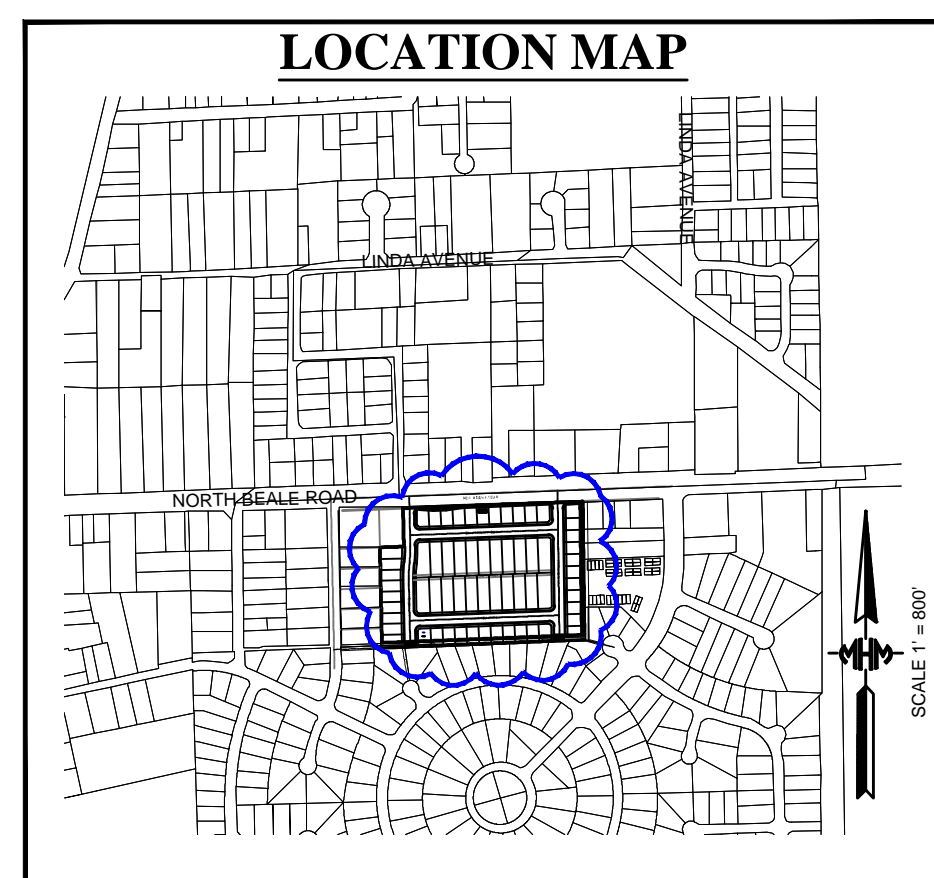
PROJECT NOTES

OWNER: NORTH BEALE LLC, 532 GIBSON DRIVE, #200, ROSEVILLE, CA 95678...
EXISTING USE: ORCHARDS AND VACANT
EXISTING GENERAL PLAN DESIGNATION: VALLEY NEIGHBORHOOD
PROPOSED GENERAL PLAN DESIGNATION: VALLEY NEIGHBORHOOD
EXISTING ZONING: RM - MEDIUM DENSITY RESIDENTIAL DISTRICT
PROPOSED ZONING: RM - MEDIUM DENSITY RESIDENTIAL DISTRICT
LEVEE PROTECTION: RECLAMATION DISTRICT NO. 784
ELEMENTARY SCHOOL DISTRICT: MARYSVILLE JOINT UNIFIED SCHOOL DIST
HIGH SCHOOL DISTRICT: MARYSVILLE JOINT UNIFIED SCHOOL DIST
FIRE PROTECTION: LINDA COUNTY FIRE DIST
LAW ENFORCEMENT: COUNTY OF YUBA
SANITARY SEWER: LINDA COUNTY WATER DIST
DOMESTIC WATER: LINDA COUNTY WATER DIST
STORM DRAINAGE: COUNTY OF YUBA
ELECTRICITY: PACIFIC GAS AND ELECTRIC
NATURAL GAS (OPTIONAL): PACIFIC GAS AND ELECTRIC
COMMUNICATION: AT&T AND COMCAST
CABLE (OPTIONAL): COMCAST
APPLICANT: RIVERLAND HOMES INC., 1512 EUREKA ROAD, SUITE 240, ROSEVILLE, CA 95661...
ENGINEER/SURVEYOR: MHM INCORPORATED, 1204 E STREET, P.O. BOX B, MARYSVILLE, CA 95901...
ASSESSOR'S PARCEL NO.: 021-150-051, 021-150-064
AREA OF TENTATIVE MAP: 10.82 GROSS ACRES
GENERAL NOTES:
1. SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT. TSTM SHOWS TWO PHASES.
2. A 12.0 FOOT PUBLIC UTILITY EASEMENT (PUE) SHALL BE LOCATED 10.0 FEET BEHIND SIDEWALK AND 2.0 FEET UNDER SIDEWALK ADJACENT OR WITHIN THE ROAD RIGHT OF WAY UNLESS OTHERWISE APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR.
3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
4. THIS IS AN APPLICATION FOR AN AMENDED TENTATIVE SUBDIVISION MAP AND PLANNED UNIT DEVELOPMENT.
5. VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE. TWO (2) POTENTIAL PHASES ARE SHOWN BUT DEVELOPER RESERVES RIGHT TO RECORD WITH MORE OR LESS.
6. ALL EXISTING STRUCTURES, SEPTIC TANKS, AND WELLS SHALL BE REMOVED, ABANDONED, OR DESTROYED PRIOR TO CONSTRUCTION.
7. STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
8. OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT. MHM INC, SEAN MINARD, IS THE ENGINEER AND SURVEYOR OF RECORD FOR THE TENTATIVE MAP.

LEGAL DESCRIPTION (EXISTING PARCEL):
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF YUBA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 (APNs: 021-150-051-000): THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN.
EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE "WIGET TRACT" AS SHOWN ON THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, IN BOOK 4 OF MAPS, PAGE 36, ALSO EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN DEED EXECUTED BY MARIO BRUSASCHETTI, ET. UX, TO THE COUNTY OF YUBA, DATED NOVEMBER 4, 1969, AND RECORDED NOVEMBER 5, 1969 IN BOOK 490 OF OFFICIAL RECORDS, PAGE 538, ALSO EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN DEED EXECUTED BY MARY ANITA ROSENBERG, ET AL, TO JIMMY R. THOMPSON, ET AL, DATED SEPTEMBER 30, 1987 AND RECORDED OCTOBER 13, 1987 IN BOOK 920 OF OFFICIAL RECORDS, PAGE 273. THE ABOVE PROPERTY IS ALSO DESCRIBED ON THE SECOND EXHIBIT "A" ATTACHED TO THE CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CASE LLA 87-19, RECORDED OCTOBER 13, 1987, IN BOOK 920, PAGE 268 AS INSTRUMENT NO. 4188 OF OFFICIAL RECORDS.
PARCEL 2 (APNs: 021-150-064-000): ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, SITUATED IN SECTION 29, TOWNSHIP 15 NORTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, CONVEYED TO THE COUNTY OF YUBA FROM MARIO BRUSASCHETTI AND ANNE J. BRUSASCHETTI, HIS WIFE, BY INSTRUMENT RECORDED IN BOOK 490, YUBA COUNTY OFFICIAL RECORDS, AT PAGE 538, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH ONE-QUARTER OF SECTION 29 WITH TRUE BEARINGS; THENCE, NORTH 87 DEGREES 39 MINUTES 16 SECONDS EAST, 168.78 FEET; THENCE, SOUTH 08 DEGREES 43 MINUTES 12 SECONDS EAST, 84.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE, SOUTH 10 DEGREES 43 MINUTES 12 SECONDS EAST, 274.87 FEET; THENCE, SOUTH 87 DEGREES 42 MINUTES 46 SECONDS WEST, 85.31 FEET; THENCE, NORTH 1 DEGREES 17 MINUTES 14 SECONDS WEST, 20.00 FEET; THENCE, NORTH 87 DEGREES 42 MINUTES 46 SECONDS EAST, 85.88 FEET; THENCE, NORTH 10 DEGREES 43 MINUTES 12 SECONDS WEST, 55.85 FEET; THENCE, NORTH 87 DEGREES 39 MINUTES 16 SECONDS EAST, 100.00 FEET TO THE POINT OF BEGINNING.

SURVEYORS STATEMENT:
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NUMBER FSPJ-6062501072 DATED SEPTEMBER 16, 2025
[Seal of Sean Minard, P.E. 52593, P.L.S. 8397]

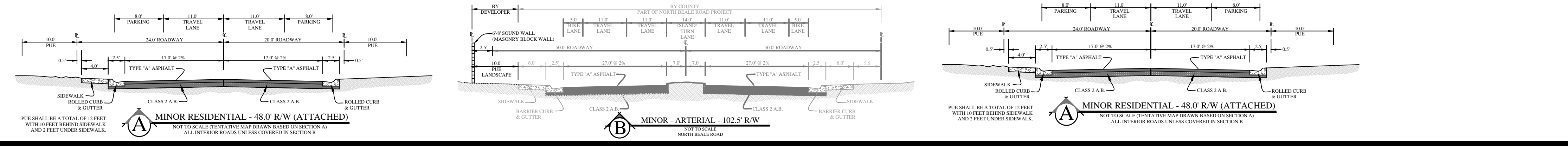
COUNTY OF YUBA APPROVAL:
THE COUNTY OF YUBA DEVELOPMENT REVIEW COMMITTEE (DRC) HAS CONSIDERED AND APPROVED RESOLUTION 26-XXX APPROVING AMENDED TENTATIVE SUBDIVISION TRACT MAP NO. 2019-0003 DURING THE DRC MEETING ON _____, 2026.
COUNTY OF YUBA DATE:



LAND USE SUMMARY

LOT SUMMARY*			
VILLAGE NO. 1 =	29 LOTS	5.27 AC	5.50 LOT/AC
VILLAGE NO. 2 =	33 LOTS	5.42 AC	6.09 LOT/AC
SUBTOTAL = (RESIDENTIAL)	62 LOTS	10.69 AC	5.80 LOT/AC
MAJOR ROADS**		0.13 AC	
SUBTOTAL = (NON-RESIDENTIAL)		0.13 AC	
TOTAL =		10.82 AC	5.73 LOT/AC

*ALL ACREAGE AND DENSITIES EXCLUDES NORTH BEALE ROAD. THIS IS THE ADDITIONAL ROW.



2 INDICATES POTENTIAL SMALL LOT PHASE AND LARGE LOT PARCEL

M.H.M. ENGINEERS & SURVEYORS SINCE 1892
1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 TEL: 530.742.6485 FAX: 530.742.5639

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW
COMMITTEE**

Applicant Tanner Judkins
APN: 021-150-051-000

Case Number: Revision to TSTM2019-0003
Public Hearing Date:

GENERAL CONDITIONS:

- 1) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
- 2) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 3) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations including the requirements provided by the Subdivision Map Act (Government Code Section 66410 and following) and Chapter 11.15 of the Yuba County Ordinance Code.
- 4) Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean a map or maps prepared for recordation of each phase of development if the project is to be phased.
- 5) Notwithstanding the provisions of any other of these Conditions of Approval, this map cannot be recorded until expiration of the 10-day appeal period which begins the day following the date of approval. The expiration date of the appeal period is July 13th, 2026, at 5:00 p.m.
- 6) This tentative map shall expire 36 months from the effective date of approval unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code.

PUBLIC WORKS DEPARTMENT:

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.
- 8) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 54.5-foot strip of land adjoining the centerline of North Beale Road, classed as an Urban Minor Arterial, lying within the bounds of this property.
- 9) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple strips of land 44 feet in width for the internal access streets as shown on the tentative map. There shall be sidewalk on one side of the roadway as shown on the tentative map. The right-of-way line shall be located 0.50 foot behind the back of sidewalk or 0.50 foot behind curb if no sidewalk. Such internal roads shall include two access connections to North Beale Road.
- 10) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services, street signs, traffic safety signs, streetlights, and landscaping along North Beale Road fronting this property, measured from the back of sidewalk as shown on the tentative map.

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- 11) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services, street signs, traffic safety signs, and streetlights along the interior frontages of this property measured from the County's right-of-way line.
- 12) Road construction along North Beale Road fronting this property shall meet the half-width requirements for an Urban Arterial Road in conformance with the Yuba County Standard (Drawing No. 103) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk including a solid wall (i.e. concrete, masonry, proto II) along the frontage of North Beale Road, as well as adjacent commercial lots, and the installation of landscaping and irrigation system between the sidewalk and the block wall. The curb, gutter, and sidewalk currently exist and shall not need to be constructed. The developer's work will be limited to landscaping, irrigation, solid wall improvements, and modifications to add the second access point to North Beale Rd. If any of the existing frontage improvements are damaged, Owner shall be responsible to replace the improvements at their sole cost and expense. The median island at the westerly roadway connection shall be modified to remove the existing crosswalk and striping across North Beale Road as approved by the Public Works Director.
- 13) Street construction for the interior streets as shown on the tentative map shall meet the requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standards (Drawing No. 101) with sidewalk located only on one side of the roadway or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk on one side of the roadway.
- 14) Owner shall create a maintenance agreement that is binding on the lots of the subdivision to provide for the maintenance of the Bullards Alley, lots A, B, and C as shown on the tentative map. Such maintenance agreement shall be approved by the County Surveyor and shall be recorded concurrently with the filing of the final map. Bullards Alley, lots A, B, and C as shown on the tentative map shall not be offered for dedication to the County of Yuba.
- 15) Owner shall dedicate to the County of Yuba 10-foot easements to direct drainage from the abandoned ditch to the new storm drain located in Colgate Drive. The ditch along the southern property boundary shall be backfilled and abandoned.
- 16) Owner shall dedicate to the County of Yuba sufficient drainage easements as may be necessary to convey runoff from the property.
- 17) Owner shall provide a streetlight plan to be approved by the Public Works Department. Streetlights shall be LED type models and be maintained by Pacific Gas & Electric (PG&E). Owner shall maintain all streetlights until accepted by the Public Works Department. Prior to map recordation the Owner shall pay the County for two (2) years of service for the streetlights in accordance with rates (LS-1E) set by PG&E.
- 18) Improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements, and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.

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- 19) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.
- 20) Owner shall submit a Preliminary Soils Report prepared by a registered civil engineer and based upon adequate test borings to the Public Works Department for review in compliance with section 66490 of the Subdivision Map Act. Should such preliminary soils report indicate the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the decision-making authority (section 11.40.040 (G) of Yuba County Ordinance Code).
- 21) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.
- 22) Frontage access rights for ingress and egress along the entire frontage of North Beale Road is restricted and are to be dedicated to Yuba County, except for the two street access openings into and out of the development.
- 23) Owner shall warranty all improvements required by these Conditions of Approval for a period of 12 months from the time the improvements are accepted by the Public Works Department and a Notice of Completion is recorded.
- 24) Owner shall provide a one-year warranty bond for all street and drainage improvements required by these conditions of approval. The warranty bond period will commence after the Notice of Completion is recorded.
- 25) Owner shall submit an amendment to the previously approved drainage plan to address the change in lot and road configuration. The amended reports shall be prepared by a registered civil engineer, and provided to the Public Works Department for review and approval, prior to any construction.
- 26) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.
- 27) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as

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described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.

- 28) Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer, to the Department of Public Works for review and approval prior to each phase of construction and/or grading permit. Erosion and sediment control measures shall conform to Section 11 of the Yuba County Improvement Standards and all Yuba County Ordinance Codes. Owner shall implement such erosion and sediment control measures as per the approved plan prior to construction or grading.
- 29) Owner shall comply with all the requirements set forth in the County's Post-Construction Standards Plan. Owner shall also comply and be legally responsible for all post-construction requirements contained within the General Permit for Waste Discharge Requirements for storm water discharges from small municipal separate storm sewer systems (Order No. 2013-0001-DWQ). Prior to approval of any improvement plans, owner shall submit to the Public Works Department all pertinent information as required in the County's Post-Construction Standards Plan, Section 5.6 for review and approval.
- 30) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map. The acreage for the tot lot may be deducted from the Quimby parkland dedication requirement. Owner shall design and construct the improvements of the tot lot. Improvement plans shall be submitted to the county for review and approval prior construction of the tot lot. Cost of constructing the tot lot improvements shall be deducted from the Quimby parkland dedication requirement. Owner shall dedicate to the County of Yuba in fee simple Lot D. The park land (Lot D) shall be operated and maintained by Yuba County.
- 31) Owner shall be responsible for giving 60 days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
- 32) Owner shall name all roads in a manner determined by Chapter 9.70 of the Yuba County Ordinance Code and be approved by the Address Coordinator at the Department of Public Works.
- 33) Owner shall provide all necessary street signs and pavement markings, including, but not limited to, street name signs, stop signs, speed limit signs, stop legends, limit lines, and crosswalks, as required by the Public Works Department.
- 34) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, existing County easements or right-of-ways. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s).

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- 35) Owner shall provide a concrete base or bases for the placement of a centralized mail delivery unit or units within the subdivision as directed by the United States Postal Service. Specifications and location(s) of such base(s) shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba County Department of Public Works, with due consideration for street light location, traffic safety, security and consumer convenience. Such base(s) shall be located within a Public Service Easement. Owner shall provide a letter from the Postal Service to the County Surveyor stating that the location of the centralized mail delivery unit or units comply with their requirements and that they have no objection to the filing of the final map.
- 36) Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the lots being created by this final map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the final map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
- 37) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Final Map.
- 38) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Final Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Final Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the final map with the Yuba County Recorder.
- 39) Prior to filing the Final Map, the owner shall annex into County Service Area 52C (provided by Government Code section 25210.1 and following) or other entity acceptable to County to provide for road, drainage, masonry wall, landscaping and irrigation maintenance, and other required services on terms and conditions acceptable to the County.
- 40) Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Final Map.
- 41) Owner shall have the property surveyed and have corner monuments placed at all lot corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
- 42) Prior to commencing performance of any public improvement or facility to be dedicated to County, and subject to approval by the Public Works Department, Owner shall acquire and present proof of general and automobile liability and Workers Compensation and Employers Liability insurance. Such general and automobile liability insurance shall name the County and its agents as additional insured.
- 43) All easements of record that affect this property are to be shown on the Final Map.
- 44) Prior to submitting the final map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
- 45) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which

**DRAFT CONDITIONS OF APPROVAL
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COMMITTEE**

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states that the final map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.

- 46) Owner shall submit a copy of the final map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the final map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
- 47) Owner shall submit a copy of the final map to the Linda County Water District (LCWD) for review to determine conformance with the LCWD requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Linda County Water District is to be submitted to the County Surveyor which states that the LCWD requirements have been met and that any public service easements as may be shown on the final map are satisfactory and that there are no objections to filing the final map.
- 48) Owner shall submit a copy of the final map to the Linda Fire Protection District (LFPD) for review to determine conformance with the District's requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Linda Fire Protection District is to be submitted to the County Surveyor which states that the District's requirements have been met and that there are no objections to filing the final map.
- 49) **BUILDING DEPARTMENT:**
- 50) All new/proposed buildings and structures shall obtain a building permit prior to construction.
- 51) All new/proposed development must meet applicable requirements of most current adopted version of the California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Plumbing, Electrical, Mechanical, Accessibility and Fire Code requirements.

CODE ENFORCEMENT DEPARTMENT:

- 52) No person or entity while making use of their special agricultural entitlement shall cultivate marijuana or hemp in violation of the Yuba County Ordinance Code. Violations related to marijuana or hemp shall have a daily Administrative Penalty imposed immediately upon the issuance of an Order to abate the public nuisance.
- 53) No person or entity shall cause, permit, maintain, conduct or otherwise allow a public nuisance to exist upon any property within the unincorporated area of the County as defined by the Yuba County Ordinance Code.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 54) Owner shall connect parcel(s) 1-62 to Linda County Water District for water and sewer services and facilities prior to building permit final inspection for occupancy.

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- 55) Owner shall submit to Environmental Health a "Will Serve" letter from Linda County Water District for water and sewer services and facilities for parcel(s) 1-62.
- 56) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 57) All existing trash and debris shall be removed from the subject site.
- 58) All abandoned or inactive wells on the subject site shall be destroyed or maintained in accordance with the "Water Well Standards: State of California, Bulletin 74-81".

LINDA FIRE PROTECTION DISTRICT

- 59) The additional single-family residences proposed will require additional manpower and equipment to protect. Owner shall be required to participate in funding mechanisms established for services and facilities within the Tentative Subdivision Tract Map as determined by the Linda Fire Protection District. This requirement is currently anticipated to be met by annexation of the subject project into CSA 52.
- 60) All dwelling units shall be equipped with an approved automatic sprinkler system.

PLANNING DEPARTMENT

- 61) Lot design on the Final Subdivision Map shall be in conformance with the approved Tentative Map as filed with the Community Development Department. The Community Development Director may approve minor modifications to the final configuration; however, the number of lots shall not exceed that shown on the approved tentative map.
- 62) Any relocation or arrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures allowed under or over any PG&E easements that exist within the subject area.
- 63) A screening wall meeting all requirements of Yuba County Development Code Section 11.19.080 shall be installed along the following proposed lots: Village No. 1 – Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 40; and Village No. 2 – Lots 15, 16, 17, and 18.

Jacob Farmer
Planner II



Pacific Gas and Electric Company
Darren Miles
Land Management
850 Stillwater Road
West Sacramento, CA 95605

April 16, 2026

County of Yuba
C/O: Jacob Farmer
915 8th St.
Marysville, CA 95901

RE: TSTM Revision for TSTM2019-0003 Yuba Heritage

Dear County of Yuba:

Thank you for providing Pacific Gas & Electric Co (PG&E) the opportunity to review your proposed plans as indicated in the subject line. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at PGEPlanReview@pge.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darren Miles', written in a cursive style.

Darren Miles
Land Management



April 8, 2026

**Jacob Farmer
Planner I
915 8th Street, Suite 123
Marysville, CA 95901**

Ref: Gas and Electric Transmission and Distribution

Dear Jacob Farmer,

Thank you for submitting the **TSTM2019-0003 Yuba Heritage** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.