

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: October 1st, 2026

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Jacob Farmer, Planner II

RE: TPM2008-0002 (Amendment to Scope of Project, Site Plan & COAs)

REQUEST: Applicant requests approval of a revision to a previously approved Tentative Subdivision Tract Map to modify the subdivision layout. The original approval was based on a fully commercial subdivision consisting of 23 lots; this revision reduces the total number of lots to 15. This project is located in the community of Plumas Lake (APN: 014-400-026). All 15 proposed lots are vacant. The 2030 General Plan designates the site Commercial Mixed Use (CMU), and it is zoned Highway Commercial (HC) under the Plumas Lake Specific Plan. An Initial Study/Mitigated Negative Declaration was prepared for the original project in accordance with CEQA Guidelines; therefore, no additional environmental review is required as the scope of the project has not increased.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) approve the proposed amendments to the site plan and the Conditions of Approval for TPM2008-0002 (Gallelli) subject to the findings and revised conditions contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The original COA #7 authorized the Community Development Director to approve minor modifications to the lot configuration and capped at the existing lot count (23). 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.

TPM2008-0002 was originally approved by the Staff Development Committee on March 18th, 2009. As originally approved, the project subdivided a 57.4-acre site to create 23 commercial lots. The property (APN 014-400-026) is located north of Algodon Road, east of Hwy 70 and is designated Commercial Mixed Use under the General Plan and zoned HYC under the Plumas Lake Specific Plan (Highway Commercial). The applicant now proposes an amended tentative map that reduces the project to 15 lots.

SUMMARY OF PROPOSED CHANGES:

- Revised COA #1: Changes the timing for completing all conditions from filing of the Parcel Map to filing of the Final Map.
- Revised COA #2: Updates the indemnification condition to apply to project approval, references the Development Review Committee in place of the Staff Development Committee, and identifies the subject as the Tentative Subdivision Tract Map.
- New COA #4: Adds a requirement that all references to the Final Map also apply to each phase map if the project is phased, with no equivalent in the original Conditions of Approval.
- Revised COA #5: Shortens the appeal period from 15 days to 10 days beginning the day following approval, with the appeal period now expiring October 12th, at 5:00 p.m.
- Revised COA #6: Replaces the fixed March 18, 2012 expiration date with a 36-month expiration from the effective date of approval, extendable under Chapter 11 of the Yuba County Development Code.
- Revised COA #7–8: Updates the parcel range required to connect to OPUD water and sewer and to obtain an OPUD will-serve letter from parcels 1–23 to parcels 1–15, consistent with the reduced lot count.
- New COA #14: Allows the Public Works Director to modify any Public Works condition with the mutual consent of the property owner, with no equivalent in the original Conditions of Approval.
- Revised COA #16: Changes the required fee-simple dedication along Algodon Road from a 25-foot strip to a 39-foot strip and removes the prior requirement to locate the right-of-way line 0.50 feet behind the curb.
- Revised COA #17: Reduces the public service easement along Algodon Road from 23 feet to 12 feet and removes the prior provisions for pedestrians, traffic signs, and widening to accommodate utility boxes.
- Revised COA #18: Narrows the required Algodon Road improvements from full width westerly to River Oaks Boulevard to half width along the project frontage prior to map recordation, including a 23-foot paved section with bike lane, center turn lane, curb, gutter, and detached sidewalk.
- Revised COA #19: Requires the main access from River Oaks Boulevard to be acquired and offered for dedication prior to map recordation, widens the pedestrian/bicycle path from 8 feet to 10 feet, accommodates a future roundabout, moves the traffic signal requirement to COA #23, and requires coordination with the Ross Ranch (TSTM 2004-0052) Phase 3 access.

- New COA #20: Requires the owner to construct the project access from River Oaks Boulevard prior to approval of development on Parcels 1 through 11.
- Revised COA #21: Ties construction of River Oaks Boulevard to development on Parcels 1 through 11, replaces the 500,000-square-foot trigger for turn lanes with the traffic study or as required by Public Works Director, and removes the prior waiver of landscaping and sidewalk.
- New COA #22: Requires the owner to acquire road and public utility easements along the east side of River Oaks Boulevard prior to map recordation.
- New COA #23: Replaces the prior traffic signal installation requirement with a traffic study and, if a signal is warranted, allows the owner to construct it under a 15-year reimbursement agreement or pay a fair share prior to Certificate of Occupancy on Parcels 1 through 11.
- New COA #24: Requires the owner to construct a 12-foot Class I bike path along RD 784 Lateral 15 prior to building occupancy or pay a \$300,000 in-lieu contribution to the County.
- New COA #25: Requires County review of development on parcels within the FEMA Special Flood Hazard Area under Chapter 10.30 of the Yuba County Ordinance Code prior to issuance of building permits.
- Revised COA #26: Changes the required drainage outlet from acceptable drainage facilities to acceptable natural drainage courses.
- Revised COA #27: Updates the reference to the Yuba County Standards and incorporates the contractor pre-construction meeting requirement into the condition.
- Revised COA #29: Removes parcel map recordation as a trigger for submitting resource agency permits and updates the agency name to the California Department of Fish and Wildlife.
- Revised COA #30: Updates the Construction General Permit from Order No. 99-08-DWQ to Order No. 2022-0057-DWQ and expands SWPPP compliance to include non-stormwater, material management, and post-construction measures.
- Revised COA #36: Removes the reference to Access “A” and the prior option to form a homeowners association or other entity for road and drainage maintenance.
- Revised COA #37: Replaces references to parcels with lots and applies the relocation cost requirement to all public service provider facilities rather than only existing facilities.
- Revised COA #39: Changes the required Parcel Map Guarantee to a Subdivision Map Guarantee.

- Revised COA #40: Updates the Yuba County Ordinance Code reference for survey monumentation from Chapter 11.15 to Chapter 11.41.
- Revised COA #42: Expands the required street light plan from the east side of River Oaks Boulevard between Algodon Road and Access “A” to the entire project.
- Revised COA #43: Replaces the requirement to give written consent to the CSA 70 assessment rate with a requirement to petition to be assessed for CSA 70 prior to filing the Parcel Map.
- Revised COA #44: Removes the first-phase map as an alternative trigger for CSA formation or annexation, adds Public Works Department review of the assessment spread, and adds a timing requirement for CSA annexation.
- Revised COA #47–49: Updates the RD 784, OPUD, and Linda Fire Protection District map review letters to confirm that each agency’s requirements, rather than its conditions of approval, have been met.
- Revised COA #51: Requires the design of the Algodon Road landscape strip to be approved by the Planning Department prior to approval of improvement plans and makes the applicant responsible for installation and perpetual maintenance.
- Revised COA #52: Updates the reference from the Mitigation Monitoring Plan to the adopted Mitigation Monitoring and Reporting Program (MMRP).
- Revised COA #53: Removes the option for individual Design Review Permits and requires approval of a Master Design Plan for the entire commercial center prior to issuance of any building permit.
- Revised COA #54: Allows structures within PG&E easements only with PG&E’s written authorization and requires PG&E written approval of improvements within its easements prior to permit issuance.
- Revised COA #55: Requires bus turnout plans prior to improvement plan approval and construction of the turnout and shelter pads prior to final inspection of the associated frontage improvements.
- Revised COA #56: Adds a 50-foot stop-work radius around any discovered prehistoric or historic resources and prohibits work from resuming until the appropriate agency authorizes it.
- Revised COA #57: Applies whichever stream setback is more restrictive between the Plumas Lake Specific Plan and RD 784 and requires the setback to be shown on all improvement and building plans.
- New COA #58: Requires a masonry wall between commercial structures and abutting residential uses prior to issuance of a certificate of occupancy, with no equivalent in the original Conditions of Approval.

- New COA #59: Limits the commercial portion of the project to one freestanding, highway-oriented sign consistent with the Yuba County Development Code and the Plumas Lake Specific Plan.
- New COA #60–61: 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.
- New COA #64–65: Adds Building Department requirements for building permits for all new structures and compliance with the current California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X.
- Revised COA #68: Requires Drainage Basin C impact fees to be paid prior to recordation of the final parcel map or any impacting approval, whichever occurs first, and adds parking areas to the grading considered an impact to the system.
- Revised COA #69: Applies the storm water quality control measures specifically to the onsite improvements.
- Revised COA #71: Requires building pad elevations to be based on the best available information from the RD 784 Master Drainage Plan, Yuba County, and FEMA.
- Revised COA #73: Replaces the prior RD 784 fencing standard with a six-foot chain link fence with no-climb mesh, metal picket, wrought iron, or solid wall, and adds a recorded one-foot no-access easement along property lines shared with RD 784.
- New COA #74–76: Adds a new OPUD section addressing easements for OPUD-maintained facilities, annexation into CFD 2005-002 prior to final map recording, and parkland dedication under the OPUD Parks Master Plan and Quimby Act, with no equivalent section in the original Conditions of Approval.
- New COA #77: Adds a new LAFCo section requiring LAFCo approval of the property's annexation into CSA 66 prior to approval of the Final Map, with no equivalent section in the original Conditions of Approval.

In addition to the changes summarized above, fourteen conditions from the original Conditions of Approval have not been carried forward into the revised COAs. The standard conditions requiring map compliance with the Yuba County Code and General Plan, completion of health and safety improvements prior to recording, conformance of the lot design with the tentative map, and Director approval of minor map modifications have been removed (former Conditions #2, #5, #6, and #7). The Public Works conditions requiring secondary access and a second southbound left-turn lane on River Oaks Boulevard, improvement plan submittal requirements, and map review by the Planning Department, Fire Safe Planner, and Three Rivers Levee Improvement Authority have been removed (former Conditions #23, #24, #26, #46, #48, and #52). The Reclamation District 784 conditions addressing historic inundation rights, an encroachment permit for the access road, the Lateral 15/Algodon Canal crossing, and the

operation and maintenance roadway have also been removed (former Conditions #70 through #73).

Report Prepared By:

Jacob Farmer

Jacob Farmer
Planner II

ATTACHMENTS

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

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

Applicant Gallelli Real Estate
APN: 014-400-026

Case Number: Revision to TPM2008-0002
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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 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 Tentative Subdivision Tract Map. 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 October 12th, 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.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 7) Owner shall connect parcel(s) 1-15 to OPUD for water and sewer services and facilities prior to building permit final inspection for occupancy.
- 8) Owner shall submit to Environmental Health a "Will Serve" letter from OPUD for water and sewer services and facilities for parcel(s) 1-15.
- 9) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 10) All existing trash and debris shall be removed from the subject site.
- 11) 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".
- 12) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.
- 13) At the time building permits are applied for, Owner shall:
 - a. Submit plans for any retail food establishment and/or hotel/motels and/or swimming pools to the

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Environmental Health Department for approval, and

- b. Receive approval of associated construction from the Environmental Health Department and obtain a Permit to Operate prior to commencing operation.
- c. Clearance from CUPA for business plans and/or hazardous material handling may also be needed.

PUBLIC WORKS DEPARTMENT:

- 14) The Public Works Director may modify any of the Public Works conditions contained herein, with mutual consent of the property owner.
- 15) Owner shall establish non-exclusive access easement for ingress and egress for the benefit of each parcel within this development from a publicly maintained road through a reciprocal access easement approved by the County Surveyor.
- 16) Owner shall dedicate to the County of Yuba, in fee simple, 39.0 foot strips of land adjoining the centerline of Algodon Road lying within the bounds of this property or as approved by the Public Works Director. The alignments of which shall be approved by the Public Works Director.
- 17) Owner shall provide and offer to dedicate to the County of Yuba a 12-foot easement for public services along Algodon Road fronting this property measured from the County's right of way.
- 18) Prior to map recordation, road construction along Algodon Road fronting this property shall meet the half-width requirements of a Major Collector as specified in the Plumas Lake Specific Plan, or as modified by the Public Works Director. Such standard includes a 23-foot-wide paved section (5-foot-wide bike lane included within), center left turn lane, curbs, and gutters, and a detached sidewalk.
- 19) Prior to map recordation, Owner shall acquire deeded access from River Oaks Boulevard to provide access into the project. The easement shall be offered for dedication to the County of Yuba. The access easement shall be of adequate width to allow the construction of 5 travel lanes, a 6-foot center median strip, a 5-foot landscape strip, 10' shared pedestrian/bicycle path, and a 5-foot landscape strip and public services strip on the south side of the roadway or as approved by the Public Works Director. The alignment of the easement shall also be in a manner to allow the construction of a roundabout as shown on the tentative parcel and as approved by the Public Works Director and Linda Fire Protection District. The necessity to provide a sidewalk along the north side of the entry road is waived. Right of way to be determined to accommodate access road cut/fill areas as determined by the Public Works Director. Owner, or owner's engineer, shall also coordinate with the Developer of Ross Ranch, TSTM 2004-0052, to ensure the proposed access aligns with the access road proposed with the Ross Ranch Phase 3 development located to West of River Oaks Boulevard.
- 20) Prior to approval of development on Parcels 1 through 11 as shown on the tentative map, Owner shall construct the access from River Oaks Boulevard into the project as described in the previous condition.
- 21) Prior to approval of development on Parcels 1 through 11 as shown on the tentative map, Owner shall construct the full width section of River Oaks Boulevard, from Algodon Road to the proposed access into the project. Road construction shall meet the standards for the 4-Lane Parkway Arterial section, including streetlights, in conformance with the Plumas Lake Specific Plan and in conformance with Yuba County Improvement Standards or as modified by the Public Works Director. Such road section shall be widened to include 1 or 2 turn lanes into the project as may be indicated by the traffic study for the project, or as required by the Public Works Director.

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- 22) Prior to map recordation Owner shall acquire easements for road and public utility purposes to be dedicated to the County of Yuba along the east side of River Oaks Boulevard. Easements shall be of sufficient width to construct the required road improvements along River Oaks Boulevard.
- 23) Owner shall have a traffic study performed to determine the necessity of installing a traffic signal at the intersection of River Oaks Boulevard and the proposed access road into the project. The traffic study shall be consistent with the requirements of the Yuba County General Plan. The traffic study shall analyze existing and the cumulative (buildout conditions) of the project. If warranted two options exist. 1) Owner may construct the signal improvements with a reimbursement agreement for costs exceeding the project fair-share, to be reimbursed by the County over a 15 year period, Or 2) Owner shall pay their fair share of the signal improvements prior to Certificate of Occupancy for a building permit issued on Parcels 1 through 11 as shown on the tentative parcel map.
- 24) Prior to building occupancy for any of the parcels, Owner shall construct a 12' wide Class I bike path adjacent to Reclamation District 784 Lateral 15, from Algodon Road to the northern boundary of the project. Yuba County shall be responsible for obtaining the necessary right-of-way for constructing the path. In lieu of constructing the bike path, Owner shall financially contribute to Yuba County for the construction of the bike path. Contribution shall be in the amount of \$300,000.
- 25) The existing parcel to be subdivided lies within a FEMA designated Special Flood Hazard Area (SFHA). Development upon any of the parcels created by the subdivision which lie within the SFHA shall require development review by the County of Yuba prior development upon the parcels and prior building permits being issued. Proposed development shall be reviewed by the Public Works Department to determine conformance with the requirements of Chapter 10.30 of the Yuba County Ordinance Code.
- 26) Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department and RD 784 for review and approval, prior to any construction. The drainage design for the project may be required to result in a zero percent increase in the storm water discharge from the project compared to the pre-development state using a 100-year storm event peak discharge. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses.
- 27) 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.
- 28) 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.
- 29) 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.

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- 30) 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. CAS000002, Order No. 2022-0057-DWQ. Coverage under the General Permit must be obtained prior to any construction. 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 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.
- 31) A grading permit shall be applied for and be issued by the Public Works Department prior to any development for each parcel or parcels when grouped as a phase. Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer in accordance with section 11.6 of the Yuba County Improvement Standards to the Department of Public Works for review and approval prior to each phase of construction. Owner shall construct such erosion and sediment control measures as per the approved plans prior to each phase of construction.
- 32) Erosion control shall conform to section 11.6 of the Yuba County Improvement Standards.
- 33) Any construction work within the State right-of-way shall be accomplished under an encroachment permit issued by Cal Trans.
- 34) Owner shall maintain 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.
- 35) 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.
- 36) Owner shall create a road and drainage maintenance agreement that is binding on all of the parcels of the subdivision to provide for the maintenance of the interior access roadways, and any associated stormwater drainage facilities. Such maintenance agreement shall be approved by the County Surveyor and shall be recorded concurrently with the filing of the parcel map.
- 37) 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 Parcel 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 Parcel Map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
- 38) 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 Parcel Map.
- 39) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba

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County, two (2) check prints of the Parcel Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Parcel Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the Parcel Map with the Yuba County Recorder.

- 40) Owner shall have the property surveyed to establish sufficient permanent control network of monuments within the project to enable the parcel corners to be identified on the ground after construction has been completed 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).
- 41) 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.
- 42) Owner shall develop a street light plan for the project in compliance with the requirements of the Yuba County Improvement Standards and the requirements of Pacific Gas and Electric and be approved by both the Yuba County Department of Public Works and Pacific Gas and Electric. Streetlights shall be installed by the Owner in conformance with the approved street light plan. An assessment fee as determined by the Public Works Department, based on a formula of ((the current PG & E street light tariff rate for each street light per month) X (1.10%) X (number of lights) X (24 months)), shall be deposited by the Owner into the maintenance fund for CSA No. 66 (or the maintenance fund for a CSA required to be formed herein by these conditions of approval) prior to filing the parcel map or phase of the parcel map of the subdivision.
- 43) Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Parcel Map.
- 44) On terms and conditions acceptable to the County, Owner shall either form or annex into an existing County Service Area (provided by Government Code section 25210.1 and following) or other entity acceptable to County to provide for offsite road and drainage maintenance or for any other desired function, such as parks, street lighting, fire protection facilities within the Plumas Lake Specific Plan and North Arboga Study Area, prior to filing the parcel map. Owner shall determine the assessment value spread for the parcels within the subdivision and determine any special areas of benefit as necessary. Such assessment spread and the special areas of benefit shall be reviewed by the Public Works Department and approved by the Public Works Director. Annexation into the CSA shall be completed from parcel map recordation.
- 45) All easements of record that affect this property are to be shown on the Parcel Map.
- 46) Owner shall submit a copy of the Parcel Map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the Parcel 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 Parcel Map to Reclamation District 784 to determine conformance with Reclamation District 784 requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a letter from Reclamation District 784 is to be submitted to the County Surveyor which states

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that RD 784's requirements have been met and that any public service or drainage easements as may be shown on the Parcel Map are satisfactory and that there are no objections to filing the Parcel Map.

- 48) Owner shall submit a copy of the Parcel Map to the Olivehurst Public Utility District (OPUD) to review to determine conformance with the District's requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a letter from the OPUD is to be submitted to the County Surveyor which states that the District's requirements have been met and that any public service easements as may be shown on the Parcel Map are satisfactory and that there are no objections to filing the Parcel Map.
- 49) Owner shall submit a copy of the Parcel Map to the Linda Fire Protection District (LFPD) for review to determine conformance with the District's requirements. Before the Parcel 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 Parcel Map.

FIRE PLANNER:

- 50) The project will be subject to all applicable California Fire Codes at time of construction.

PLANNING DEPARTMENT:

- 51) Prior to approval of improvement plans, the Applicant shall demonstrate that a landscape strip along Algodon Road, designated as a Major Collector, is designed in compliance with the Plumas Lake Specific Plan Design Guidelines. Sidewalks may be located within the landscape strip. Street trees and landscaping shall conform to the Plumas Lake Specific Plan. The Applicant or its successor in interest shall be responsible for the installation and perpetual maintenance of all landscaping improvements. The County shall have no responsibility for maintenance.
- 52) The Applicant shall comply with all mitigation measures identified in the adopted Mitigation Monitoring and Reporting Program (MMRP) for this project.
- 53) Prior to issuance of any building permit for structures and fences or walls within the commercial center, the Applicant shall obtain approval of a Master Design Plan for the entire commercial center. All subsequent development shall be consistent with the approved Master Design Plan, as determined by the Community Development Department. The Master Design Plan shall include a Master Conceptual Landscape Plan prepared in accordance with the Plumas Lake Specific Plan.
- 54) The Applicant shall be responsible for all costs associated with the relocation, modification, or protection of existing facilities owned or operated by Pacific Gas and Electric Company (PG&E) that are necessary to accommodate the project. No structures shall be constructed within, over, or across any existing PG&E easements or facilities unless expressly authorized in writing by PG&E. Any proposed improvements, including roadway encroachments, within PG&E easements shall be subject to review and written approval by PG&E prior to issuance of applicable permits.
- 55) Prior to approval of improvement plans, the Applicant shall submit plans for the construction of a paved concrete bus turnout and associated concrete pads for future bus stop shelters within the project site, subject to review and approval by Yuba-Sutter Transit and the Community Development & Services Agency. The bus turnout and pads shall be constructed prior to final inspection of the associated frontage improvements. Installation of bus stop shelters shall occur upon written request by Yuba-Sutter Transit.

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- 56) In the event that prehistoric or historic resources, including human remains, are discovered during construction or excavation activities, all work within a minimum radius of 50 feet from the discovery shall cease immediately, and the Community Development Department shall be notified. The Applicant shall ensure compliance with CEQA Guidelines Section 15064.5(e) and any other applicable regulations. If human remains are encountered, the County Coroner shall be notified immediately in accordance with State law. Work shall not resume in the affected area until authorization is provided by the appropriate agency.
- 57) All structures shall maintain a minimum setback of fifty (50) feet from seasonal streams, ponds, and perennial streams, as required by the Plumas Lake Specific Plan or Reclamation District 784, whichever is more restrictive. The required setback shall be clearly shown on all improvement and building plans.
- 58) Prior to issuance of a certificate of occupancy for any structure within the commercial portion of the project that abuts a residential use, the Applicant shall install a masonry wall to provide separation between commercial and residential uses. The wall shall be constructed of durable materials, such as masonry block or equivalent, and shall be designed, located, and maintained to provide effective privacy, noise attenuation, and visual screening, subject to review and approval by the Community Development Department.
- 59) The commercial portion of the project shall be limited to one (1) freestanding, highway-oriented sign. Prior to issuance of a sign permit, the Applicant shall demonstrate that the proposed sign complies with all applicable provisions of the Yuba County Development Code and the Plumas Lake Specific Plan, including, but not limited to, standards related to size, height, location, and design.

CODE ENFORCEMENT:

- 60) 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.
- 61) 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.

BUILDING DEPARTMENT:

- 62) Developer shall provide a Conditional Letter of Map revision from FEMA prior to recordation of parcel map and final Letter of map revision prior to construction.
- 63) Developer shall provide Building Department with copy of soils studies prior to recordation of parcel map.
- 64) All new/proposed buildings and structures shall obtain a building permit prior to construction.
- 65) 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.

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

**Applicant Gallelli Real Estate
APN: 014-400-026**

**Case Number: Revision to TPM2008-0002
Public Hearing Date: October 1st, 2026**

RECLAMATION DISTRICT 784:

- 66) The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin C and all future revisions to the Drainage Basin C Master Drainage Plan for portions within Drainage Basin C.
- 67) Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
- 68) Developer shall pay all Drainage Basin C impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin C whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system.
- 69) The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of “reducing pollutants in urban runoff to the maximum extent practicable” established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual.
- 70) No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of the District.
- 71) All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan, Yuba County, and FEMA.
- 72) The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.
- 73) All industrial, residential properties, or open space with allowed recreational uses adjacent to Reclamation District No. 784 facilities/right-of-way shall have a six (6) chain link fence with no climb mesh, metal picket fence, wrought iron, or solid wall (i.e. concrete, masonry block). There shall be a one (1) foot no access easement recorded in the deed along all common property lines with Reclamation District No. 784 lands. All fencing material used must meet the standards of the Yuba County Development Code and the Plumas Lake Specific Plan.

OPUD:

- 74) Where OPUD maintained facilities are shown/or to be dedicated, they shall be in County/ROW. If any utilities to be maintained by OPUD are not in the ROW, a minimum 15’ width easement shall be provided to OPUD with full access at all time with a gate to get in and out per OPUD requirements, where necessary. This may or may not apply. Will depend on how the utilities are layed during plan submittals.
- 75) Owner will need to annex via CFD 2005-002 prior to map final recording.
- 76) Parks Land Dedication shall adhere to Current OPUD Parks Master Plan and QUIMBY ACT requirements.

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

**Applicant Gallelli Real Estate
APN: 014-400-026**

**Case Number: Revision to TPM2008-0002
Public Hearing Date: October 1st, 2026**

LAFCO:

- 77) Prior to approval of the Final Map, the applicant/developer shall submit a complete application for annexation of the subject property into CSA 66 to the Yuba County Local Agency Formation Commission, and said annexation shall be approved by LAFCo. The Final Map shall not be approved by the County until proof of LAFCo's approval of the annexation has been provided to Yuba County.

Jacob Farmer
Planner II
Yuba County



February 27, 2026

County of Yuba
 Community Development & Services Agency
 Planning Department
 915 8th St.
 Marysville, CA 95901

RE: CASE TPM2008-0002
 APPLICANT: Sean O'Neill
 APN: 014-400-026

TSTM for TPM2008-0002

RD784 EARLY CONSULTATION COMMENTS

In response to your Application Routing dated January 29, 2026, Reclamation District No. 784 (RD 784) provides the following comments and recommends that they be incorporated into the conditions of approval.

This project lies within Reclamation District No. 784 Drainage Basin C and is zoned Highway Commercial (HYC), according to the routing documents provided. RD 784 recommends that the following conditions of approval be incorporated:

1. The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin C and all future revisions to the Drainage Basin C Master Drainage Plan for portions within Drainage Basin C.
2. Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
3. Developer shall pay all Drainage Basin C impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin C whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system.
4. The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of "reducing pollutants in urban runoff to the maximum extent practicable"

established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual.

5. No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of the District.
6. All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan, Yuba County, and FEMA.
7. The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.
8. All industrial, residential properties, or open space with allowed recreational uses adjacent to Reclamation District No. 784 facilities/right-of-way shall have a six (6) chain link fence with no climb mesh, metal picket fence, wrought iron, or solid wall (i.e. concrete, masonry block). There shall be a one (1) foot no access easement recorded in the deed along all common property lines with Reclamation District No. 784 lands.

Storm water quality is a major issue within Drainage Basin C (along with the other Basins) and the storm water quality will be enforced. The water will directly flow into the Algodon Canal (Lateral 15) and will either gravity flow or be pumped directly into the Bear River. The Algodon canal located directly west of the project is part of Drainage Basin C. The property will need to dedicate lands to provide access to Algodon Canal for Operations & Maintenance.

Owner shall submit a copy of the parcel map to the District to determine conformance with RD784 requirements. Before the parcel map can be filed with Yuba County Recorder, a letter from RD784 is to be submitted to the County Surveyor stating that RD784's conditions of approval have been met, including the payment of drainage impact fees, and that any public service or drainage easements as may be shown on the parcel map are satisfactory and that there are no objections to filing the parcel map. The parcel map submission shall include a site plan, grading plan, and improvement plans. The required plan check deposit for RD784 to review the plans will be \$1,200.00

If you have any questions or require additional information, please contact RD 784.

Thank you,

Patrick Meagher

Patrick Meagher
General Manager
Reclamation District 784



February 12, 2026

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

Re: TSTM TPM2008-0002

Dear Jacob:

Thank you for providing PG&E with the opportunity to review your proposed plans for TSTM TPM2008-0002 dated and received on January 29, 2026. 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 kaitlyn.casner@pge.com

Sincerely,

Katy Casner
Land Management



February 3, 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 **TPM2008-0002** 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.