



# *County of Yuba*

## Community Development & Services Agency

915 8<sup>th</sup> Street, Suite 123, Marysville, CA 95901

### Planning Department

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### DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**MEETING DATE:** June 02, 2022

**TO:** DEVELOPMENT REVIEW COMMITTEE

**FROM:** Vanessa Franken, Planner II

**RE:** TENTATIVE PARCEL MAP TPM 2022-0002 (Mantz)

**REQUEST:** The applicant is requesting approval of a tentative parcel map to create two parcels from one parcel consisting of 0.46± acres located at 1378 Sharp Avenue (APN: 021-312-006) within the community of Linda.

**RECOMMENDATION:** Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division) and approve Tentative Parcel Map TPM 2022-0002 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

**BACKGROUND/DISCUSSION:** The proposed parcel map would subdivide a 0.46± acre parcel and create two parcels; parcel 1 will be 7,975 square feet in size and parcel 2, will be 8,625 square feet in size. Parcel 1 is developed with a single family residence & two accessory structures (shop & storage building). Parcel 2 is developed with two single family residences & one accessory structure (shed). Parcel 1 has access from Sharp Avenue & parcel 2 has access off of Bingham Avenue. All existing homes are serviced by Linda County Water District for both their water and wastewater needs. The 0.44 acre project site is flat (slope is less than 1%), is void of any wetlands or watercourses, and contains no habitat for protected biological resources.

### SURROUNDING USES

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
North	Valley Neighborhood	Neighborhood Mixed Use	Single Family Residential
East	Valley Neighborhood	Neighborhood Mixed Use	Single Family Residential

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South	Valley Neighborhood	Neighborhood Mixed Use	Single Family Residential
West	Valley Neighborhood	Neighborhood Mixed Use	Single Family Residential

Surrounding properties range from 0.33 acres to 1 acre in size. The immediate surrounding area is zoned as Neighborhood Mixed Use, with the neighboring properties north of Sharp Avenue & south of Bingham Avenue also being zoned as Neighborhood Mixed Use (NMX). The General Plan Land Use Diagram has a General Plan designation of Valley Neighborhood.

**GENERAL PLAN/ZONING:** The project site is designated Valley Neighborhood as shown on the 2030 General Plan Land Use Map. The Valley Neighborhood land use classification is a mixed land use designation that allows for a variety of residential, commercial, and other land uses. The intent of the General Plan designation is to provide for the full range of housing types, commercial and public services, retail offices, and other components of a complete neighborhood in valley portions of the County. The property has a zoning designation of Neighborhood Mixed Use (NMX) & is intended to allow for both residential & neighborhood services uses. The residences on the property are existing. The existing residences on the subject property are considered historical in that the building permits on file pre-date the year of 1990 & are considered a grandfathered use when compared to today's current zoning standards. Per table 11.08.020 *Commercial & Mixed Use Districts*, single family residences are not permitted. Because of the grandfathered nature of the existing homes, the existing homes are permitted as is. The proposed project is consistent with both the land use designations & the Yuba County Development Code. The map will create parcels that would continue to be utilized for residential purposes. The project complies with the following General Plan Policies:

- 1. Policy CD5.3: Valley residential development in existing and planned Valley Neighborhoods should provide for the full range of housing types and densities.*

The project site has the ability to accommodate a range of housing types and densities, including the existing single family residences, and multi-family housing; according to table 11.08.020. New development is not proposed, however, if the existing homes should be removed new multi-family housing does have the potential to be established.

**ENVIRONMENTAL REVIEW:** Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15315, (Minor Land Divisions).

Section 15315 (Minor Land Divisions) exemptions land divisions of four or fewer parcels when the division of property is in an urbanized area zoned residential, commercial or industrial in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previously 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed project meets all the requirements of Section 15315. The project is two parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via Sharp Avenue & Bingham Avenue; Linda County Water District provides water and wastewater services and PG&E provides gas and electrical services; the project has not been subdivided in the last 2 years; no variances or exceptions to County standards are required; and the project does not have an average slope over 20 percent.

COMMENTS: Planning staff has received the following comment letters (Attachment 3):

PG&E

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

**Tentative Parcel Map:**

- 1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, this Code, and other applicable provisions of the County Code. A proposed subdivision shall be considered consistent with the General Plan or a specific plan only when the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan;*

The project site is designated as Valley Neighborhood on the 2030 General Plan Land Use diagram and is within the "NMX" zoning designation. The proposed project is consistent with the character of the General Plan and Zoning Designation (See General Plan/Zoning Section above for consistency).

- 2. The design of the subdivision shall provide, to the extent feasible, for future passive and natural heating and cooling features in accordance with Section 66473.1 of the Subdivision Map Act; and*

The orientation and size of the proposed lots allow existing residences to have a southern exposure and both shade/prevailing breezes.

- 3. Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.*  
The proposed development does not include more than 500 dwelling units.

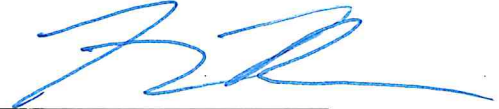
Report Prepared By:

*Vanessa Franken*

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Vanessa Franken  
Planner II

Reviewed by:



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Kevin Perkins  
Assistant CDSA Director

ATTACHMENTS:

1. Site Map
2. Conditions of Approval
3. Comment Letters

LEGEND

	PROPERTY LINES
	PROPOSED LOT LINES
	UTILITY LINES
	RIGHT OF WAY LINE
	ADJACENT PARCEL LINES
	EXISTING FENCELINE
	EXISTING BUILDINGS
	CALCULATED CORNER
	NOT A PART OF
	PROPOSED PARCEL NUMBER
	BASE FLOOD ELEVATION

REFERENCES

R1 - OFFICIAL RECORDS #2020-013511.  
R2 - RESUBDIVISION OF PORTION OF TRACT 4-A OF YUBA GARDENS BOOK 4, MAPS, PAGE 20.  
R3 - RECORD OF SURVEY FOR ROBERT D. & MARILYN LEATHERMAN BOOK 48, SURVEYS, PAGE 31.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT OF WAY LINE OF SHARP AVENUE, AS SHOWN ON THAT MAP ENTITLED "RESUBDIVISION OF PORTION OF TRACT 4-A OF YUBA GARDENS", IN BOOK 4 OF MAPS, PAGE 20; SAID BEARING BEING NORTH 77°50' 00" EAST.

OWNER

CHASE JAMES HUTTON  
1378 SHARP AVENUE  
MARYSVILLE, CA 95901

APPLICANT

TREVOR MANTZ  
6826 ERIC LANE  
WHEATLAND, CA 95692

530-870-3840  
T-MANTZ@LIVE.COM

EXISTING PROPERTY DATA

APN: 021-312-006  
ZONING: NEIGHBORHOOD MIXED USE (NMX)  
GENERAL PLAN: VALLEY NEIGHBORHOOD (VN)  
FLOOD ZONE: A (NO BFE DETERMINED)  
CURRENT SIZE: 20,020 FT²  
CURRENT SIZE: 0.46± ACRES

PROPOSED PROPERTY DATA

PARCEL 1 SIZE: 13,019 FT²  
PARCEL 1 SIZE: 0.30± ACRES

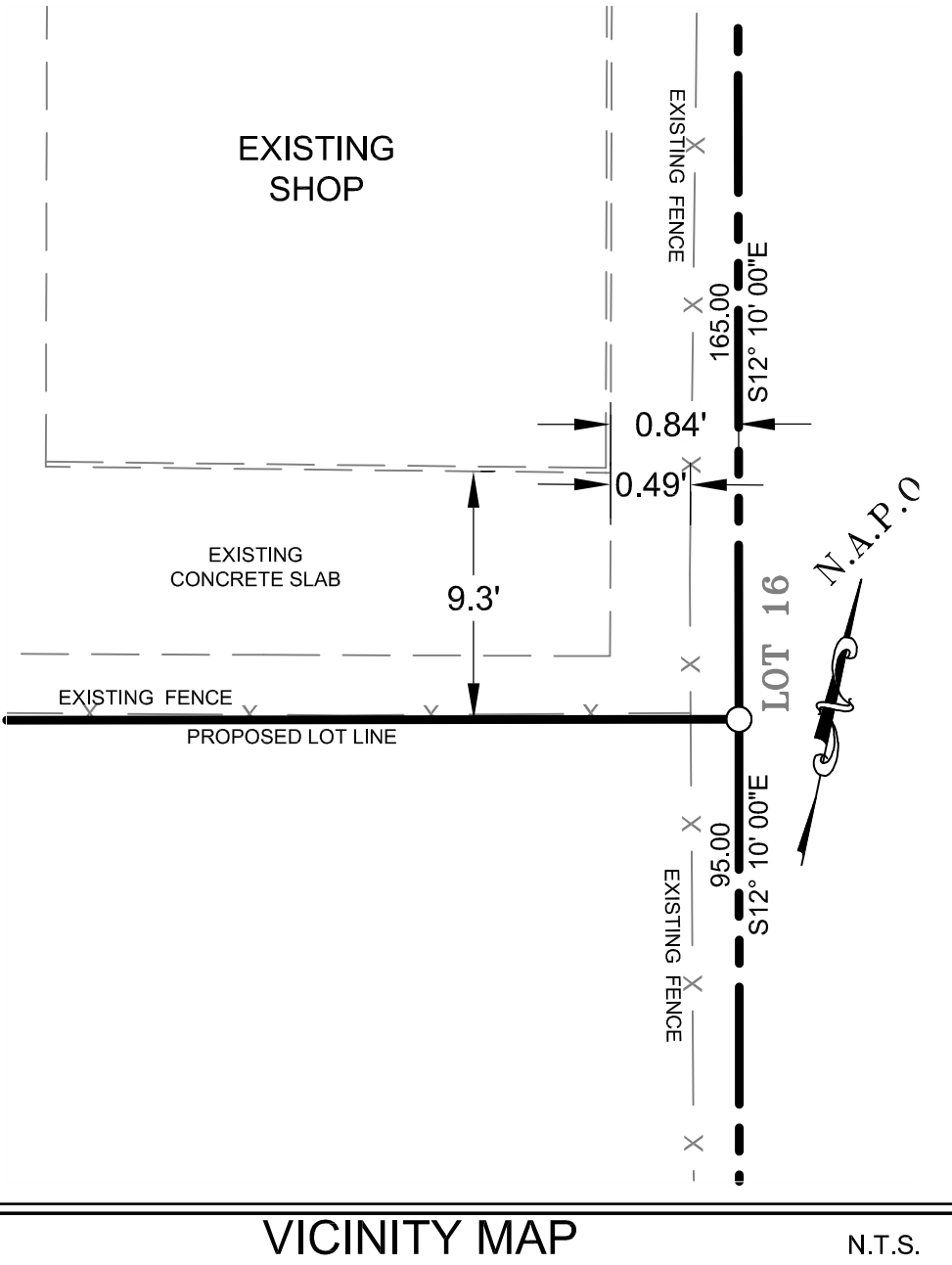
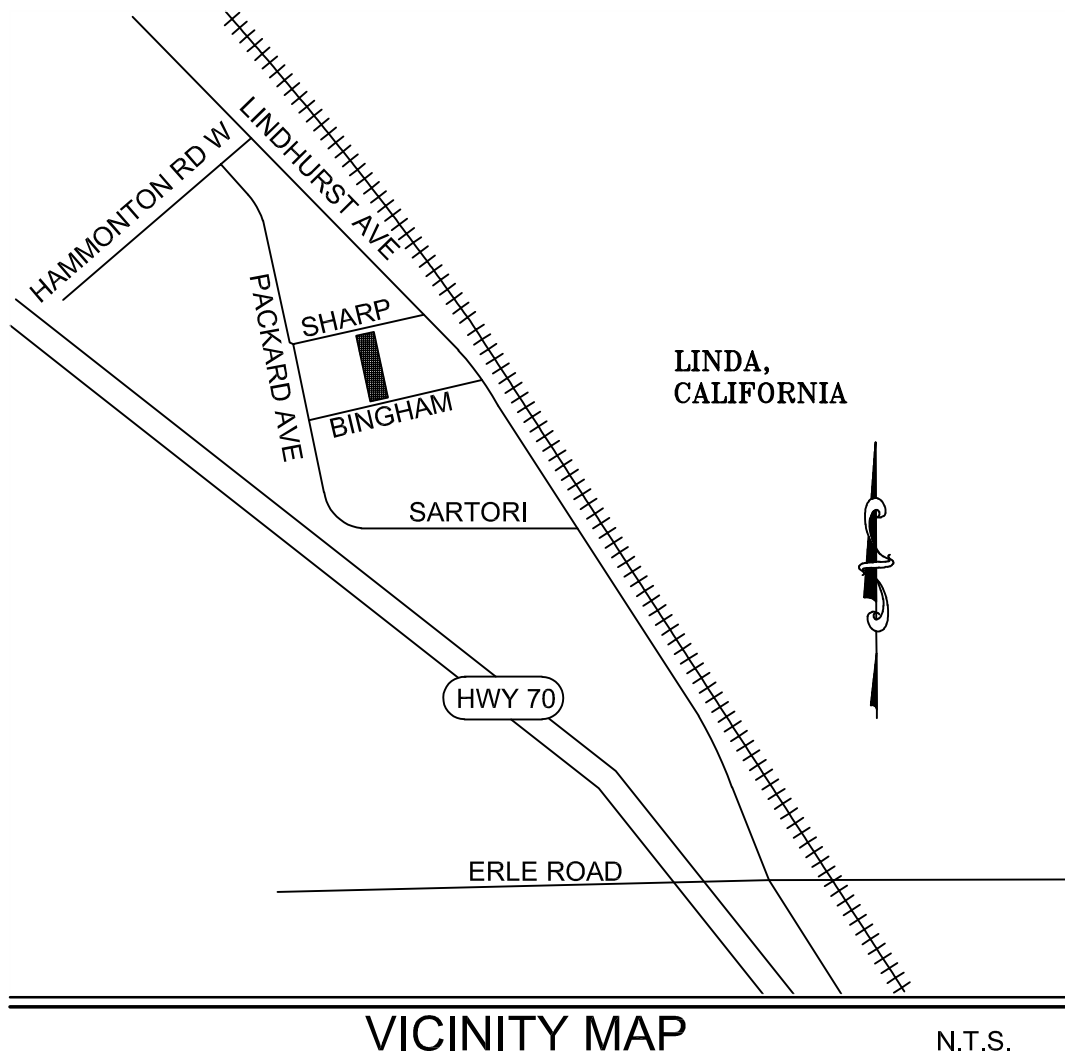
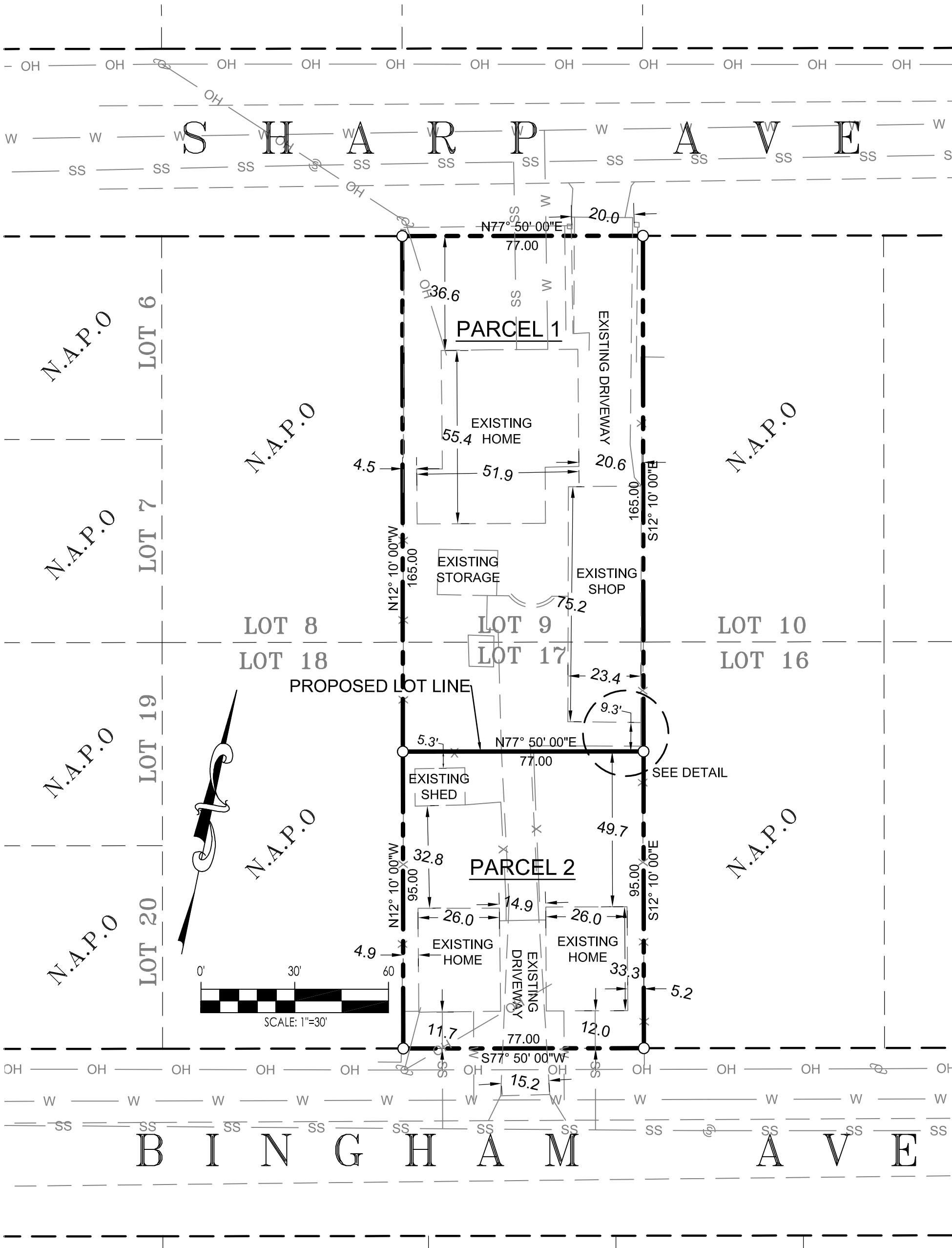
PARCEL 2 SIZE: 7,001 FT²  
PARCEL 2 SIZE: 0.16± ACRES

SURVEYOR'S NOTES

- THE DISTANCE STATED HEREON ARE IN DECIMAL FEET.
- A FIELD SURVEY WAS PERFORMED, ON THE GROUND, ON DECEMBER 22, 2021.
- THE GROUND ELEVATION IS FLAT AND UNIFORM WITH THE SURROUNDING AREA.
- A ROAD-SIDE SWALE WAS OBSERVED ON THE SOUTH SIDE OF SHARP AVENUE.
- A ROAD-SIDE SWALE WAS OBSERVED ON THE NORTH SIDE OF BINGHAM AVENUE.
- THREE (3) DWELLINGS WERE OBSERVED ON-SITE:
  - EXISTING HOMES APPEAR TO BE SERVED BY GAS, ELECTRIC, CATV/TELEPHONE, WATER AND SEWER.
  - UNDERGROUND GAS LINE LOCATIONS NOT SHOWN.
  - UNDERGROUND SEWER AND WATER LINES ARE CONSIDERED APPROXIMATE.
- EXISTING HOMES ON BINGHAM AVENUE SHARE THE EXISTING DRIVEWAY.
- THE EXISTING SHED IS APPROXIMATELY 11' X 16'.
- THE EXISTING STORAGE IS APPROXIMATELY 14' X 19'.
- THE EXISTING SHOP IS APPROXIMATELY 23' X 75'.
- THE NORTHERLY HOME IS APPROXIMATELY 44' X 55'.
- THE SOUTHERLY TWO (2) HOMES ARE APPROXIMATELY 26' X 33'

SUBDIVIDER'S NOTES

- NO CHANGES TO THE EXISTING GROUND ARE PROPOSED FOR THIS PROJECT.
- NO CHANGES TO THE EXISTING STRUCTURES ARE PROPOSED FOR THIS PROJECT.
- NO CHANGES OF THE EXISTING USE ARE PROPOSED FOR THIS PROJECT.
- A WAIVER FOR SIDE YARD SETBACK ALONG THE EAST SIDE OF THE EXISTING SHOP IS REQUESTED FOR THIS PROJECT. SEE DETAIL.
- A WAIVER FOR REAR YARD SETBACK FOR THE EXISTING SHOP IS REQUESTED FOR THIS PROJECT. SEE DETAIL.
- A WAIVER FOR REAR YARD SETBACK FOR THE EXISTING SHED IS REQUESTED FOR THIS PROJECT.



DRAFT

PROJECT NUMBER	21-245	SHEET 01 OF 01
CHASE HUTTON TENTATIVE PARCEL MAP 1378 SHARP AVENUE		
CALIFORNIA ENGINEERING COMPANY INC 1110 Civic Center Blvd, Suite 404 Yuba City, CA 95693 (530) 751-0952 Office		
DATE: 01-31-2022 SCALE: 1"=30' DRAWN BY: NTL DESIGNED BY: CHECKED BY:		
DESCRIPTION NO. DATE		

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

**Applicant/Owner: Trevor Mantz**  
**APN: 021-312-006**

**Case Number: TPM 2022-0002**  
**DRC Hearing Date: June 02, 2022**

**ACTIONS FOR CONSIDERATION:** Staff recommends that the Development Review Committee take the following actions:

- I. After review and consideration, staff has determined the project is exempt from further environmental review pursuant California Environmental Quality Act Section 15315 (Minor Land Division).
- II. Approve Tentative Parcel Map 2022-0002 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040 and 11.57.060.

**STANDARD 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. Failure to comply with this provision may be used as grounds for revocation of this permit.
2. As a condition for tentative and final map 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 subdivision. 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. This Tentative Parcel Map may be effectuated at the end of the ten (10) appeal period which is June 12, 2022.
4. Tentative Parcel Map TPM 2022-0002 shall be designed in substantial conformance with the approved tentative map filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map
5. This tentative parcel map shall expire 36 months from the date of approval June 02, 2025 unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.
6. 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 Chapter 11 of the Yuba County Development Code.

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**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 easement to provide a 24-foot strip of land adjoining the centerline of Sharp Avenue, classed as an Urban Residential Road, lying within the bounds of this property.
9. Owner shall dedicate to the County of Yuba sufficient right-of-way easement to provide a 24-foot strip of land adjoining the centerline of Bingham Way, classed as an Urban Residential Road, lying within the bounds of this property.
10. Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services along the street frontages of this property measured from the County's right of way.
11. Prior to map recordation road construction along Bingham Way and Sharp Avenue fronting this property shall meet the half-width requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk.
12. The required road construction along Bingham Way and Sharp Avenue this property is hereby deferred by the Public Works Director under Section 11.46.060 of the Yuba County Ordinance Code finding that such deferment would not be injurious to health or safety. Such deferment is granted subject to the Owner entering into a Deferred Improvement Agreement with the County of Yuba, as a recorded covenant to run with the land, to defer the above frontage improvements and split the cost between Parcels 1 (Sharp Avenue cost) and 2 (Bingham Way cost), until such time as a building permit or other grant of development for each parcel is issued by the County or until such time the County determines that the extent of development along the street, the volume of traffic, or other factors such as the necessity to provide drainage, pedestrian walkways or bicycle paths, is such that the County, at its sole discretion, finds that the improvements are necessary, or in conjunction with a County funded improvement project.
13. All existing or proposed driveway encroachments onto Bingham Way and Sharp Avenue shall conform to the current Yuba County Standards for a Standard Driveway (Drawing No. 200) under permit issued by the Department of Public Works.
14. If the Deferred Improvement Agreement option is not chosen, then 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 (if any), construction staking, and monumentation. Such approvals shall include the alignment and grades of roads and drainage facilities.



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15. 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.
16. 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.
17. 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. Such fence removal or relocation may be 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) at the owner's expense. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, or existing County easements or right-of-ways.
18. 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 Game, and pre-construction surveys for special status species.
19. 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, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and 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 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.



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20. Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
21. Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
22. Owner shall be responsible for giving sixty (60) days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
23. 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 parcels 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.
24. 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.
25. Owner shall submit a current Preliminary Title Report or Parcel Map Guarantee, in favor of Yuba 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 Parcel Map Guarantee shall be provided 1 week prior to filing the parcel map with the Yuba County Recorder.
26. Owner shall have the property surveyed and have corner monuments placed at all parcel 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).
27. 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.
28. All easements of record that affect this property are to be shown on the parcel map.
29. Prior to submitting the parcel 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.
30. Owner shall submit a copy of the parcel map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the parcel 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.

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31. 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.
32. Owner shall submit a copy of the parcel map to the Linda County Water District (LCWD) 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.
33. Owner shall submit a copy of the final map for review by Yuba County and the appropriate Fire Protection Authority to determine conformance with the conditions of approval, the Yuba County Fire Safe Ordinance and the Uniform Fire Code requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Fire Protection Authority shall be submitted to the County Surveyor which states that the Fire Safe requirements have been met and that there are no objections to filing the final map.

**ENVIRONMENTAL HEALTH DEPARTMENT:**

34. All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
35. All existing trash and debris shall be removed from the subject site.
36. 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". Environmental Health Division-Conditions of Approval.
37. All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

**BUILDING DEPARTMENT:**

38. All development on this site must meet applicable requirements of the most current adopted version of the California Code of Regulations, Title 24, which includes building, accessibility & fire code requirements.
39. Owner shall obtain building permits for all applicable work on all parcels.
40. Newly created parcels are subject to Fire Safe Regulations Chapter 11.22 of the Yuba County Development Code.

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**PLANNING DEPARTMENT:**

41. Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
42. Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense. There shall be no building of structures allowed under or over any PG&E facilities or inside any PG&E easements that exist within the subject area. Any road encroachments within the PG&E easements shall be subject to review and approval of PG&E.
43. Owner shall meet all requirements of the Feather River Air Quality Management District during any project related construction.
44. Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease and the Community Development & Services Agency shall be immediately notified and will ensure adherence to CEQA Guideline Section 15064.5(e). If apparent human remains are exposed, the County Coroner shall be consulted to determine whether any such materials require special treatment prior to resuming construction.
45. Any trash, junk, and debris shall be removed from the subject site prior to map approval.

*Vanessa Franken*

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Vanessa Franken, Planner II



March 14, 2022

Vanessa Franken  
County of Yuba  
915 8th Street  
Marysville, CA 95901

Re: TPM2022-0002 (Mantz)  
1378 Sharp Avenue, Linda, CA 95901

Dear Vanessa:

Thank you for providing PG&E the opportunity to review your proposed plans for TPM2022-0002 (Mantz) dated 2-8-2022. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 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 our response, please contact the PG&E Plan Review Team at (877) 259-8314 or [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

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