

DOBBINS/OREGON HOUSE FIRE PROTECTION DISTRICT

9150 Marysville Rd. P.O. BOX 164

Oregon House, CA 95962

Tax I.D. #26-3695179



Fire Chief

Mike Butler
530-692-2496

Board of Directors

Michael Lee
Chair
530-701-9656

Gregg Holman
Vice Chair

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Jared Ware
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Lani Pessoa
Clerk of the Board
530-692-2079

Auxiliary Officers

Kathleen Curtis,
President
530-692-2255

Janice Hammontre,
Vice President

Auxiliary Address

P.O. Box 432
Dobbins, CA 95935

Ciara Fisher
Planner III
Yuba County

August 1, 2022

Reference: Johnson subdivision (TPM2020-0008)
13447 County Rd 270 Oregon House, Ca

The DOFPD Board would like to recommend that two acres be set aside for a potential substation for the Dobbins/Oregon House Fire Department in the event of future residential development on this property.

Our preferred location would be near Marysville Road and Road 270 to facilitate better response time for fire and medical emergencies.

Sincerely,
Michael Lee

Chairman, DOHFPD
530-701-9656
Ragtime113@gmail.com

Fisher, Ciara

From: Mckee, Deborah@DOT <deborah.mckee@dot.ca.gov>
Sent: Thursday, April 14, 2022 1:03 PM
To: Fisher, Ciara
Subject: Response TPM2020-0008 Johnson Parcel Map

Good afternoon Ciara.

Thank you for submitting the TPM2020-0008 Johnson Tentative Parcel Map (03-YUB-2022-00155) project to our office for our review. At this time, we do not have any comments.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this parcel.

Thank you,
Deborah

Deborah McKee

Transportation Planning - North
California Department of Transportation, District 3
703 B Street | Marysville, CA 95901
Cell: (530) 821-8411
Monday-Thursday 7 AM – 4:30 PM, Friday 7 AM – 3:30 PM (Rotating day off)
Email: deborah.mckee@dot.ca.gov
www.dot.ca.gov/d3/
For real-time highway conditions: <http://quickmap.dot.ca.gov/>



From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Thursday, April 14, 2022 10:53 AM
To: Burns, Danny <dburns@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Strang, Jeremy <JStrang@CO.YUBA.CA.US>; PGEPlanReview@pge.com; Johnston, Nick <njohnston@CO.YUBA.CA.US>
Cc: planning <planning@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Bird, Jodi <jbird@CO.YUBA.CA.US>; Crouse, Pam <pcrouse@CO.YUBA.CA.US>; Downs, Rachel <rdowns@CO.YUBA.CA.US>; Olsen, Jeff (Public Works) <jolsen@CO.YUBA.CA.US>; Morawcznski, Nicholas <nmorawcznski@CO.YUBA.CA.US>
Subject: TPM2020-0008; Johnson Parcel Map

EXTERNAL EMAIL. Links/attachments may not be safe.

Good morning,

Planning is re-routing an older Tentative Parcel Map application that was originally submitted in June 2020 for new comments. The application was placed on Hold and the applicant has since submitted all of the materials required for approval. A brief description is below & all pertinent documents are attached and in Trakit for review. Please submit comments by **May 12th**.

Fisher, Ciara

From: Healy, Angelina R@DOT <angelina.healy@dot.ca.gov> on behalf of D3 Local Development@DOT <D3.local.development@dot.ca.gov>
Sent: Tuesday, July 19, 2022 7:47 AM
To: Fisher, Ciara
Subject: RE: Draft Initial Study/MND for TPM2021-0008 - Johnson

Hello Ciara,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced below. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals for sustainability/livability/economy, and safety/health.

Based on the information received Caltrans has no comments.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

Thank you,

Angelina Healy

Local Development Review, Equity & System Planning
Equity Lead & Native American Liaison

Work Cell: (530) 790-8138
Email: angelina.healy@dot.ca.gov
Schedule: 7am - 4:30pm, M-F (Friday as rotating day off)
DPLAS | Caltrans – District 3
703 B Street | Marysville, CA 95901

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Friday, July 15, 2022 11:55 AM
To: Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Strang, Jeremy <JStrang@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Bunton, Sam <sbunton@CO.YUBA.CA.US>
Cc: Peterson, Daniel <dpeterson@CO.YUBA.CA.US>; planning <planning@CO.YUBA.CA.US>
Subject: Draft Initial Study/MND for TPM2021-0008 - Johnson

EXTERNAL EMAIL. Links/attachments may not be safe.

Happy Friday everyone,

Please review the attached draft Initial Study/MND for the Johnson Tentative Parcel Map (TPM2020-0008). The project is scheduled for the August 4th Development Review Committee meeting. Please let me know if you have any comments or recommendations for the environmental document by August 3rd.

Thanks,

Ciara Fisher
Planner III

Fisher, Ciara

From: Kelly McNally <kelly@bvid.org>
Sent: Tuesday, April 19, 2022 8:22 AM
To: Fisher, Ciara
Subject: RE: TPM2020-0008; Johnson Parcel Map

Good morning Ciara,

I appreciate the opportunity to comment on TPM 2020-0008 (Johnson); however, the property is outside of the BVID service area boundary, and I do not have any comments on the proposed entitlement.

Thank you,

Kelly McNally
Browns Valley Irrigation District



From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Thursday, April 14, 2022 10:53 AM
To: Burns, Danny <dburns@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Strang, Jeremy <JStrang@CO.YUBA.CA.US>; PGEPlanReview@pge.com; Johnston, Nick <njohnston@CO.YUBA.CA.US>
Cc: planning <planning@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Bird, Jodi <jbird@CO.YUBA.CA.US>; Crouse, Pam <pcrouse@CO.YUBA.CA.US>; Downs, Rachel <rdowns@CO.YUBA.CA.US>; Olsen, Jeff (Public Works) <jolsen@CO.YUBA.CA.US>; Morawcznski, Nicholas <nmorawcznski@CO.YUBA.CA.US>
Subject: TPM2020-0008; Johnson Parcel Map

Good morning,

Planning is re-routing an older Tentative Parcel Map application that was originally submitted in June 2020 for new comments. The application was placed on Hold and the applicant has since submitted all of the materials required for approval. A brief description is below & all pertinent documents are attached and in Trakit for review. Please submit comments by **May 12th**.

Fisher, Ciara

From: Anna Starkey <astarkey@auburnrancheria.com>
Sent: Monday, April 25, 2022 2:54 PM
To: Fisher, Ciara
Subject: AB52: TPM2020-0008 - Johnson
Attachments: 9_TCR_SetBacksforParcels.pdf

Good afternoon,

Thank you for providing the notification and cultural report for the project referenced above. I reviewed the cultural report and found it sufficient (I appreciate that the archaeologists updated the site records. This is something that should always be done if the site records are over 5 years old). Therefore I do not believe UAIC will require a field visit to identify any additional tribal cultural resources. I've included additions to their recommendation for the bedrock mortar site. Please review the attached and let me know if you think our requests are reasonable for a property owner. I've added a bit more to the measure as just saying that the site will need a set-back is not enough to protect it.

If these measures are acceptable, then we do not need to continue to consult and can close consultation.

Thank you,
Anna

Please submit all project notifications through our online form. **Bookmark this link!**

<https://auburnrancheria.com/programs-services/tribal-preservation/submit-agency-notification/>



Anna M. Starkey, MA, RPA
Cultural Regulatory Specialist
Tribal Historic Preservation Department| UAIC
10720 Indian Hill Road
Auburn, CA 95603
Direct Line: (916) 251-1565 | Cell: (530) 863-6503
astarkey@auburnrancheria.com | www.auburnrancheria.com

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The following mitigation measure is intended to address avoidance and preservation in place as the preferred manner of mitigating impacts to tribal cultural and cultural resources (CEQA Guidelines §21083.2(b)). This can be accomplished by the following:

Create and Enforce 100-foot Setbacks for All Tribal Cultural Resources (TCR): All future buildings and structures, including but not limited to, underground utilities, septic tanks and lines, irrigation lines, or other subsurface infrastructure shall include a setback of at least 100 feet from all known TCRs.

Do not Disturb the TCR: For any identified Cultural or Tribal Cultural resource, there shall be no disturbance of any kind, including vandalism, pot hunting, collecting of artifacts, or intentional, high intensity burning.

If any indigenous artifacts are collected, it is requested that local Tribes be notified of the find and invited to repatriate the cultural objects with their Tribe's spiritual and religious ceremony in an area where no future ground disturbance is anticipated.

April 19, 2022

Ciara Fisher
County of Yuba
915 8th Street
Marysville, CA 95901

Ref: Gas and Electric Transmission and Distribution

Dear Ciara Fisher,

Thank you for submitting the TPM2020-0008 Johnson Parcel Map 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_US/business/services/building-and-renovation/overview/overview.page.
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 12 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 12 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 12 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), trees and shrubs are limited to those varieties that do not exceed 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.