



County of Yuba

Community Development & Services Agency

Planning Department

915 8TH Street, Suite 123, Marysville, CA 95901

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.co.yuba.ca.us>

PLANNING COMMISSION STAFF REPORT

Hearing Date: June 16, 2021

Case Number: Planned Sign Permit Program PSPP 2020-0001 (Stott Outdoor Advertising Sign)

Request: A request to permit an off-site outdoor advertising sign adjacent to HWY 65. The sign will be 55 feet in height and will have two 14' X 48' sign faces (1,344 sq ft total) arranged in a "V" configuration.

Location: The project is located at 3548 Rancho Road, between Hwy 65 and Rancho Road, and approximately 2-miles south of the Olivehurst community (APN: 014-280-071-000).

Applicant: Jason Ripp, STOTT Outdoor Advertising, P.O. Box 7209, Chico, CA 95927

Recommendation: Adopt the attached Resolution approving Planned Sign Permit Program 2020-0001 (Stott Outdoor Advertising Sign)

Background: The applicant, STOTT Outdoor Advertising, is requesting approval of a Planned Signed Permit Program (PSPP) to install an off-site outdoor advertising sign adjacent to HWY 65. The project site is located at 3548 Rancho Road on a developed 10-acre parcel located on the east side of Highway 65. The sign is intended to allow area businesses to market their goods and services to travelers on Highway 65. The site is generally level and there are no trees or shrubs present on the subject property.

The Outdoor Advertising Sign will be a steel structure with two 14' x 48' per sign face (1,344 square feet per sign structure), arranged in a "V" configuration. The maximum size shall be. The overall height will be 55 feet above grade, and the edge of the sign will be 10 feet from front property lines. A single steel column in a concrete footing will support the sign. The sign will have four energy efficient LED fixtures will externally illuminate each sign face (eight fixtures total). Electricity will be provided via a new service drop from a nearby power source pursuant to PG&E standards and design.

Materials for the outdoor advertising sign shall be fabricated with steel materials, with a single sign column per sign structure. The sign column and supporting components will be painted an

austere gray color. The signs materials are industrial in nature, and will be visually compatible in style, scale and character with any surrounding structures. Each sign face will be static, and advertising messages may be changed at any time.

The applicant will obtain all required permits from Caltrans authorizing the placement of the Outdoor Advertising Sign. Construction will last approximately a week and will occur during the dry season so that the ground can adequately support the weight of construction vehicles, and so that drainage patterns are unaffected. All construction activities will comply with applicable local and state standards regarding hours of work, idling duration, dust control, and other measures which reduce construction impacts.

The Yuba County Development Code addresses outdoor advertising/billboard signs under Section 11.27.130 Planned Sign Permit Program (PSPP). A PSPP allows for additional sign area and other deviations from the standards of Chapter 11.27, Signs. Currently, billboard signs are not a permitted use in Sign Chapter and the only way to be permitted is through the PSPP.

General Plan/Zoning: The project site is designated as Employment on the 2030 General Plan Land Use Map. The Employment land use classification is intended to facilitate development of job-producing land uses and regional entertainment. Allowable uses include: sports, entertainment, cultural, and recreational uses; light and general industrial, manufacturing, research and development, warehousing, transportation/logistics, offices, agriculture related and agricultural processing, and other employment- generating uses; educational, medical, and other institutional uses; employee housing; public facilities and infrastructure; and retail, services, and workforce housing that is secondary to, and supportive of the primary employment-generating use. The project complies with the following General Plan Policies:

- 1. Policy CD2.1: The County will encourage infill development and redevelopment of vacant and underutilized properties within existing unincorporated communities.*

The project is located on a 10 acre parcel that is currently only utilizing half of the property for industrial uses with the rest of the property being underutilized. Therefore, the outdoor advertising sign will utilize the vacant portion of the property.

The project is located in the Light Industrial (IL) Zoning District. The purpose of the IL district is to allow for light industrial and service commercial uses with limited potential to create noise, odor, vibration, or other similar impacts to adjacent uses and surrounding areas. Uses may include ancillary retail areas for the sale of products manufactured on-site.

The outdoor advertising sign will be a low impact use with all lighting effectively shielded so as to prevent beams or rays of light from being directed on the main traveled way of any highway, road, or street. In addition, it will not create noise, odor, or vibration and consequently will not be a nuisance to surrounding uses. As mentioned previously, the signs materials will also be industrial in nature, and will be visually compatible in style, scale, and character with any surrounding structures. Therefore, the outdoor advertising sign will be a compatible use in the IL Zoning District.

Surrounding Uses:

	GENERAL PLAN	ZONING	EXISTING LAND USE
Subject Property	Employment	IL	Garden Supply
North	Employment	IL	Vacant Ag Field
East	Employment Village	AI	Vacant Ag Field
South	Employment	IL	Storage & Cell Tower
West	Employment	Sports Entertainment District	Vacant Ag Field

The site is zoned IL and all adjacent properties east of Hwy 65 are also zoned IL, while the properties to the west of Hwy 65 are zoned SE (Sports Entertainment District).

Discussion: Section 11.27.130 of the Yuba County Development Code requires that seven findings are made in order to approve or conditionally approve a Planned Sign Permit Program. The seven findings are listed below in *italics* and are followed by an evaluation of the request in relation to each finding.

- 1. The sign program incorporates common design elements such as sign materials, colors, and/or themes that will serve to create a coherent appearance for the site;*

The proposed subject sign program pertains to properties zoned in the Light Industrial District (IL). All signs will be fabricated with industrial design elements such as steel materials. The sign column and supporting structural elements will be painted a neutral gray color to coherently blend in with the surrounding lower density industrial structures and uses typically found in the Light Industrial District.

- 2. The proposed signs will be visually compatible in style, scale, and character with on-site buildings and any surrounding structures;*

The proposed sign will be visually compatible in style, scale and character with on-site buildings and any surrounding structures. Surrounding structures include low density steel industrial buildings for various businesses on nearby properties in the Light Industrial District. The sign will be comparable in scale to several nearby tall structures, including a wireless telecommunications tower, and the off-site digital outdoor advertising display promoting the Hard Rock Casino.

- 3. Building-mounted signs will be in appropriate proportion to building façades;*

The proposed sign program is for a freestanding sign that is not attached to the building façade. Therefore, building-mounted signs are not applicable to the proposed subject sign program.

- 4. Proposed signs will not adversely affect surrounding land uses or obscure adjacent conforming signs;*

The area surrounding the sign is marked by low intensity development and unimproved land, none of which will be adversely affected by the proposed sign. There are no nearby signs on the east side of Highway 65 that will be impacted by the proposed sign.

5. *Future tenants will be provided adequate opportunities to construct, erect or maintain a sign for identification;*

There is adequate space located on the subject property along Highway 65 to the south of the proposed sign, and along Rancho Road, where future tenants may construct, erect or maintain a sign for identification.

6. *Directional signage and building addressing is adequate for pedestrian and vehicular circulation and emergency vehicle access; and*

The proposed sign is a freestanding sign structure along Highway 65, and is an unmanned facility built of noncombustible materials. There is no need for directional signage, building addressing, pedestrian access, vehicular circulation, or emergency access.

7. *The PSPP is consistent with any adopted design guidelines or sign standards for any specific, community, or area plan covering the site.*

While no specific, community or area plans encompass the project site, the sign structure's scale, design, and purpose is consistent with the guidelines of the nearby Sports and Entertainment District, which seeks to encourage growth of a visitor-serving sports and entertainment complex on property to the west of Highway 65.

Departmental and Agency Review: The project was circulated to various agencies and County departments for review and comment during the early consultation phase and the environmental review stages of the project. The following is a summary of comments:

- County Staff – The Public Works Department, Environmental Health Department, and Building Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.

Environmental Review & Determination: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15303(c) (New Construction).

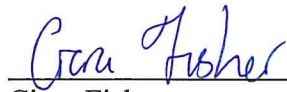
The proposed project is exempt from CEQA requirements when the project consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This includes a store, office, restaurant or similar structure not involving the use of significant amounts of hazardous substance, and not exceeding 2,500 square feet in floor area.

If approved, the applicant will construct a 55-foot, 2-sided billboard with a floor area less than 1,344 square feet. Furthermore, the proposed project is not expected to have a significant effect on the environment and the area is not environmentally sensitive.

Attachments:

1. Resolution
2. Site Plan
3. Elevation
4. Photo Simulations
5. Draft Conditions of Approval
6. Comment Letters

Report Prepared By:



Ciara Fisher
Planner II

Report Reviewed By:



Kevin Perkins,
Planning Manager

**BEFORE THE COUNTY OF YUBA
PLANNING COMMISSION**

RESOLUTION RECOMMENDING THE PLANNING COMMISSION FIND THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW AND APPROVE PSPP 2020-0001; SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL))))))	RESOLUTION NO.: _____
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WHEREAS, The applicant, STOTT Outdoor Advertising, filed an application for a Planned Sign Permit Program to permit an off-site outdoor advertising sign adjacent to HWY 65. The sign will be 55 feet in height and will have two 14' X 48' sign faces (1,344 sq ft total) arranged in a "V" configuration. 3548 Rancho Road, between Hwy 65 and Rancho Road, and approximately 2-miles south of the Olivehurst community at Assessor's Parcel Number: 014-280-071-000; and

WHEREAS, the Community Development & Services Agency, Planning Department of the County of Yuba has conducted a review of the proposed project and concluded that the project is consistent with both the 2030 General Plan and Development Code and is exempt from further environmental review pursuant to Section 15303(c) (New Construction) of the California Environmental Quality Act; and

WHEREAS, the Community Development & Services Agency, Planning Department of the County of Yuba has provided due notice of a public hearing before the Planning Commission of the County of Yuba and the intent to find the proposed project exempt from further environmental review in accordance with the California Environmental Quality Act, as amended;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed project is consistent with the Land Use Element and other applicable elements of the Yuba County 2030 General Plan as well as with the Yuba County Zoning Map and Development Code.
3. The Planning Commission finds that the project site is physically suitable for the proposed type of development and the proposed density of development.
4. The Planning Commission finds that the proposed project and the conditions under

which it would be developed or maintained will promote, protect and secure the public health, safety and general welfare and will result in an orderly and beneficial development of the County.

5. The Planning Commission finds that the project, as conditioned, meets the County design and improvement standards set forth in the Yuba County Development Code.
6. The Planning Commission finds that the project, as conditioned, is in compliance with the Planned Sign Permit Program Findings listed in the Yuba County Development Code Section 11.27.130.
7. The Planning Commission finds that the project, as conditioned, is in compliance with the Yuba County Development Code.
8. The project will not cause substantial environmental damage to fish and/or wildlife and their habitats, nor have the potential for adverse effect(s) on wildlife resources or the habitat upon which wildlife depends. A Notice of Exemption will be recorded with the County Recorder.

The Planning Commission hereby finds the project exempt from further environmental review pursuant to Section 15303(c) (New Construction) of the California Environmental Quality Act adopts, incorporated herein by reference, and approves PSPP 2020-0001; subject to the Exemption from Environmental Review and Conditions of Approval incorporated by reference.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Yuba, State of California, on the _____, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

**Yuba County Planning Commission
Chairman**

ATTEST:
Planning Commission Secretary

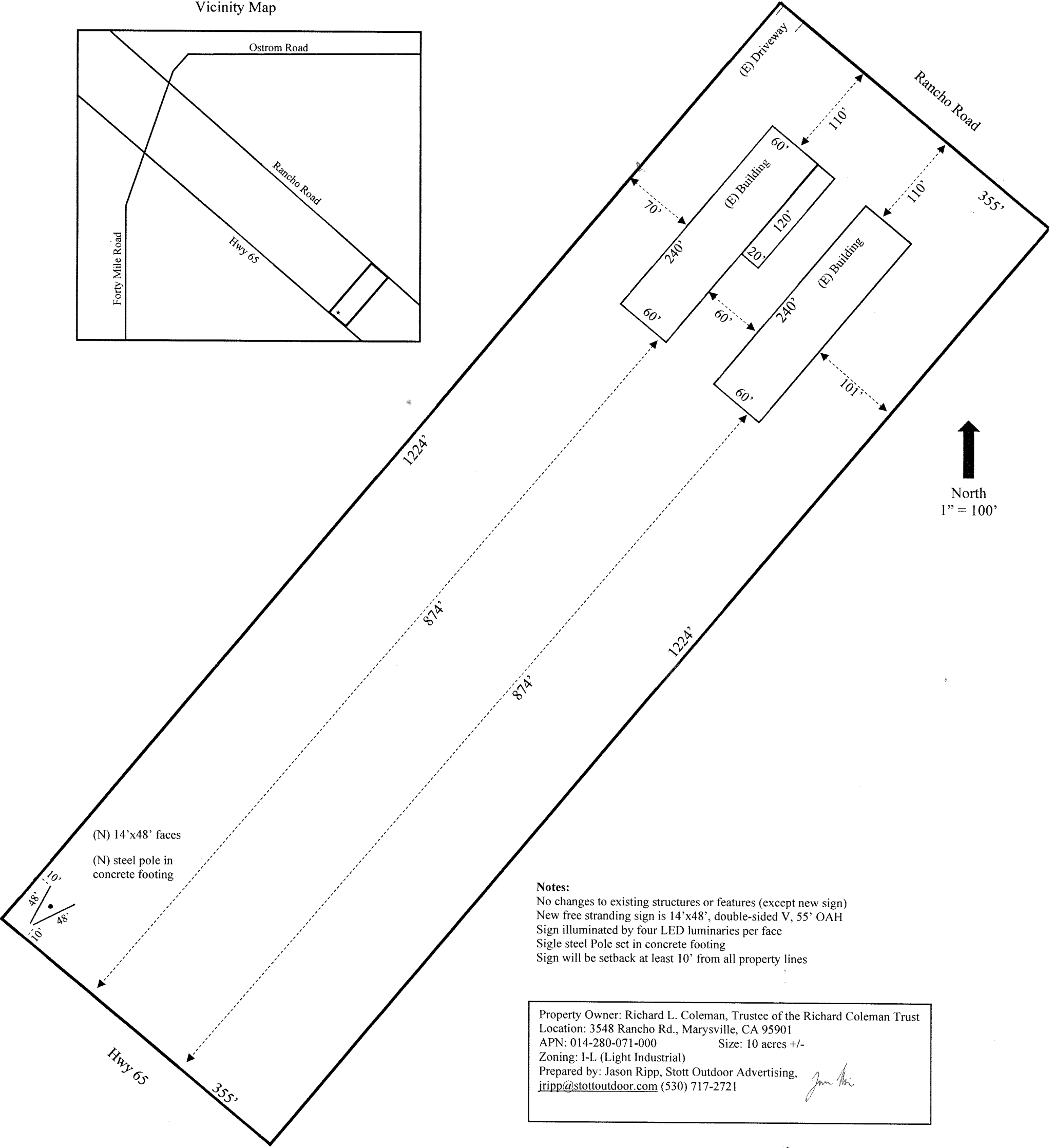
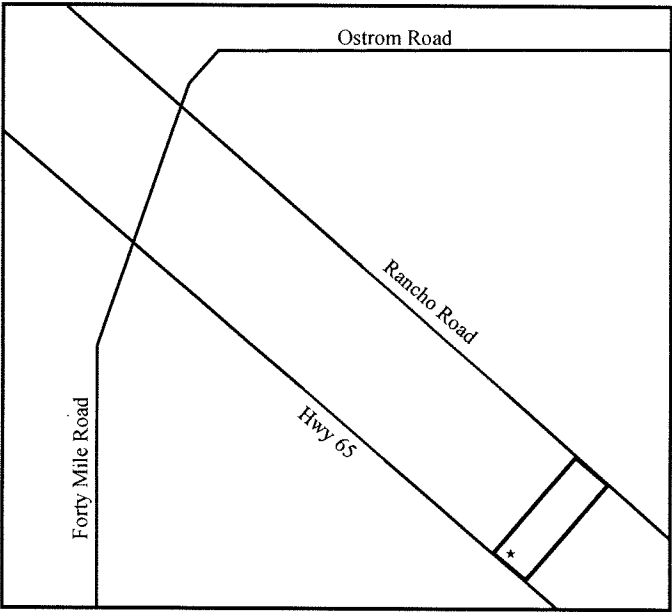
APPROVED AS TO FORM:
County Counsel

BY: _____

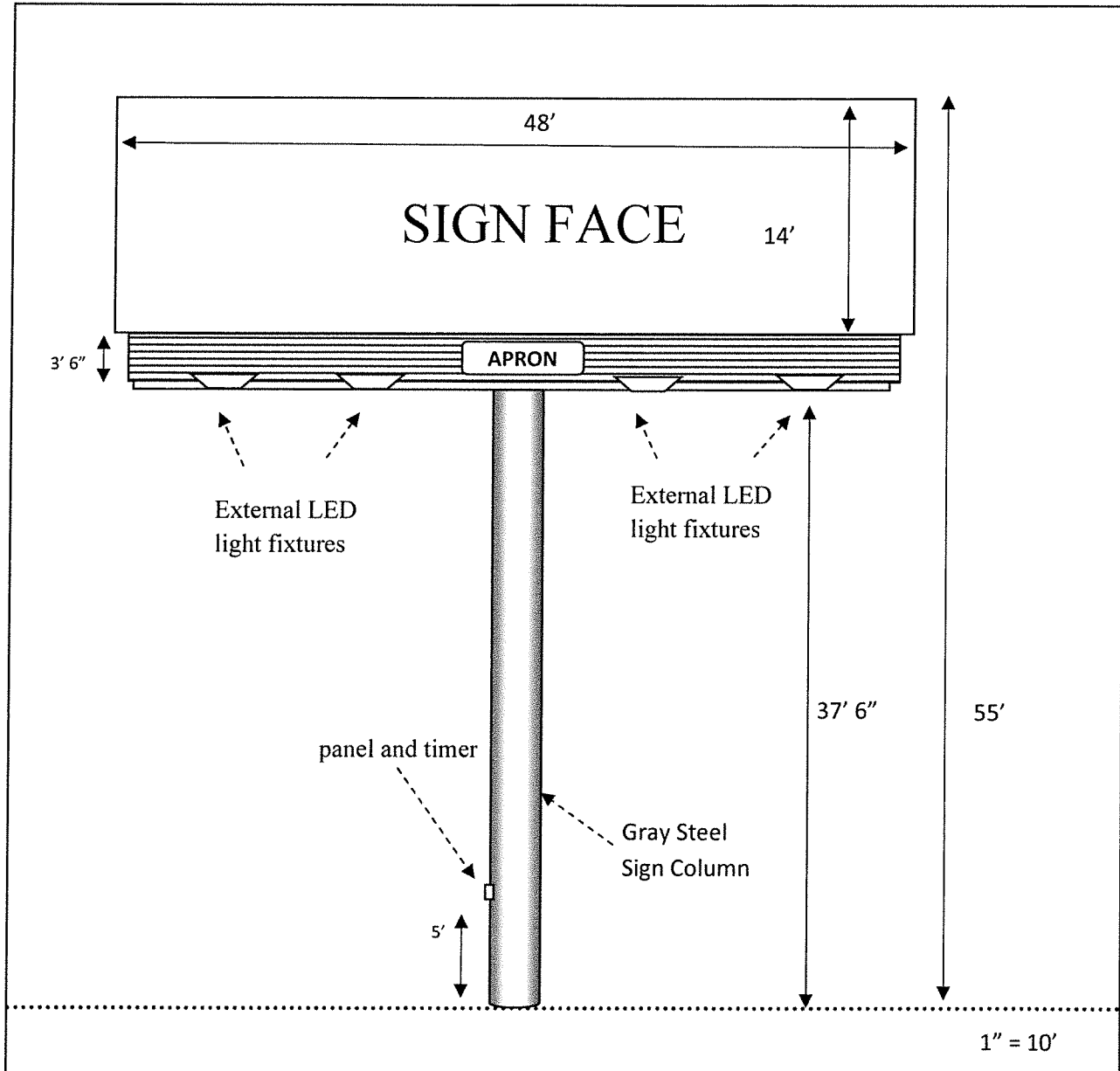
BY:  _____

Site Plan – New Stott Outdoor Advertising Off-Site Sign
3548 Rancho Rd., Marysville, APN 014-280-071-000

Vicinity Map



Sign Elevation – New Stott Outdoor Advertising Off-Site Sign
3548 Rancho Rd., Marysville, APN 014-280-071-000



New 100-amp electrical service as directed by PGE

No more than eight (8) 108-watt LED lamps, four (4) on each side

All equipment and installation methods to comply with 2019 CEC and 2019 CEnC

Jason Ripp
jrripp@stottoutdoor.com
(530) 717-2721



Attachment 4

Planned Sign Permit Program Application Information
Applicant: Stott Outdoor Advertising
3458 Rancho Rd., Marysville, APN 014-280-071-000

Hwy 65 Southbound / North Facing Sign Photo Sim



Attachment 4

Planned Sign Permit Program Application Information
Applicant: Stott Outdoor Advertising
3458 Rancho Rd., Marysville, APN 014-280-071-000

Hwy 65 Nouthbound / South Facing Sign Photo Sim



**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY PLANNING COMMISSION**

Applicant: STOTT Outdoor Advertising
Owner: Richard Coleman
APN: 013-710-054-000

Case Number: PSPP 2020-0001

Public Hearing Date: June 16, 2021

ACTIONS FOR CONSIDERATION: Staff recommends the Planning Commission take the following actions:

- I. After review and consideration, make a determination the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15303(c) (New Construction).
- II. Approve Planned Sign Permit Program 2020-0001 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 Section 11.27.130.

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 Building Permit Final.
- 2) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 3) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations.
- 4) The Planned Sign Permit may be effectuated at the end of the ten (10) day appeal period which is June 28, 2021. Planned Sign Permit Program PSPP 2020-0001 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.
- 5) This Planned Sign Permit approval shall be effectuated within a period of twenty-four (24) months from this approval date and if not effectuated shall expire on June 16, 2023. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from June 16, 2023.
- 6) Minor modifications to final configuration of the Planned Sign Permit may be approved by the Community Development and Services Agency Director.

PUBLIC WORKS DEPARTMENT:

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY PLANNING COMMISSION**

Applicant: STOTT Outdoor Advertising
Owner: Richard Coleman
APN: 013-710-054-000

Case Number: PSPP 2020-0001
Public Hearing Date: June 16, 2021

- 8) Any electrical equipment or machinery serving the sign must be elevated to a minimum height of 5 feet above the adjacent grade if built in Flood Zone A.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 9) Avoid driving on the septic system for construction and maintenance of the outdoor advertising sign.

BUILDING:

- 10) Must obtain all required state, federal and local permits and follow all state, federal and local codes and ordinances.
- 11) Plans and engineering shall be required for this project.
- 12) Prior to Building Permit Final for the outdoor advertising sign, the property owner and/or other tenant of the property responsible for the unpermitted hoop building on the property shall obtain a Building Permit or remove the membrane structure.

PLANNING DEPARTMENT:

- 13) The proposed outdoor advertising sign shall be designed and operated in substantial conformance with the approved Planned Sign Permit Program as described in the project description and the proposed site plan filed with the Community Development and Services Agency. No other expansion of uses are authorized or permitted by this use permit.
- 14) Major modifications, including increasing the overall height or footprint of the outdoor advertising sign, shall require an amendment to the Planned Sign Permit Program.
- 15) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area without PG&E's approval.
- 16) Any and all physical improvements associated with this Planned Sign Permit Program shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.
- 17) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 18) The proposed outdoor advertising sign shall meet all requirements of Section 11.27.130 Planned Sign Permit Program of the Yuba County Development Code.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY PLANNING COMMISSION**

Applicant: STOTT Outdoor Advertising
Owner: Richard Coleman
APN: 013-710-054-000

Case Number: PSPP 2020-0001

Public Hearing Date: June 16, 2021

- 19) The outdoor advertising sign shall not advertise tobacco, “gentlemen’s clubs,” or sexually explicit messages, unless special approvals are made in advance by the CDSA Department.
- 20) The outdoor advertising sign copy and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance within two (2) days may result in fines and/or removal of the outdoor advertising sign.
- 21) The Planned Sign Permit shall be reviewed in twenty years (20) years, or June 16, 2041, at which time the CDSA Department may require the sign owner to renew its permit. The sign shall be removed consistent with state law unless a mutually agreed upon permit renewal is approved by the CDSA Director.
- 22) The outdoor advertising sign may be replaced with an electronic/digital billboard with the approval of the CDSA Director, subject to compliance with then-current rules, regulations, laws, and best practices regarding the construction and operation of such signs at the time of said replacement.

DEPARTMENT OF TRANSPORTATION:

- 23) The sign will need to be reviewed and possibly receive a license from our HQ Office of Outdoor Advertising (ODA) as it proposes to face advertisements adjacent to State Route 65 in Yuba County.
- 24) Any project along or within the State’s ROW requires an encroachment permit issued by Caltrans.



Ciara Fisher
Planner II

Fisher, Ciara

From: Johnston, Nick
Sent: Sunday, December 6, 2020 4:17 PM
To: Fisher, Ciara
Cc: Peterson, Daniel; Nix, Amanda
Subject: RE: PSPP2020-0001; Stott Outdoor Advertising
Attachments: 3548 Ranch Road FIRMette.pdf

Ciara,

Sorry for the slightly late reply. I do not have any public works conditions for this permit, since the proposed sign is on the opposite side of the property relative to our right-of-way, and the proposed sign doesn't have any real effects on grading, drainage, or access.

The panel and timer are shown at 5' above the adjacent grade on the elevation drawing, which would fulfill our requirement for elevation regarding flooding.

There is a small section of the property that is in Flood Zone A (see attachment). If the sign is built in Zone X then the panel elevation becomes irrelevant as far as public works is concerned. If the sign is built in Flood Zone A, then the builder must make sure that the panel and timer are a minimum of 5' above the adjacent grade since we do not have a base flood elevation for the proposed sign location.

Since the proposed location appears to be in Zone X, no conditions would apply technically, but if you want to add the following condition to the permit to ensure that the panel isn't built too low in flood zone A, it could be helpful (in case the sign location changes due to site conditions):

- **Any electrical equipment or machinery serving the sign must be elevated to a minimum height of 5 feet above the adjacent grade if built in Flood Zone A.**

The attached FIRMette map may be attached with the permit as well to help clarify.

Thank you for your patience,

Nicholas Johnston
Yuba County Public Works Department
Marysville, CA 95901
Phone: (530) 749-5420

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Tuesday, November 3, 2020 4:36 PM
To: Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Burns, Danny <dburns@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Marquez, Melanie <mmarquez@CO.YUBA.CA.US>
Cc: Strang, Jeremy <JStrang@CO.YUBA.CA.US>; Perkins, Kevin <kperkins@CO.YUBA.CA.US>; Hochstrasser, Margaret <mhochstrasser@CO.YUBA.CA.US>; Nix, Amanda <anix@CO.YUBA.CA.US>; Franken, Vanessa

National Flood Hazard Layer FIRMette Attachment 6



121°30'25"W 39°3'41"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

121°29'48"W 39°3'13"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/6/2020 at 7:01 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Fisher, Ciara

From: Benedict, Christopher
Sent: Thursday, May 27, 2021 11:20 AM
To: Fisher, Ciara
Subject: RE: PSPP2020-0001; Stott Outdoor Advertising
Attachments: 3548 RANCHO RD 12311992.pdf

They need to avoid driving on the septic system which is located behind and between the buildings (see attached site plan), so it shouldn't be a problem. Other than that, EH has no comments.

Christopher J. Benedict, REHS
Environmental Health Specialist
Yuba County Environmental Health
915 8th Street, Suite 123
Marysville, CA 95901


Phone: (530) 749-5469
Cell: (530) 822-6899
Fax: (530) 749-5454

From: Fisher, Ciara
Sent: Thursday, May 27, 2021 11:14 AM
To: Benedict, Christopher
Subject: FW: PSPP2020-0001; Stott Outdoor Advertising

I don't think I received any comments for this one. I don't think you should have any comments, but can you send a response saying "No Comments".

Thanks,

Ciara Fisher
Planner II
County of Yuba
Office: 530-749-5463 | Cell: 530-812-6082

 Please consider the environment before printing this email

From: Fisher, Ciara
Sent: Tuesday, November 3, 2020 4:36 PM
To: Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Burns, Danny <dburns@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Marquez, Melanie <mmarquez@CO.YUBA.CA.US>
Cc: Strang, Jeremy <JStrang@CO.YUBA.CA.US>; Perkins, Kevin <kperkins@CO.YUBA.CA.US>; Hochstrasser, Margaret <mhochstrasser@CO.YUBA.CA.US>; Nix, Amanda <anix@CO.YUBA.CA.US>; Franken, Vanessa <vfranken@CO.YUBA.CA.US>
Subject: PSPP2020-0001; Stott Outdoor Advertising

Good Afternoon,

YUBA COUNTY HEALTH DIVISION
Environmental Health Section

#1533

938 14th Street
P. O. Box 429
Marysville, CA 95901

(916) 741-6251

Fee: 1100 Paid: 10/21/91
30519
Receipt No.

014 280 071

Assessor's Parcel No.

APPLICATION FOR PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM

ON 0001784

Name: YETTER STEEL INC 937 VON GELDERN YUBA CITY
CHARLES YETTER Mailing Address: 790 MESA VERDE YUBA CITY
Job Location: 3548 RANCHO RD MYSU Phone: 67

Nearest Cross Street: _____

Type of System: New ☒ Repair _____ Addition _____ Commercial ☒ Res. _____ No. Bdrs. _____Special design: _____ Designed by: Bob Estrada Date of design: _____

A/A System _____ Centralized System _____ No. of Connections _____

Domestic Water Supply: Community _____ Well/Spring ☒ Flow _____ Other _____REMARKS: Steel Fabrication - Light industrial

Building Dept. Clearance _____

Zoning Clearance P-2
TPM 88-42

PERMIT REQUIREMENTS

OFFICIAL USE ONLY

Septic Tank Size: 1000 gal min Leachfield Length: 3 pits Dry Wells Trench Depth: 40'
Depth of rock under pipe: 35 FT Leachfield Width: 3'
Depth of soil backfill over rock: 5 FT

1. Notify Enr. Health 48 hrs. in advance to schedule a final inspection.
2. Provide an "As Built" plot map at the final inspection.
3. Provide a letter of certification on the system installation from your engineer.

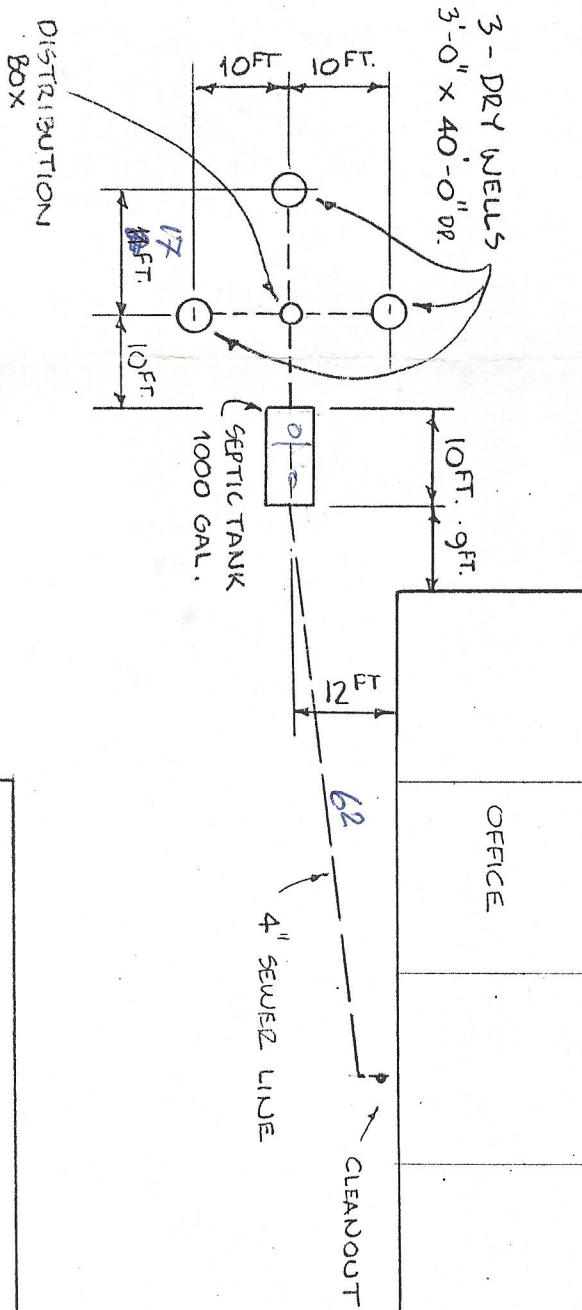
ANY DEVIATIONS FROM THESE SPECIFICATIONS MUST HAVE A SANITARIAN'S ACCEPTANCE PRIOR TO INSTALLATION

I understand that my sewage disposal system must conform in its entirety to the Uniform Plumbing Code and current County Sewage Disposal Ordinances. I assume full responsibility for the design of this system and I agree to make whatever changes are required to comply with the aforementioned codes and ordinances when the field inspection is made by Yuba County.

Owner/Installer: Charles YetterIssued By: Rebecca Tedrick Date: 11/5/91 Final Approval By: Paul M. Dwyer Date: 12-31-92

PERMIT EXPIRES 2 YEARS FROM DATE OF ISSUE

60 FT X 240 FT X 22 FT



60 FT X 100 FT X 22 FT

AS BUILT FOR YETTER STEEL

SEWER SYSTEM LAYOUT

3548 RANCHO ROAD, MARYSVILLE



Fisher, Ciara

From: Burns, Danny
Sent: Friday, May 14, 2021 1:02 PM
To: Russ Stone; Catelyn Bridges; Fisher, Ciara
Cc: rickcoleman11@sbcglobal.net
Subject: RE: 3548 Rancho Road Illegal Building

All.

Because this is considered a membrane structure as defined by the building code and our ordinance doesn't exempt membrane structures, it requires a permit.

I do remember a conversation a few years back in regards to this structure and the person wanted to talk with the chief building official about it. I am unaware of any exception being granted by the Building Official at the time but if you have anything in writing (letter, email, etc.) from the department back then stating a permit was not required I would happily honor that.

With all that being stated, let me talk with the Building Official and Department Manager on Tuesday when they return back in the office to discuss this situation and to see what his opinion is in regards to the structure and previous conversations that took place.

Dan



From: Russ Stone <russ@vitalgardensupply.com>
Sent: Friday, May 14, 2021 10:45 AM
To: Catelyn Bridges <catelyn@vitalgardensupply.com>; Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Cc: Burns, Danny <dburns@CO.YUBA.CA.US>; rickcoleman11@sbcglobal.net
Subject: RE: 3548 Rancho Road Illegal Building

Hello Ciara,

When we were first putting this structure up we were paid a visit from a county official who instructed us to halt immediately until we got a permit. The concern was that we were building a greenhouse but this hoop is in fact temporary and is for the purpose of protecting our bulk soil from the elements. After several weeks of back and forth between my former boss and the county, we were given the green light to proceed by the county, without any building permits because it is a non-permanent structure.

Can you please help me better understand what building code or county ordinance you are referring to? Is there an easy remedy to this or are we going to need to hire an engineer?

Thank you,
Russ

From: Catelyn Bridges <catelyn@vitalgardensupply.com>
Sent: Friday, May 14, 2021 9:37 AM

Attachment 6

To: Fisher, Ciara <cfisher@CO.YUBA.CA.US>

Cc: Burns, Danny <dburns@CO.YUBA.CA.US>; rickcoleman11@sbcglobal.net; Russ Stone <russ@vitalgardensupply.com>

Subject: RE: 3548 Rancho Road Illegal Building

Hello Cara,

After discussing with the Director of Operations, Russ Stone, he wanted me to double-check why the building license is necessary to cover a soil bin. We previously had a member of our team named Bud Stairwalt, and he had a conversation with Dan Burns and left the chat with the impression that we did not need to have a permit. However, we are in a hectic time of the season, so removing the bin cover would be difficult to achieve in a short time frame. How much would the building permit cost? Also, are we able to have an onsite visit with an inspector, Rus, and myself? I have also included Russ in this email.

Warm Regards,



Catelyn Bridges

Research Scientist

Vital Landscaping, Inc.

Vital Garden Supply

3548 Rancho Rd.

Wheatland, CA 95692

(530) 557-7015

catelyn@vitalgardensupply.com

www.vitalgardensupply.com

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>

Sent: Wednesday, May 12, 2021 3:37 PM

To: Catelyn Bridges <catelyn@vitalgardensupply.com>

Cc: Burns, Danny <dburns@CO.YUBA.CA.US>; rickcoleman11@sbcglobal.net

Subject: 3548 Rancho Road Illegal Building

Hi Catelyn,

I know last we spoke that you are not working out of the 3548 Ranch Road property, but could you please fwd this email or provide the correct point of contact? Possibly the Manager for the facility.

I spoke with the Supervising Building Official, Dan Burns, and was informed that the covered soil bin behind Building B is the structure that is illegal and requires a Building Permit. It's considered a structure because of the size, the metal skeleton for the tarp, and the concrete blocks holding everything together. Please apply for a Building Permit and submit engineered plans to legalize the structure or remove the metal skeleton, leaving just the concrete blocks and the tarp, for it to no longer be classified as a structure. Please let us know how you would like to proceed.

Please note that the Building Department and the Planning Department will not sign off on the Final Building Permit for the proposed Billboard Sign on the property until this issue is resolved.





Thanks,

Ciara Fisher
Planner II
County of Yuba
530-749-5470



 Please consider the environment before printing this email

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Wednesday, November 4, 2020 8:28 AM
To: Burns, Danny <dburns@CO.YUBA.CA.US>
Cc: Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Perkins, Kevin <kperkins@CO.YUBA.CA.US>
Subject: RE: PSPP2020-0001; Stott Outdoor Advertising

Thanks Dan,

I will fwd your comments to the applicant. I had been in contact with Catelyn from Vital Garden Supply in August and we told her she needed an Admin Use Permit for the greenhouse. I haven't heard from her since then.

Thanks,

Ciara Fisher
Planner II
County of Yuba
530-749-5470



 Please consider the environment before printing this email

From: Burns, Danny <dburns@CO.YUBA.CA.US>
Sent: Wednesday, November 4, 2020 7:39 AM
To: Fisher, Ciara <cfisher@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Marquez, Melanie <mmarquez@CO.YUBA.CA.US>
Cc: Strang, Jeremy <JStrang@CO.YUBA.CA.US>; Perkins, Kevin <kperkins@CO.YUBA.CA.US>; Hochstrasser, Margaret <mhochstrasser@CO.YUBA.CA.US>; Nix, Amanda <anix@CO.YUBA.CA.US>; Franken, Vanessa <vfranken@CO.YUBA.CA.US>
Subject: RE: PSPP2020-0001; Stott Outdoor Advertising

This email highlighted below was sent to property owner on 7-17-2020 from Marie.

I drove past the site the other day and the structure they were told to remove was still in place.

Until it is removed or permitted as directed three months ago the signs will not be approved by Building.

Regards,

Dan

Hello Catelyn,

No you cannot proceed with the Greenhouse. All permits must be approved and issued prior to any work being performed.

I have spoken with the Planning Department and it appears the property is not zoned for the Greenhouse and it would not be allowed on the property.

If the Greenhouse has already been constructed, as indicated by the picture, it will have to be removed from the property.

MARIE LAFRANCHI

Senior Permit Tech
Building Department
Yuba County, CDSA

From: Burns, Danny

Sent: Friday, July 17, 2020 11:36 AM

To: Lafranchi, Marie

Subject: RE: Website Permit Application; 3548 Rancho Road



From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>

Sent: Tuesday, November 3, 2020 4:36 PM

To: Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Burns, Danny <dburns@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Marquez, Melanie

Fisher, Ciara

From: Marquez, Melanie
Sent: Monday, November 23, 2020 8:40 AM
To: Burns, Danny; Fisher, Ciara; Maddux, Dave; Benedict, Christopher; Johnston, Nick
Cc: Strang, Jeremy; Perkins, Kevin; Hochstrasser, Margaret; Nix, Amanda; Franken, Vanessa
Subject: RE: PSPP2020-0001; Stott Outdoor Advertising

Good Morning Ciara,

Code Enforcement division does not have any comments regarding the subject project.

Regards,

Melanie Marquez

Code Enforcement Supervisor
County of Yuba, CDSA
(530) 749-5430 – Main
(530) 749-5643 – Direct
(530) 749-5616 – Fax
mmarquez@co.yuba.ca.us



This email message is a confidential communication from Yuba County Community Development and Services Agency and is intended only for the above-named recipient(s) and may contain information that is proprietary, confidential, financial, etc. If you have received this message in error or are not the named or intended recipient(s), please immediately notify the sender at (530)749-5430 and delete this email message and any attachments from your workstation or network mail system.

From: Burns, Danny <dburns@CO.YUBA.CA.US>
Sent: Wednesday, November 4, 2020 7:39 AM
To: Fisher, Ciara <cfisher@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Marquez, Melanie <mmarquez@CO.YUBA.CA.US>
Cc: Strang, Jeremy <JStrang@CO.YUBA.CA.US>; Perkins, Kevin <kperkins@CO.YUBA.CA.US>; Hochstrasser, Margaret <mhochstrasser@CO.YUBA.CA.US>; Nix, Amanda <anix@CO.YUBA.CA.US>; Franken, Vanessa

DEPARTMENT OF TRANSPORTATION

District 3
703 B Street
MARYSVILLE, CA 95901-5556
PHONE (530) 741-4233
FAX (530) 741-4245
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

December 18, 2020

GTS# 03-YUB-2020-00082
03-YUB-65 PM 5.986

Ms. Ciara Fisher
Planner II
County of Yuba Planning Department
915 8th Street, Suite 123
Marysville, CA 95901

Re: PSPP2020-0001 Jason Ripp - Stott Outdoor Advertising

Dear Ms. Fisher:

Thank you for including the California Department of Transportation (Caltrans) in the initial map review process for the project referenced above. We review 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 and health while enhancing California's economy and livability.

The proposed project will install an off-site outdoor advertising sign adjacent to State Route (SR) 65. The sign will be 55' in height and have two 14'x48' sign faces supported by a single steel column in concrete footing. The project is located at 3548 Rancho Road, Marysville in Yuba County. The following comments are based the application package received.

Landscape Architecture/Right of Way Engineering

This proposal for construction of the new sign will need to be reviewed and possibly receive a license from our HQ Office of Outdoor Advertising (ODA) as it proposes to face advertisements adjacent to State Route 65 in Yuba County. ODA permits are required for outdoor advertising displays (billboards) adjacent to all highways, freeways and routes that are part of the National Highway System.

The permit requirements can be found at the Office of Outdoor Advertising website at: <https://dot.ca.gov/programs/traffic-operations/oda>.

Ms. Ciara Fisher
December 18, 2020
Page 2

For further information on the ODA process, please contact the Office of Outdoor Advertising via email at ODA@dot.ca.gov or the address below:

California Department of Transportation
Office of Outdoor Advertising
Division of Traffic Operations
1120 N Street, MS-36
Sacramento, CA 95814
Attention: George Anzo Jr. and/or Kurtis Frederick

Encroachment Permits

Any project along or within the State's ROW requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to:

Hikmat Bsaibess
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901

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.

If you have any question regarding these comments or require additional information, please contact Deborah McKee, Intergovernmental Review Coordinator for Yuba County, by phone at (530) 821-8411 or via email at deborah.mckee@dot.ca.gov.

Sincerely,



DAVID J. SMITH, Branch Chief
Transportation Planning - North



November 20, 2020

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

Ref: Gas and Electric Transmission and Distribution

Dear Ciara Fisher,

Thank you for submitting the 3548 Rancho Rd 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 15 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.