



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

November 19, 2025

Esther Villa Chavez  
3539 Gold Coast Ct.  
Stockton, CA 95206

Dear Owners:

Re: Administrative Use Permit No. PA-2400503 of Esther Villa Chavez (c/o Dillon & Murphy)  
(APN[s]/Address: 019-090-54 / 13555 E. State Route 88, Lockeford)

**ACTION:** On November 19, 2025, the San Joaquin County Community Development Department approved Administrative Use Permit No. PA-2400503 subject to the enclosed Conditions of Approval.

**APPEAL PERIOD:** This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$782.91. The 10-day appeal period ends at 4:30 p.m. on November 29, 2025. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

**EXPIRATION:** This action requires you to comply with all Conditions of Approval within the next 36 months (by November 29, 2028). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

**NEXT STEP:** Prior to the expiration date, you must comply with all Conditions of Approval, including the securing of building permits and any other permits specified in the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-0227 or via email at [gsanfilippo@sjgov.org](mailto:gsanfilippo@sjgov.org)). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Sanfilippo".

Giuseppe Sanfilippo  
Senior Planner

GS/sc

Enclosure(s): Conditions, Site Plan, Informational Letters, Findings

c: Dillon & Murphy  
San Joaquin County Building Inspection Division  
San Joaquin County Environmental Health  
San Joaquin County Public Works  
San Joaquin Council of Governments

# CONDITIONS OF APPROVAL

PA-2400503

ESTHER VILLA CHAVEZ / DILLON & MURPHY

Administrative Use Permit Application No. PA-2400503 was approved by the Community Development Department on November 19th, 2025. The effective date of approval is November 29<sup>th</sup>, 2025. This approval will expire on November 29<sup>th</sup>, 2028, which is 36 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)

- a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-802.020)
- b. **APPROVED USE:** This approval is for a 1,650 square foot self-storage facility as depicted on the site plan dated January 13, 2025. (Use Type: Warehouse, Storage, and Distribution-Personal)
- c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-802.020)
- d. **PARKING:** Off-street parking shall be provided and comply with the following:
  1. All vehicle parking spaces, and maneuvering areas shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-406.080 [i])
  2. A minimum of 2 parking spaces shall be provided.
  3. Each vehicle parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-406.060)
- e. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
  1. Access driveways shall have a width of no less than 25 feet for two-way aisles and 16 feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than 20 feet wide. (Development Title Section 9-406.060[n][1])

- f. **LIGHTING:** Lighting shall be provided and comply with the following:
    - 1. All off-street parking areas where the parking area is used at night shall be provided with exterior lighting. (Development Title Section 9-406.060[m])
    - 2. All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.060[m][3])
  - g. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
    - 1. A 10-foot-wide landscaped area shall be installed between parking areas and adjacent public streets. (Development Title Section 9-040.030[c][2])
  - h. **SIGNS:** Sign details shall be consistent with Chapter 9-408 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility. (Development Title Section 9-408.070[p])
  - i. **PRIVATE RIGHT OF WAY:** A Zoning Compliance Review for Private Right of Way is required to memorialize access to the project site. A fee is required for this application.
- 2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see memo dated June 18, 2025)
  - 3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact [209] 468-3420, see memo dated April 24, 2025)
  - 4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600, see memo dated July 21, 2025)

**FOR NOTES AND INFORMATION ONLY:**

See PG&E response dated April 30, 2025



June 18, 2025

MEMORANDUM

TO: Community Development Department  
CONTACT PERSON: Giuseppe Sanfilippo

SR

FROM: Shayan Rehman, Engineering Services Manager  
Development Services Division

SUBJECT: PA-2400503 (A); An Administrative Use Permit application for a 1650 square foot personal storage facility. This site proposes a private retention pond. This property is not under Williamson Act Contract; located on the north side of East State Route 88, 99 feet west of North Elm Street, Lockeford.  
(Supervisorial District 4)

OWNER: Esther Villa

APPLICANT: Dillon & Murphy

ADDRESS: 13555 E. State Route 88, Lockeford

APN: 019-090-54

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

State Highway 88 has an existing and planned right-of-way width per Caltrans.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) A Caltrans encroachment permit shall be required for all work within Caltrans right-of-way. A copy of the permit shall be submitted to Public Works for the file.
- 3) Prior to issuance of the occupancy permit, the driveway approach in Caltrans right-of-way shall be improved in accordance with Caltrans requirements.

- 4) Prior to building permit issuance, the developer shall prepare and record a minimum twenty-five (25) foot wide private access agreement for the benefit of APN 019-090-54 from APN 019-090-55. A copy shall be submitted to the Department of Public Works. Said easement is not created by this site plan.
- 5) The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 6) The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 7) It is the responsibility of the applicant to ensure that a current will serve letter for storm drainage service is on file prior to release of building permit. The applicant or subsequent owner of the property is responsible to ensure that all requirements of the will-serve letter are fulfilled prior to release of the building permit. If any extension, connection, or placement of new facilities is required to connect to the existing main lines, the cost shall be borne by the applicant. For any work within the County right-of-way, an improvement plan shall be submitted to Public Works for review and approval. Required plan check and inspection fees shall apply.
- 8) A copy of the Final Site Plan shall be submitted prior to release of building permit.

SR:GM



**SAN JOAQUIN**  
— COUNTY —  
*Greatness grows here.*

## Environmental Health Department

**Jasjit Kang, REHS, Director**

Muniappa Naidu, REHS, Assistant Director

**PROGRAM COORDINATORS**

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

April 24, 2025

To: San Joaquin County Community Development Department  
Attention: Giuseppe Sanfilippo

From: Aaron Gooderham (209) 616-3062   
Senior Registered Environmental Health Specialist

RE: **PA-2400503 (A), Referral, SU-2400322**  
**13555 E. HWY 88, Lockeford**

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The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).



## S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

### *San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)*

#### **SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

**To:** Giuseppe Sanfilippo, San Joaquin County, Community Development Department  
**From:** Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org  
**Date:** July 21, 2025  
**Local Jurisdiction Project Title:** PA-2400503 (A)  
**Assessor Parcel Number(s):** 019-090-54  
**Local Jurisdiction Project Number:** PA-2400503 (A)  
**Total Acres to be converted from Open Space Use:** Unknown  
**Habitat Types to be Disturbed:** Urban Habitat Land  
**Species Impact Findings:** Findings to be determined by SJMSCP biologist.

Dear Mr. Sanfilippo:

SJCOG, Inc. has reviewed the project application for PA-2400503 (A). This project consists of an Administrative Use Permit application for a 1,650 square foot personal storage facility. This site proposes a private retention pond. The project site is north of East State Route 88, 99 feet west of North Elm Street, Lockeford (APN/Address: 019-090-54 / 13555 E. State Route 88, Lockeford).

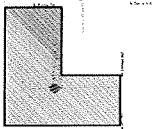
San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). **The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.** Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

***This project is not subject to participate at this time due to structure and ground disturbance already existing. Any future structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to this agency.***

*It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.*

If you have any questions, please call (209) 235-0574.

# PROPOSED FACILITY EXPANSION FOR: SPENKER RANCH INC. 1973 W TURNER RD LODI, CA 95242



## VICINITY MAP

### PROJECT DATA

PROJECT OWNER: SPENKER RANCH INC., 1973 W TURNER RD, LODI, CA 95242  
 PROJECT LOCATION: 1973 W TURNER RD, LODI, CA 95242  
 APN: 015-020-11, 015-020-15  
 PROJECT DESCRIPTION: FACILITY EXPANSION

### CODE COMPLIANCE

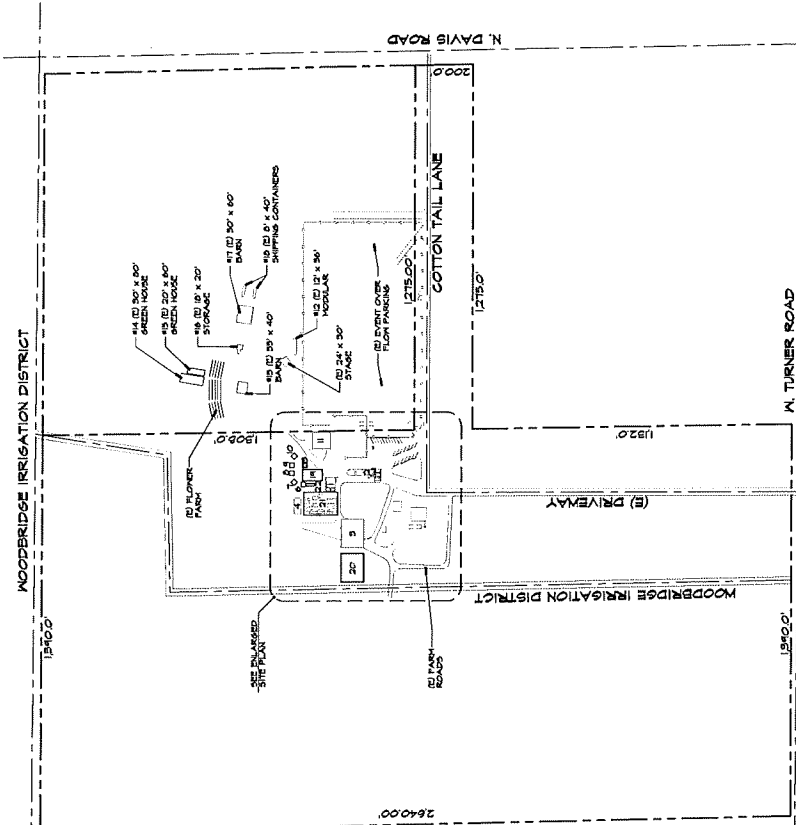
ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO BUT NOT LIMITED TO, APPLICABLE CODES, INCLUDING:  
 • 2022 CALIFORNIA BUILDING CODE (CBC)  
 • 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
 • 2022 CALIFORNIA GREEN BUILDING CODE (CGBC)  
 • 2022 CALIFORNIA MECHANICAL CODE (CMC)  
 • 2022 CALIFORNIA PLUMBING CODE (CPC)  
 • 2022 CALIFORNIA ENERGY CODE (CEC)  
 • 2022 CALIFORNIA FIRE CODE (FC)  
 • 2022 CALIFORNIA FIRE CODE (FPC)  
 • 2022 CALIFORNIA EXISTING BUILDING CODE  
 • 2022 CALIFORNIA REFERENCED STANDARDS CODE

### EXISTING BUILDINGS:

| BUILDING #  | OCCUPANCY  | CONST. TYPE | STORIES | AREA      |
|-------------|--|-------------|---------|-----------|
| BUILDING #1 | TASTING ROOM STORAGE   | 1P101       | ONE     | 1,441 SF. |
| BUILDING #2 | SHOP, RESTROOM   | 1B1         | ONE     | 849 SF.   |
| BUILDING #3 | MODULAR OFFICE   | 1B          | ONE     | 1,344 SF. |
| BUILDING #4 | STALL BARN AND NOT USED AS PART OF MINERY OPERATION                | 1B          | ONE     | 6,772 SF. |
| BUILDING #5 | MODULAR OFFICE USED FOR EVENTS                                     | 1B          | ONE     | 872 SF.   |
| BUILDING #6 | STORAGE FOR AS OPERATION AND NOT USED AS PART OF MINERY OPERATIONS | 1B          | ONE     | 2,206 SF. |

### FUTURE BUILDINGS:

| BUILDING #   | OCCUPANCY  | CONST. TYPE | STORIES | AREA      |
|--------------|--|-------------|---------|-----------|
| BUILDING #16 | POLE BARN STYLE ROOF COVER   | 1B          | ONE     | 2,600 SF. |
| BUILDING #17 | MINERY PROCESSING BUILDING   | 1B          | ONE     | 6,000 SF. |
| BUILDING #18 | ROOF COVER, SOLAR PANEL SUPPORT STRUCTURE                            | 1B          | ONE     | 1,600 SF. |
| BUILDING #19 | SHIPPING CONTAINER FOOD SERVICE AND COMMERCIAL KITCHEN/DINING INSIDE | 1B          | ONE     | 2,206 SF. |
| BUILDING #20 | BARREL CASE STORAGE  | 1B          | ONE     | 6,000 SF. |
| BUILDING #21 | BEVERAGE SERVICE (ROOM ONLY)   | 1B          | ONE     | 324 SF.   |
| BUILDING #22 | OUTSIDE SEATING (ROOM ONLY)  | 1B          | ONE     | 206 SF.   |



## SITE PLAN

|         |  |
|---------|--|
| DATE    |  |
| BY      |  |
| FOR     |  |
| SCALE   |  |
| PROJECT |  |
| NO.     |  |
| REV.    |  |

MIKE SMITH  
 ENGINEERING, INC.  
 4 NORTH MAIN STREET  
 LODI, CALIFORNIA 95242  
 PHONE (209) 334-2332

TITLE:  
 COVER SHEET  
 COVER DAY  
 PROJECT DAY  
 SITE PLAN  
 VICINITY MAP

PROJECT:  
 PROPOSED FACILITY EXPANSION FOR  
 SPENKER RANCH INC.  
 PROJECT LOCATION:  
 1973 W TURNER RD  
 LODI, CA 95242



CS  
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



April 25, 2025

**Gerry Altamirano**  
**Office Assistant Specialist**  
**(209) 468-3121**

Ref: Gas and Electric Transmission and Distribution

Dear Gerry Altamirano,

Thank you for submitting the **PA-2400503 (A)** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team  
Land Management

## Attachment 1 – Gas Facilities

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

## Attachment 2 – Electric Facilities

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

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



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

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

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

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

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](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.

# FINDINGS FOR ADMINISTRATIVE USE PERMIT

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PA-2400503

ESTHER VILLA CHAVEZ / DILLON & MURPHY

## Finding No. 1: Consistency

The proposed use is consistent with the goals, policies, standards, and maps of the General Plan; any applicable Master Plan, Special Purpose Plan, Specific Plan, and Planned Development zone; and any other applicable plan adopted by the County.

- **This finding can be made because Pursuant to Development Title Section 9-201.020 an Administrative Use permit is required to develop a personal storage facility in the C-C (Community Commercial) zone. No other Master Plans, Specific Plans, or Special Purpose Plans are applicable in the project vicinity.**

## Finding No. 2: Improvements

Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.

- **This finding can be made because there are no new utility or roadway improvements required, nor does the project propose changes to the design or orientation of adjacent roadways. The project will be served by public water and public wastewater.**

## Finding No. 3: Site Suitability

The site is physically suitable for the type of development and for the intensity of development.

- **This finding can be made because the subject parcel is 0.21-acres and supports the personal storage building and required improvements for the project.**

## Finding No. 4: Land Use Compatibility

The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

- **This finding can be made because the Warehouse, Storage, and Distribution-Personal use type is conditionally permitted in the C-C zone with an approved Administrative use permit. The project was reviewed for traffic impacts, and the Department of Public Works determined that the traffic generated would not exceed Level of Services thresholds. Thus, the project is not expected to adversely effect the surrounding properties.**

## Finding No. 5: No Nuisance Created

The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.

- **This finding can be made because the proposed personal storage building is for the indoor storage of items, and no outdoor activity is proposed. No noise, odor, gas, dust, or other nuisances shall continue beyond the construction period of the project. As no outdoor storage is proposed, there is no expectation of regular noise, glare, or other nuisances.**

Finding No. 6: Adequate Public Services and Facilities

The site of the proposed use is adequately served by highways, streets, water, sewer, storm drainage, and other public facilities and services.

- **This finding can be made because of the parcel's proposed access from State Route 88. The driveway approach shall be in accordance with the rules and regulations of CalTrans. The proposed use will public services for water and wastewater.**

Finding No. 7: Conformance with Development Title

The proposed use complies with all applicable provisions of this Title.

- **This finding can be made because the project as proposed meets the minimum requirements for a personal storage use in the C-C (Community Commercial) zone. The development provides adequate parking and access and circulation to the site.**