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Dear Developer,

We have received preliminary information about your project. SDG&E has existing facilities within/nearby the proposed development area. We understand these plans are preliminary, and once final plans are drafted, please provide them for more specific direction.

SDG&E's preference is that you consider options that do not encroach within or encumber SDG&E's properties, easements, or rights-of-way. Allowable uses within SDG&E easements or rights-of-way are very limited in scope and type. Each request to use an SDG&E easement or right-of-way will be reviewed on a case-by-case basis.

If SDG&E can accommodate your project, your request may also require approval by the California Public Utilities Commission. If the project includes relocation of SDG&E gas or electric facilities, encroachment into an easement, or quitclaim of existing easement(s), the following documentation is required, as applicable:

- ☐ Map or plan illustrating the location of the easement(s) and any existing or proposed SDG&E facilities
- ☐ A complete set of design plans including the following is required, as applicable:
 - Grading
 - Site improvement plans (e.g., street improvement, drainage, sewer, water, fire service, structural wall, amenity, lighting)
 - Plan and profile (elevation) design plans for any structures, buildings, or other improvements in or near existing and proposed SDG&E easements
 - Landscape, irrigation, and habitat restoration
- ☐ Documentation of compliance with CEQA (e.g., final EIR, Notice of Determination), or evidence to show why the project is exempt from CEQA review
 - Environmental impacts related to any SDG&E facility relocations or encroachments must be contemplated in environmental review.
- ☐ A scaled exhibit or plan drawing clearly illustrating and highlighting the location and extent of all SDG&E easements, and all existing or proposed SDG&E facilities is required
- ☐ A description of the project entitlement status and copies of associated documents (e.g., resolutions, letters of approval, approved site plans,

tentative maps, final maps).

In addition to the above, the following documentation **may be required** for any project:

- ☐ A Title Report with plotted easements
- ☐ ALTA Survey
- ☐ An appraisal completed by an approved SDG&E appraiser to ascertain existing and/or proposed easement values or the loss in value of an easement that will be encumbered with new encroachments
- ☐ Any other relevant documents (e.g., owner's acknowledgement letter)

If the project proposes encroachments into existing or proposed SDG&E Transmission or Distribution easements, the following additional items may be required:

- ☐ A Consent Agreement between SDG&E and the property owner or developer
- ☐ Detailed Survey Grade Exhibits of the encroachments including approximate area of encumbrance
- ☐ An internal review by SDG&E Engineering, Operations, Land, Environmental, Legal and Risk Management departments to review conflicts, compatibility, safety, and risk
- ☐ Design changes may be required

Projects with parcel maps or subdivision maps that include the dedication of public roads or other public rights of way within areas of existing SDG&E transmission and distribution easements may trigger a request by the public agency for a Joint Use Agreement. **SDG&E will not enter into any agreement that subjugates SDG&E easement rights.**

Projects that relocate facilities out of an easement into a franchise right-of-way position may be subject to the requirement of obtaining a Joint Use Agreement from the City/County that protects SDG&E ratepayers from costs of future relocation.

It is advisable to consult with SDG&E early in the project conception or development. We will be happy to provide a more detailed explanation of the requirements listed above.

Sincerely,

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