



# CALIFORNIA WATER SERVICE

Bayshore District 341 North Delaware Street  
San Mateo, CA 94401 Tel: (650) 558-7800

# ATTACHMENT 2

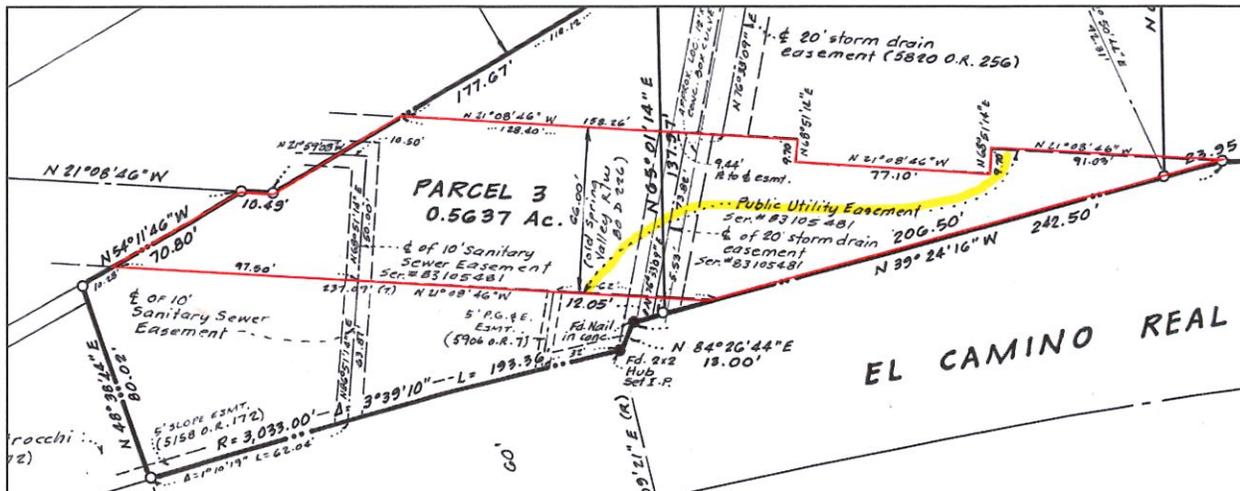
January 20, 2026

Michelle Bennett  
Development Manager II  
13502 Hamburger Lane  
Baldwin Park, CA 91706

**Re: No objection to proposed vacation of a PUE per document #83105481; Tract 1 (APN: 014-011-320) and Tract II (APN: 014-011-330). 972 El Camino Real, South San Francisco**

Dear Michelle Bennett,

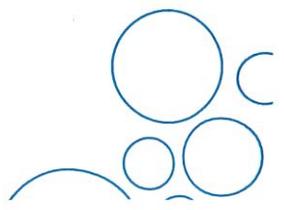
California Water Service has reviewed your project at 972 El Camino Real in South San Francisco and has no objection to the abandonment of the 20' PUE within the property that is outline in red below.



If you have any questions regarding this matter, please contact me at (650) 558-7862 or e-mail [lflow@calwater.com](mailto:lflow@calwater.com).

Sincerely,

Leighton Low  
Superintendent



## Kendall Beas

---

**From:** Bedolla, Pedro <Pedro\_Bedolla3@comcast.com>  
**Sent:** Monday, September 8, 2025 5:04 PM  
**To:** Kendall Beas; Lakeman, Rebecca  
**Cc:** Kayman Wong  
**Subject:** RE: 972 El Camino Real | Easement Vacation

Hi Kendall,

Comcast is okay with the PUE abandonment as outlined in the map provided. Thank you.

---

**From:** Kendall Beas <kbeas@kaidencegrp.com>  
**Sent:** Friday, September 5, 2025 11:16 AM  
**To:** Lakeman, Rebecca <Rebecca\_lakeman@comcast.com>; Bedolla, Pedro <Pedro\_Bedolla3@comcast.com>  
**Cc:** Kayman Wong <kwong@kaidencegrp.com>  
**Subject:** [EXTERNAL] RE: 972 El Camino Real | Easement Vacation  
**Importance:** High

Hi Pedro,

My name is Kendall Williams and I have taken over this project for Emily Mueller as she is no longer with Kaidence. It sounds like you were reviewing the documents Emily had sent over to you. Do you have any updates?

Best,  
Kendall



**Kendall (Beas) Williams | Kaidence**

5070 N 40<sup>th</sup> St. #210  
Phoenix, Arizona 85018  
Cell: 915.494.1883  
[kbeas@kaidencegrp.com](mailto:kbeas@kaidencegrp.com)

---

**From:** Emily Mueller <[emueller@kaidencegrp.com](mailto:emueller@kaidencegrp.com)>  
**Sent:** Wednesday, June 11, 2025 12:52 PM  
**To:** Lakeman, Rebecca <[Rebecca\\_lakeman@comcast.com](mailto:Rebecca_lakeman@comcast.com)>; Bedolla, Pedro <[Pedro\\_Bedolla3@comcast.com](mailto:Pedro_Bedolla3@comcast.com)>  
**Subject:** RE: 972 El Camino Real | Easement Vacation

Hi Pedro, thank you Rebecca for the introduction.

I am working through an easement vacation and need a letter from Comcast stating they do not have any interest in the outdated/obsolete easement indicated. This easement was serving Mission Road which was abandoned in 1983 and does not currently serve any purpose.

What do you need from me to produce the above mentioned letter?

Thank you!



**Emily Mueller | Kaidence**  
5070 N. 40<sup>th</sup> Street Suite 210  
Phoenix, Arizona 85018  
Direct: 623.866.8120  
[emueller@kaidencegrp.com](mailto:emueller@kaidencegrp.com)

---

**From:** Lakeman, Rebecca <[Rebecca\\_lakeman@comcast.com](mailto:Rebecca_lakeman@comcast.com)>  
**Sent:** Tuesday, June 10, 2025 11:14 AM  
**To:** Emily Mueller <[emueller@kaidencegrp.com](mailto:emueller@kaidencegrp.com)>; Bedolla, Pedro <[Pedro\\_Bedolla3@comcast.com](mailto:Pedro_Bedolla3@comcast.com)>  
**Cc:** Rachel Novak <[rnovak@kaidencegrp.com](mailto:rnovak@kaidencegrp.com)>  
**Subject:** RE: 972 El Camino Real | Easement Vacation

Adding [@Bedolla, Pedro](#)

*Rebecca Lakeman*  
Network Project Manager  
CALIFORNIA CONSTRUCTION AND ENGINEERING  
**Comcast Cable Corporation**  
1485 Bayshore Boulevard | San Francisco, CA | 94124  
Email: [Rebecca\\_lakeman@comcast.com](mailto:Rebecca_lakeman@comcast.com)  
Mobile: 916.515.6017



\*Comcast Confidential - Any unauthorized disclosure or use is strictly prohibited

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**From:** Emily Mueller <[emueller@kaidencegrp.com](mailto:emueller@kaidencegrp.com)>  
**Sent:** Friday, June 6, 2025 2:14 PM  
**To:** Lakeman, Rebecca <[Rebecca\\_lakeman@comcast.com](mailto:Rebecca_lakeman@comcast.com)>  
**Cc:** Rachel Novak <[rnovak@kaidencegrp.com](mailto:rnovak@kaidencegrp.com)>  
**Subject:** [EXTERNAL] 972 El Camino Real | Easement Vacation

Good afternoon Rebecca,

I received your contact from Loren at Capitol Utility. We are both assisting on the development project at 972 El Camino Real. I'm working on getting an obsolete/inapplicable Public Utility Easement vacated. The city is requiring written documentation from Comcast stating no interest in the old easement. I have attached the utility locating exhibit and the easement overlay, demo plan, and title report with details for the easement (Exception 13). In addition, what do you need from me to provide this documentation?

Thank you,



**Emily Mueller | Kaidence**

5070 N. 40<sup>th</sup> Street Suite 210

Phoenix, Arizona 85018

Direct: 623.866.8120

[emueller@kaidencegrp.com](mailto:emueller@kaidencegrp.com)



AT&T CALIFORNIA  
MARY ANNE C. BARON  
359 WASHINGTON STREET  
DALY CITY, CA 94015

T: 415-350-2556  
[MC2879@ATT.COM](mailto:MC2879@ATT.COM)

July 28, 2025

**PUE Vacation Notice**

Emily Mueller | Kaidence  
5070 N. 40th Street Suite 210  
Phoenix, Arizona 85018

**Re: Request for PUE Vacation request at 972 El Camino Real**

**Location: 972 El Camino Real, South San Francisco**

Dear Ms. Mueller:

AT&T has reviewed the attached exhibit for easement vacation and has the following response:

No objection to the easement vacation.

No objection to the easement vacation but with the following reservations:

Object for the following reasons:

Sincerely,

*Mary Anne Baron*

Mary Anne Baron  
Right of Way Manager  
AT&T of California  
359 Washington St.  
Daly City, CA 94015

## Kendall Beas

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**From:** Pham, David <d6pw@pge.com>  
**Sent:** Friday, November 21, 2025 11:30 AM  
**To:** Peter Kulmaticki; Loren Benedict  
**Cc:** Michelle Bennett; Kendall Beas; Aaron Pellow; Mark Lamoureux; Loren Benedict; Kristen Ramirez; Pham, David  
**Subject:** RE: Application 130581062: 972 EL CAMINO REAL SOUTH SAN FRANCIS

Classification: Public

Hi Peter

Thank you. I will forward these documents to our land's team to review and keep you posted.

Best Regards

David Pham

Service Planner | Peninsula Division

Email: [D6PW@pge.com](mailto:D6PW@pge.com) | M: (510)406-0963

**All Applicant Install PGE Electric and/or Gas Facilities Must Have PGE Qualification. Go To Website Below For More Information**

[Applicant Designer Qualification Program](#)



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**From:** Peter Kulmaticki <PKulmaticki@innout.com>  
**Sent:** Thursday, November 20, 2025 3:52 PM  
**To:** Pham, David <d6pw@pge.com>; Loren Benedict <lbenedict@capitolutility.com>  
**Cc:** Michelle Bennett <mbennett@innout.com>; Kendall Beas <kbeas@kaidencegrp.com>; Aaron Pellow <aaron@mssleng.com>; Mark Lamoureux <mlamoureux@mssleng.com>; Loren Benedict <lbenedict@capitolutility.com>; Kristen Ramirez <KRamirez@innout.com>  
**Subject:** RE: Application 130581062: 972 EL CAMINO REAL SOUTH SAN FRANCIS

**!!! EXTERNAL SENDER !!!**

This email came from outside PG&E. Think before you click. Be extra wary of links, attachments, providing sensitive information, and QR Codes. If this email seems suspicious, use the **REPORT PHISH BUTTON**.

Hi David,

Please find the attached.

1. Hyperlinked Report
2. Deed of Easement to be Quitclaimed.
3. Description of easement in the top right corner of the 3<sup>rd</sup> attachment and screenshot below.

CPUE 11Q ITEM NO. 11 A 20.00 FOOT WIDE STORM DRAIN EASEMENT AND A VARIABLE WIDTH PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SOUTH SAN FRANCISCO FOR PUBLIC UTILITIES, STORM DRAIN AND INCIDENTAL PURPOSES, INCLUDING THE RIGHT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, AND PROTECT STORM DRAIN FACILITIES AND THEIR APPURTENANCES, IN THE DOCUMENT ENTITLED "RESOLUTION NO. 133-83, CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA, A RESOLUTION ORDERING THE VACATION OF A PORTION OF MISSION ROAD BETWEEN EL CAMINO REAL AND CHESTNUT AVENUE" DATED AUGUST 17, 1983, RECORDED SEPTEMBER 28, 1983 AS INSTRUMENT NO. 83-105481 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

AFFECTS: BOTH TRACTS, AS DESCRIBED THEREIN

[THIS ITEM IS SHOWN ON PARCEL MAP OF LANDS OF GIGLI AND LANDS OF PETROCCHI FILED DECEMBER 20, 1983 IN VOLUME 54 OF PARCEL MAPS AT PAGES 15 AND 16 AS FILE NO. 83140340 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, AND ON PARCEL MAP NO. 17-0004 FILED SEPTEMBER 30, 2019 IN BOOK 84 OF PARCEL MAPS AT PAGES 97 THROUGH 100 AS FILE NO. 2019-900168 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.]

(THIS EASEMENT WAS RECORDED TO COVER ANY EXISTING UTILITIES IN THE FORMER LOCATION OF MISSION ROAD THAT WAS ABANDONED. WE DO NOT BELIEVE THERE ARE ANY EXISTING PUBLIC UTILITIES THAT CONTINUE SERVICE THROUGH THIS LOCATION AND THIS EASEMENT WILL NO LONGER BE NEEDED AFTER REDEVELOPMENT OF THE SITE.)

For additional assistance I am providing our ALTA (4<sup>th</sup> Attachment). Easement in question labeled 11Q.

Thanks,  
Peter

**Peter Kulmaticki** | Development Manager  
o 626 813 5378 | m 626 543 5049

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**From:** Pham, David <[d6pw@pge.com](mailto:d6pw@pge.com)>  
**Sent:** Tuesday, November 18, 2025 1:35 PM  
**To:** Loren Benedict <[lbenedict@capitolutility.com](mailto:lbenedict@capitolutility.com)>; Peter Kulmaticki <[PKulmaticki@innout.com](mailto:PKulmaticki@innout.com)>  
**Cc:** Michelle Bennett <[mbennett@innout.com](mailto:mbennett@innout.com)>; Kendall Beas <[kbeas@kaidencegrp.com](mailto:kbeas@kaidencegrp.com)>; Pham, David <[D6PW@pge.com](mailto:D6PW@pge.com)>  
**Subject:** RE: Application 130581062: 972 EL CAMINO REAL SOUTH SAN FRANCIS

**Classification: Public**

Hi Loren and Team

Quick update, gas main cutoff is in the process to be schedule with engineering for the soonest date available.

In regard to getting the started with the easement vacating, per land teams they will not be able to provides a letter promising easement can be vacate once the gas main cutoff is completed. The processes involved going through gas and electric asset owner to review and make determinations before it is okay to quit claim. Land's is requesting the following document to work on the quit claim process, please help provide at your earliest convenience.

1. Current hyperlinked title report.
2. Deed for the easement to be quitclaimed (if applicable).
3. Description/depiction of the area to be quitclaimed, including total square footage.
  - Example: 10-foot-wide strip (5 feet on either side of gas line centerline) within xxyzz Way, as described in the easement deed and shown in attached survey.
4. Plat & legal prepared by a licensed surveyor (if quitclaiming a portion of an existing easement).

A \$1500 non-refundable administrative fee for the initial QC review. This can either be charged separately OR includes in the overall cost of the project. Land's team will make determinations. After initial review, if quitclaim is approved, additional fees may be requested depending on findings. We can go over these details once it is determined if a Pipeline Disposition Agreement (PDA) is needed for PM 35699931.

Best Regards

David Pham

Service Planner | Peninsula Division

Email: [D6PW@pge.com](mailto:D6PW@pge.com) | M: (510)406-0963

**All Applicant Install PGE Electric and/or Gas Facilities Must Have PGE Qualification. Go To Website Below For More Information**

[Applicant Designer Qualification Program](#)



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**From:** Loren Benedict <[lbenedict@capitolutility.com](mailto:lbenedict@capitolutility.com)>

**Sent:** Wednesday, November 12, 2025 12:02 PM

**To:** Pham, David <[d6pw@pge.com](mailto:d6pw@pge.com)>; Peter Kulmaticki <[PKulmaticki@innout.com](mailto:PKulmaticki@innout.com)>

**Cc:** Michelle Bennett <[mbennett@innout.com](mailto:mbennett@innout.com)>; Kendall Beas <[kbeas@kaidencegrp.com](mailto:kbeas@kaidencegrp.com)>

**Subject:** RE: Application 130581062: 972 EL CAMINO REAL SOUTH SAN FRANCIS

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David,

Could we get a letter stating that upon completion of the gas main cut back the easement will be vacated?

Thank you,



LOREN BENEDICT | Project Consultant | 916.873.4963  
[lbenedict@capitolutility.com](mailto:lbenedict@capitolutility.com) | [www.capitolutility.com](http://www.capitolutility.com)  
180 Promenade Circle, Suite 300 Sacramento, CA 95834

---

**From:** Pham, David <[d6pw@pge.com](mailto:d6pw@pge.com)>  
**Sent:** Wednesday, November 12, 2025 12:00 PM  
**To:** Peter Kulmaticki <[PKulmaticki@innout.com](mailto:PKulmaticki@innout.com)>; Loren Benedict <[lbenedict@capitolutility.com](mailto:lbenedict@capitolutility.com)>  
**Cc:** Michelle Bennett <[mbennett@innout.com](mailto:mbennett@innout.com)>; Kendall Beas <[kbeas@kaidencegrp.com](mailto:kbeas@kaidencegrp.com)>; Pham, David <[D6PW@pge.com](mailto:D6PW@pge.com)>  
**Subject:** RE: Application 130581062: 972 EL CAMINO REAL SOUTH SAN FRANCIS

Classification: Public

Hi Peter

As previously discussed in our phone call, PGE land department will not do anything until the gas main cutoff is completed.

Best Regards

David Pham

Service Planner | Peninsula Division

Email: [D6PW@pge.com](mailto:D6PW@pge.com) | M: (510)406-0963

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**From:** Peter Kulmaticki <[PKulmaticki@innout.com](mailto:PKulmaticki@innout.com)>  
**Sent:** Wednesday, November 12, 2025 11:09 AM  
**To:** Pham, David <[d6pw@pge.com](mailto:d6pw@pge.com)>; Loren Benedict <[lbenedict@capitolutility.com](mailto:lbenedict@capitolutility.com)>  
**Cc:** Michelle Bennett <[mbennett@innout.com](mailto:mbennett@innout.com)>; Kendall Beas <[kbeas@kaidencegrp.com](mailto:kbeas@kaidencegrp.com)>  
**Subject:** RE: Application 130581062: 972 EL CAMINO REAL SOUTH SAN FRANCIS

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David,

I know this is all very preliminary in the process as you prepare to submit the job package. Can we get a head start on any paperwork for the easement clearance letter? What is needed to be done to get that clearance letter from PG&E on the easement we are trying to vacate?

Thanks,  
Peter

**Peter Kulmaticki** | Development Manager  
o 626 813 5378 | m 626 543 5049

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**From:** Pham, David <[d6pw@pge.com](mailto:d6pw@pge.com)>  
**Sent:** Wednesday, November 12, 2025 8:48 AM  
**To:** Loren Benedict <[lbenedict@capitolutility.com](mailto:lbenedict@capitolutility.com)>  
**Cc:** Peter Kulmaticki <[PKulmaticki@innout.com](mailto:PKulmaticki@innout.com)>; Michelle Bennett <[mbennett@innout.com](mailto:mbennett@innout.com)>; Pham, David <[D6PW@pge.com](mailto:D6PW@pge.com)>  
**Subject:** RE: Application 130581062: 972 EL CAMINO REAL SOUTH SAN FRANCIS

**Classification: Public**

Hi Loren

The payment showed initiated. Typically it takes about 24-48 hours to clear. Likely by tomorrow, then I can submit the job package.

Best Regards

David Pham

Service Planner | Peninsula Division

Email: [D6PW@pge.com](mailto:D6PW@pge.com) | M: (510)406-0963

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**From:** Loren Benedict <[lbenedict@capitolutility.com](mailto:lbenedict@capitolutility.com)>  
**Sent:** Tuesday, November 11, 2025 8:54 AM  
**To:** Pham, David <[d6pw@pge.com](mailto:d6pw@pge.com)>  
**Cc:** Peter Kulmaticki <[pkulmaticki@innout.com](mailto:pkulmaticki@innout.com)>; Michelle Bennett <[mbennett@innout.com](mailto:mbennett@innout.com)>  
**Subject:** Application 130581062: 972 EL CAMINO REAL SOUTH SAN FRANCIS

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David,

Please see the receipt for payment on this project. Has it come through as paid on your side?

Thank you,



**LOREN BENEDICT** | Project Consultant | 916.873.4963  
[lbenedict@capitolutility.com](mailto:lbenedict@capitolutility.com) | [www.capitolutility.com](http://www.capitolutility.com)  
180 Promenade Circle, Suite 300 Sacramento, CA 95834

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