



# *County of Yuba*

## Community Development & Services Agency

915 8<sup>th</sup> Street, Suite 123, Marysville, CA 95901

### Planning Department

Phone: (530) 749-5470

Fax: (530) 749-5434

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

### DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**MEETING DATE:** March 3, 2022

**TO:** DEVELOPMENT REVIEW COMMITTEE

**FROM:** Margaret Scarpa, Planner I

**RE:** TENTATIVE PARCEL MAP TPM 2021-0012 (Shaikh)

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**REQUEST:** The applicant is requesting approval of a Tentative Parcel Map to subdivide a 2.31 acre parcel into four (4) parcels, for a property located at 4727 Ardmore Avenue in the Olivehurst Community (APN: 013-232-018).

**RECOMMENDATION:** Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division) and approve Tentative Parcel Map TPM 2021-0012 subject to making the necessary findings and the conditions of approval contained herein (Attachment 3).

**BACKGROUND/DISCUSSION:** The 2030 General Plan designates the land use as Valley Neighborhood and the zoning as "RM" Medium Density Residential. The project site is located at 4727 Ardmore Avenue in the community of Olivehurst, identified as Assessor's Parcel Number 013-232-018. The applicant requests to subdivide a 2.31 acre parcel into four parcels. Parcel 1 is proposed to be 0.68 of an acre in size, Parcel 2 is proposed to be 0.57 of an acre in size, Parcel 3 is proposed to be 0.54 of an acre in size and parcel four is proposed to be 0.59 of an acre in size. All four parcels meet the minimum width and lot size requirements for the "RM" zoning district.

Moreover, the "RM" zoning allows a density on the site of 6 to 17 units per acre (2.31 acres X 6 units = 14 units minimum and 2.38 acres X 17 units = 40 units maximum). Parcel 1 is developed with an existing single family residence. The applicant has submitted a Site Plan indicating the minimum density of 14 units can be met on Parcels 2-4 (See Attachment 2). The Site Plan shows Parcel 2 and 3 can be developed with two duplexes and Parcel 4 can be developed with three duplexes, therefore meeting the minimum density requirement of 14 units. Access to Parcels 1 and 2 will be from a 48 foot access road from Ardmore Avenue and access to Parcels 3 and 4 will be from a 48 foot access road from Fleming Avenue

The property is located in Safety Zone 6 of the Yuba County Airport Land Use Compatibility Plan and meets the density requirements of the plan. Furthermore, all new parcels have been conditioned by the Environmental Health Department to be required to connect to Olivehurst Public Utility District (OPUD) for both their water and wastewater needs.

#### SURROUNDING USES

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Subject Property	Valley Neighborhood	Medium Density Residential	Single Family Residential
North	Valley Neighborhood	Single Family Residential	Single Family Residential
East	Valley Neighborhood	Single Density Residential	Single Family Residential
South	Valley Neighborhood	Medium Density Residential	Medium Density Residential
West	Valley Neighborhood	Medium Density Residential	Medium Density Residential

Surrounding properties range in size from 0.12 acres to 1 acre in size. The surrounding area is primarily zoned Single Family or Medium Density Residential and are shown on the General Plan Land Use Diagram as all having a General Plan designation of Valley Neighborhood. Therefore, the proposed parcel sizes and future uses are consistent with the surrounding area.

GENERAL PLAN/ZONING: The project site is designated as Valley Neighborhood as shown on the 2030 General Plan Land Use Map. The Valley Neighborhood land use classification is a mixed land use designation that allows for a variety of residential, commercial, and other land uses. The intent of the General Plan designation is to provide for the full range of housing types, commercial and public services, retail offices, and other components of a complete neighborhood in valley portions of the County. Section 11.07.010(G)(1) of the Yuba County Development Code states that the purpose of “RM” is to allow for a density of housing types in a medium density setting where public water and sewage facilities are available. The proposed project is consistent with land use designations, as the map will create parcels that may be utilized for residential purposes. 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 property is currently developed with 1 residential unit in the “RM” zoning district. The proposed four lot subdivision will allow the property to meet the density requirements of 14 units within the “RM” zoning district. Therefore, this project is developing an underutilized property.

- 2. Policy CD 5.2: Valley Neighborhoods should provide compact development patterns that conserve land and place homes in close proximity to destinations.*

This subdivision, by creating additional parcels for medium density development, will maintain and increase a compact development pattern within the community of Olivehurst. Additionally, the project is in close proximity to transit, the Olivehurst Community Park, and to other local goods and services.

3. *Policy CD5.3: Valley residential development in existing and planned Valley Neighborhoods should provide for the full range of housing types and densities.*

The project site has the ability to accommodate a range of housing types and densities, including duplexes and multi-unit residential. This particular project will allow for 14 additional residences to be developed on four new parcels.

4. *Policy CD5.4: New developments within the Valley Growth Boundary shall provide a highly connected travel network.*

This proposed parcels are located in close proximity to Olivehurst Avenue, which has a transit stop approximately 0.2 miles from the proposed parcels, a Class II Bike Lane, and is an Urban Minor Arterial (Yuba County Bikeway Master Plan Update, 2020-2024 Yuba County Transportation Master Plan).

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions).

Section 15315 (Minor Land Divisions) exempts land divisions of four or fewer parcels when the division of property is in an urbanized area zoned residential, commercial or industrial in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previously two years, and the parcel does not have an average slope greater than 20 percent. The 2.31 acre project site is relatively flat, is void of any wetlands or watercourses, and contains no habitat for protected biological resources or sensitive cultural resources.

COMMENTS: Planning staff has received the following comment letters (Attachment 4):

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

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

**Tentative Parcel Map:**

1. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, this Code, and other applicable provisions of the County Code. A proposed subdivision shall be considered consistent with the General Plan or a specific plan only when the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan;*

The project site is designated as Valley Neighborhood on the 2030 General Plan Land Use diagram and is within the "RM" Zoning Designation. The proposed project is consistent with the character of the General Plan and Zoning Designation (See General Plan/Zoning Section above for consistency).

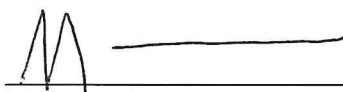
2. *The design of the subdivision shall provide, to the extent feasible, for future passive and natural heating and cooling features in accordance with Section 66473.1 of the Subdivision Map Act; and*

The orientation and size of the proposed lots will allow opportunity to align the residence to have a southern exposure and shade/prevailing breezes.

3. *Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.*

The proposed development does not include more than 500 dwelling units.

Report Prepared By:



Margaret Scarpa  
Planner I

Reviewed by:



Kevin Perkins  
Planning Manager

**ATTACHMENTS**

1. Tentative Parcel Map
2. Site Plan – Potential Building Envelopes
3. Conditions of Approval
4. Comment Letters

cc: Nick Johnston/Chris Benedict

### LEGEND

- |           |  |
|-----------|--|
| O         | CALCULATED POINT<br>NOTHING FOUND OR SET |
| R.O.W.    | RIGHT OF WAY                             |
| ————      | BOUNDARY                                 |
| - - - -   | RECORD LINES PER YUBA<br>COUNTY GIS      |
| ————→     | EXISTING FENCE LINES                     |
| - - - - - | (EP) EDGE OF PAVING                      |
| ⌚         | UTILITY POLE                             |

ENGINEER/SURVEYOR:

MHM, INC.  
1204 "E" STREET  
P.O. BOX "B"  
MARYSVILLE, CA. 95901  
PHONE (530) 742-6485  
ATTN: ROGER HANLIN, PLS  
[ghanlin@mhm-inc.com](mailto:ghanlin@mhm-inc.com)

APPLICANT:

MOIN SHAIKH  
10353 SANTO COURT  
ELK GROVE, CA 95757  
PHONE: (916 ) 667-2041  
[moin\\_shaikh101@yahoo.com](mailto:moin_shaikh101@yahoo.com)

OWNER:

PIRZADA TRADING LLC  
10353 SANTO COURT  
ELK GROVE, CA 95757  
PHONE: (916 ) 667-2041  
ATTN: Moin Shaikh  
[moin\\_shaikh101@yahoo.com](mailto:moin_shaikh101@yahoo.com)



GENERAL NOTES:

WATER: OLIVEHURST PUBLIC UTILITIES DISTRICT (O.P.U.D.)

SEWER: OLIVEHURST PUBLIC UTILITIES DISTRICT (O.P.U.D.)

DRAINAGE: NATURAL DRAINAGE TO REMAIN AS EXISTS

BUILDINGS: BUILDING CONSTRUCTION ON APN 014-062-014

EXISTING LAND USE: RESIDENTIAL

ZONE: R-02 (MULTI-FAMILY RESIDENTIAL)

APN 013-232-018 R-02

EXISTING A.P. NUMBERS & AREAS

APN 013-232-018 2.38± ACRES

PROPOSED AREAS:

PARCEL 1	0.68± ACRES GROSS <u>0.57± ACRES NET</u>
PARCEL 2	<u>0.57± ACRES</u>
PARCEL 3	<u>0.54± ACRES</u>
PARCEL 4	0.59± ACRES GROSS <u>0.54± ACRES NET</u>

COMMUNICATIONS:

OWNER/APPLICANT & ENGINEER TO RECEIVE ALL COMMUNICATIONS

TENTATIVE PARCEL MAP NO. 2021 -0012

FOR  
PIRZADA TRADING LLC

BEING A PORTION OF LOT 33 AS SHOWN ON THAT CERTAIN MAP ENTITLED " MAP OF  
SUBDIVISION OF OLIVEHURST TRACT" FILED IN BOOK 2 OF MAPS AT PAGE 5, YUBA  
COUNTY RECORDS.

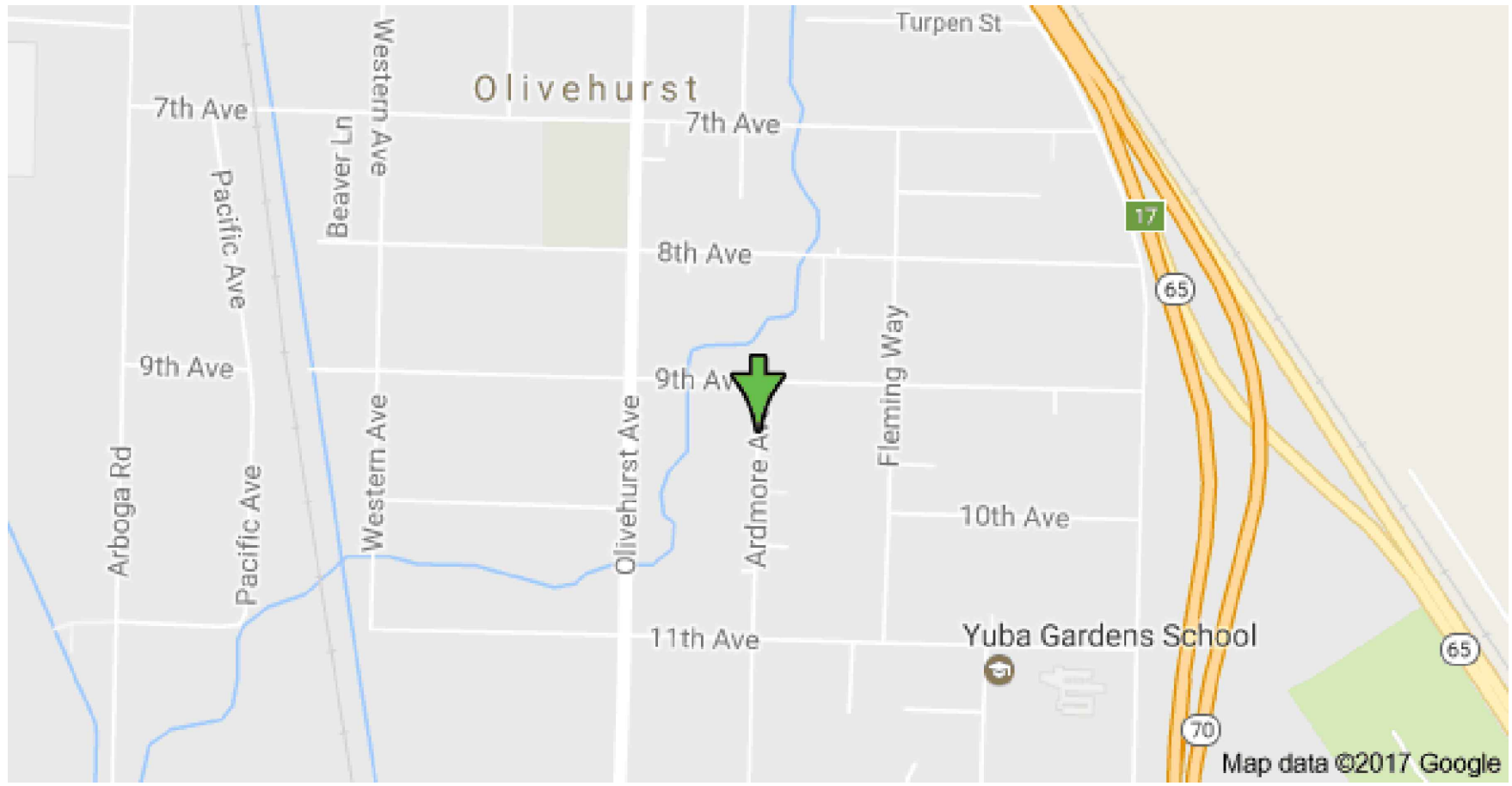
COUNTY OF YUBA  
CALIFORNIA

AUGUST 2021  
SCALE: 1"= 50'

PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901

21-648 SHEET 1 OF 1





VICINITY MAP NO SCALE

PIZADA TRADING LLC  
4727 ARDMORE AVE.  
OLIVEHURST, CA 95961  
TENTATIVE PARCEL MAP

PROJECT DESCRIPTION:

PROPOSED A NEW 14 UNIT MULTI-FAMILY  
Project Address:  
4727 ARDMORE AVE, OLIVEHURST, CA

This propose for a multi residence zoning for 14 units multi-family. Each unit is (1,362 s.f.) with a single car garage (260 s.f.) This project will be reviewed by the Yuba County for compliance.

- No Dumpsters will be installed on Site.
- No Signage Proposed
- Community is not gated

ACTUAL AREA

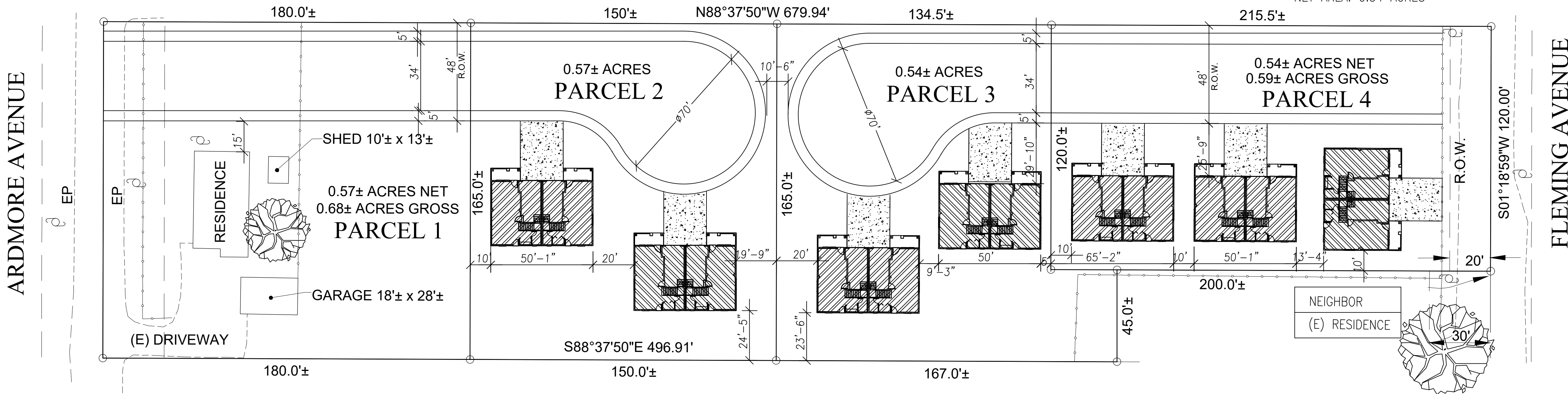
SINGLE DUPLEX UNIT:  
MAIN FLOOR = 551 SQ.FT.  
2ND FLOOR = 811 SQ.FT.  
GARAGE = 260 SQ.FT.  
TOTAL FLOOR = 1,362 S.F.

DESIGN CRITERIA:

- \* REF. 2019 CALIFORNIA RESIDENTIAL CODE (CRC).
- \* REF. 2019 CALIFORNIA BUILDING CODE (CBC).
- \* REF. 2019 CALIFORNIA ELECTRICAL CODE (CEC).
- \* REF. 2019 CALIFORNIA MECHANICAL CODE (CMC).
- \* REF. 2019 CALIFORNIA PLUMBING CODE (CPC).
- \* REF. 2019 CALIFORNIA GREEN BUILDING STANDARD (CGBS).
- \* REF. 2019 CALIFORNIA ENERGY STANDARDS.
- \* REF. THE CALIFORNIA CODE OF REGULATIONS TITLE 24.

PROJECT ANALYSIS

ZONING – RM (Medium Density Residential)  
OCCUPANCY – MULTI FAMILY RESIDENCE  
PARCEL 1: 013-232-018-000  
GROSS AREA: 0.68 ACRES  
NET AREA: 0.57 ACRES  
PARCEL 2:  
AREA: 0.57 ACRES  
PARCEL 3:  
AREA: 0.54 ACRES  
PARCEL 4:  
GROSS AREA: 0.59 ACRES  
NET AREA: 0.54 ACRES



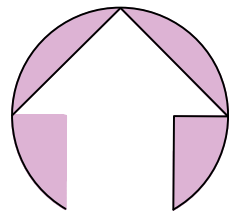
CONTACT PERSONS:

DRAFTING SERVICES:  
HM DESIGN & DRAFTING  
5104 HOMELAND CT.  
ANTELOPE, CA 95843  
(916) 718-8125  
howardma2@aol.com  
ATTN: HOWARD MA

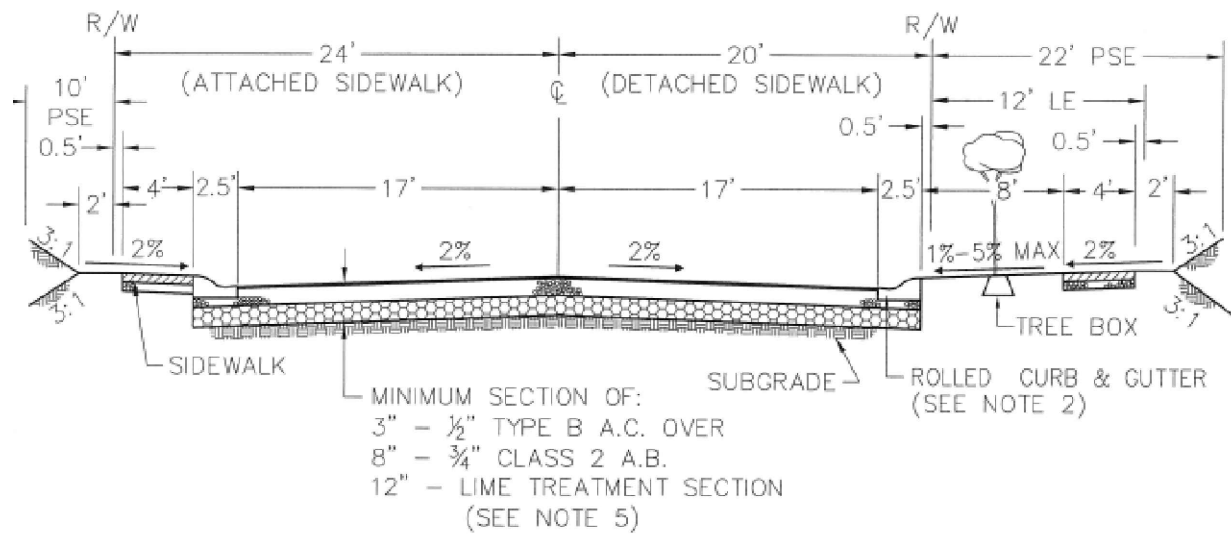
OWNER: PIRZADA TRADING LLC  
10353 SANTO COURT  
ELK GROVE, CA 95757  
(916) 7667-2041  
Email: moin\_haikh101@yahoo.com  
ATTN: MOIN SHAIKH

REF.  
NORTH

SITE PLAN 1" = 30'-0"



URBAN RESIDENTIAL (LOCAL) ROAD



NOTES:

1. REFER TO SECTION 6 OF YUBA COUNTY STANDARD SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. VERTICAL CURB REQUIRED AT ALL PARKS, SCHOOLS AND CURB RETURNS OR AS DIRECTED BY PUBLIC WORKS.
3. DESIGN SPEED OF 30 MPH OR AS APPROVED BY PUBLIC WORKS.
4. LIME TREATMENT SECTION, A.B. LAYER AND A.C. LAYER SHALL BE COMPACTED TO 95% RELATIVE COMPACTION
5. SOIL STABILIZATION TREATMENT IS REQUIRED ON ALL SUBGRADE WHEN R-VALUE IS 20 OR LESS AND/OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND AS DIRECTED BY PUBLIC WORKS.

YUBA COUNTY DEPARTMENT OF PUBLIC WORKS	
URBAN RESIDENTIAL (LOCAL) ROAD	
APPROVED BY:	DATE: 8-23-20
101	

H M DESIGN & DRAFTING  
5104 HOMELAND CT.  
ANTELOPE, CA 95843  
(916) 718-8125  
howardma2@aol.com  
CBN : 32011-50107



PROPOSE TPM LOT LINE ADJUSTMENT FOR:  
PIRZADA TRADING LLC  
4727 ARDMORE AVE.  
OLIVEHURST, CA 95961  
PROPOSED SITE PLAN

DATE	12/7/2021
SCALE	NOTED
DRAWN	HOWARD MA
JOB NO.	221-1201
SHEET NO.	1
OF	SHEETS

**DRAFT CONDITIONS OF APPROVAL  
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

**Applicant/Owner: Moin Shaikh  
APN: 013-232-018**

**Case Number: TPM2021-0012  
DRC Hearing Date: March 3 2022**

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**ACTIONS FOR CONSIDERATION:** Staff recommends the Development Review Committee 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 15315 (Minor Land Division).
- II. Approve Tentative Parcel Map TPM 2020-0012 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 Sections 11.40.040 and 11.57.060.

**GENERAL CONDITIONS**

- 1) 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.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is March 14, 2022. Tentative Parcel Map TPM 2020-0012 shall be designed in substantial conformance with the approved tentative map (Attachment 1) filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.
- 4) This tentative parcel map shall expire 36 months from the date of approval March 3, 2025 unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.
- 5) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.

**PUBLIC WORKS DEPARTMENT:**

- 6) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.
- 7) Owner shall dedicate to the County of Yuba sufficient right-of-way easement to provide a 24-foot strip of land adjoining the centerline of Fleming Way, classed as an Urban Residential Road, lying within the bounds of this property.



**DRAFT CONDITIONS OF APPROVAL  
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**Applicant/Owner: Moin Shaikh  
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**Case Number: TPM2021-0012  
DRC Hearing Date: March 3 2022**

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- 8) Owner shall dedicate to the County of Yuba sufficient right-of-way easement to provide a 24-foot strip of land adjoining the centerline of Ardmore Avenue, classed as an Urban Residential Road, lying within the bounds of this property.
  - 9) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services along the street frontages of this property measured from the County's right of way.
  - 10) Owner shall provide a non- non-exclusive easement to be reserved in deeds, for road and public utility purposes, 30 feet in width (Per Yuba County Development Code section 11.44.100A) connecting Parcel 2 to Ardmore Avenue as shown on the tentative parcel map. The provided access easement shall not be offered for dedication or deeded to the County.
  - 11) Owner shall provide a non-exclusive to be reserved in deeds, for road and public utility purposes, 30 feet in width (Per Yuba County Development Code section 11.44.100A) connecting Parcel 3 to Fleming Avenue as shown on the tentative parcel map. The provided access easement shall not be offered for dedication or deeded to the County.
  - 12) Prior to map recordation road construction along Fleming Way and Ardmore Avenue fronting this property shall meet the half-width requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk.
  - 13) The required road construction along Fleming Way and Ardmore Avenue fronting this property is hereby deferred by the Public Works Director under Section 11.46.060 of the Yuba County Ordinance Code finding that such deferment would not be injurious to health or safety. Such deferment is granted subject to the Owner entering into a Deferred Improvement Agreement with the County of Yuba, as a recorded covenant to run with the land, to defer the above frontage improvements and split the cost equally between Parcels 1 and 2, until such time as a building permit or other grant of development for each parcel is issued by the County or until such time the County determines that the extent of development along the street, the volume of traffic, or other factors such as the necessity to provide drainage, pedestrian walkways or bicycle paths, is such that the County, at its sole discretion, finds that the improvements are necessary, or in conjunction with a County funded improvement project.
  - 14) Driveway construction for the driveways to Parcel 2 and Parcel 3 as shown on the Tentative Map, shall comply with the standards for a Standard Driveway as defined in the Yuba County Standards (Drawing No. 127 and No. 200) and Standard Specification or as modified by the Public Works Director prior to the issuance of a Certificate of Occupancy on Parcel 2 and Parcel 3 and as provided by Section 66411.1(b) of the Subdivision Map Act and shall also include the installation of an approved driveway encroachment under permit issued by the Department of Public Works.
  - 15) All existing or proposed driveway encroachments onto Fleming Way and Ardmore Avenue shall conform to the current Yuba County Standards for a paved Standard Driveway (Drawing No. 200) under permit issued by the Department of Public Works.
  - 16) If the Deferred Improvement Agreement option is not chosen, then improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The



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- initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements (if any), construction staking, and monumentation. Such approvals shall include the alignment and grades of roads and drainage facilities.
- 17) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.
  - 18) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.
  - 19) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation may be deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s) at the owner's expense. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, or existing County easements or right-of-ways.
  - 20) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Game, and pre-construction surveys for special status species.
  - 21) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at:

<http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a

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DRC Hearing Date: March 3 2022**

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- Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
- 22) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
  - 23) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
  - 24) Owner shall be responsible for giving sixty (60) days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
  - 25) Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the parcels being created by this parcel map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the parcel map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
  - 26) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the parcel map.
  - 27) Owner shall submit a current Preliminary Title Report or Parcel Map Guarantee, in favor of Yuba County, two (2) check prints of the parcel map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the parcel map. An updated Parcel Map Guarantee shall be provided 1 week prior to filing the parcel map with the Yuba County Recorder.
  - 28) Owner shall have the property surveyed and have corner monuments placed at all parcel corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
  - 29) Prior to commencing performance of any public improvement or facility to be dedicated to County, and subject to approval by the Public Works Department, Owner shall acquire and present proof of general and automobile liability and Workers Compensation and Employers Liability insurance. Such general and automobile liability insurance shall name the County and its agents as additional insured.
  - 30) All easements of record that affect this property are to be shown on the parcel map.
  - 31) Prior to submitting the parcel map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
  - 32) Owner shall submit a copy of the parcel map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the parcel map can be filed with the Yuba County Recorder, a

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statement from the Planning Director which states that the parcel map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.

- 33) Owner shall submit a copy of the parcel map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the parcel map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
- 34) Owner shall submit a copy of the parcel map to the Olivehurst Public Utility District (OPUD) to review to determine conformance with the District's requirements. Before the parcel map can be filed with the Yuba County Recorder, a letter from the OPUD is to be submitted to the County Surveyor which states that the District's requirements have been met and that any public service easements as may be shown on the parcel map are satisfactory and that there are no objections to filing the parcel map.
- 35) Owner shall submit a copy of the final map for review by Yuba County and the appropriate Fire Protection Authority to determine conformance with the conditions of approval, the Yuba County Fire Safe Ordinance and the Uniform Fire Code requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Fire Protection Authority shall be submitted to the County Surveyor which states that the Fire Safe requirements have been met and that there are no objections to filing the final map.

**ENVIRONMENTAL HEALTH DEPARTMENT:**

- 36) Prior to building final, owner shall connect parcel(s) 2-4 to Olivehurst Public Utilities District (OPUD) water and sewer services.
- 37) Prior to Final Map recordation, owner shall submit to Environmental Health a "Will Serve" letter from OPUD for water and sewer services and facilities for parcel(s) 2-4.
- 38) Prior to Final Map recordation, all abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 39) Prior to Final Map recordation, all existing trash and debris shall be removed from the subject site.
- 40) Prior to Final Map recordation, all abandoned or inactive wells on the subject site shall be destroyed or maintained in accordance with "Water Well Standards: State of California Bulletin 74-81". Environmental Health Divisions-Conditions of Approval.
- 41) Prior to Final Map recordation, all abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

**BUILDING DEPARTMENT:**

- 42) All development on this site must meet all current codes including accessibility and must meet any and all fire code as well as local fire authority requirements.

**DRAFT CONDITIONS OF APPROVAL  
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

**Applicant/Owner: Moin Shaikh  
APN: 013-232-018**

**Case Number: TPM2021-0012  
DRC Hearing Date: March 3 2022**

- 
- 43) Any improvements for the parcels shall be completed Any improvements for the parcels shall be completed under issued permits and shall comply with all state codes in effect at the time of permit application. All improvements shall follow all federal laws, state laws, local ordinances as well as the local fire authority's requirements.
  - 44) If any structures are to be built in the future, all building will require permits and shall follow all current building code in effect at the time of permit submittal.
  - 45) Pursuant to California Green Building Code 4.410.2, all developments with 5 or more multifamily dwelling units are required to provide readily accessible areas that serve all building on the site for the depositing, storage, and collection of non-hazardous materials for recycling.

**PLANNING DEPARTMENT:**

- 46) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 47) 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.
- 48) Owner shall meet all requirements of the Feather River Air Quality Management District.
- 49) Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease and the Community Development & Services Agency shall be immediately notified and will ensure adherence to CEQA Guideline Section 15064.5(e). If apparent human remains are exposed, the County Coroner shall be consulted to determine whether any such materials require special treatment prior to resuming construction.
- 50) Prior to the issuance of any building final occupancy permits, landscaping shall be installed in compliance with Chapter 11.24 Landscape of the Yuba County Development Code.

*Margaret Scarpa*

Maggie Scarpa  
Planner I



**PROPOSED**  
**DEPARTMENT OF PUBLIC WORKS**  
**CONDITIONS OF APPROVAL**

TPM 2021-0012 Shaikh, Pirzada Trading

1. The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.
2. Owner shall dedicate to the County of Yuba sufficient right-of-way easement to provide a 24-foot strip of land adjoining the centerline of Fleming Way, classed as an Urban Residential Road, lying within the bounds of this property.
3. Owner shall dedicate to the County of Yuba sufficient right-of-way easement to provide a 24-foot strip of land adjoining the centerline of Ardmore Avenue, classed as an Urban Residential Road, lying within the bounds of this property.
4. Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services along the street frontages of this property measured from the County's right of way.
5. Owner shall provide a non-exclusive easement to be reserved in deeds, for road and public utility purposes, 30 feet in width (Per Yuba County Development Code section 11.44.100A) connecting Parcel 2 to Ardmore Avenue as shown on the tentative parcel map. The provided access easement shall not be offered for dedication or deeded to the County.
6. Owner shall provide a non-exclusive easement to be reserved in deeds, for road and public utility purposes, 30 feet in width (Per Yuba County Development Code section 11.44.100A) connecting Parcel 3 to Fleming Avenue as shown on the tentative parcel map. The provided access easement shall not be offered for dedication or deeded to the County.
7. Prior to map recordation road construction along Fleming Way and Ardmore Avenue fronting this property shall meet the half-width requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk.
8. The required road construction along Fleming Way and Ardmore Avenue fronting this property is hereby deferred by the Public Works Director under Section 11.46.060 of the Yuba County Ordinance Code finding that such deferment would not be injurious to health or safety. Such deferment is granted subject to the Owner entering into a Deferred Improvement Agreement with the County of Yuba, as a

recorded covenant to run with the land, to defer the above frontage improvements and split the cost equally between Parcels 1 and 2, until such time as a building permit or other grant of development for each parcel is issued by the County or until such time the County determines that the extent of development along the street, the volume of traffic, or other factors such as the necessity to provide drainage, pedestrian walkways or bicycle paths, is such that the County, at its sole discretion, finds that the improvements are necessary, or in conjunction with a County funded improvement project.

9. Driveway construction for the driveways to Parcel 2 and Parcel 3 as shown on the Tentative Map, shall comply with the standards for a Standard Driveway as defined in the Yuba County Standards (Drawing No. 127 and No. 200) and Standard Specification or as modified by the Public Works Director prior to the issuance of a Certificate of Occupancy on Parcel 2 and Parcel 3 and as provided by Section 66411.1(b) of the Subdivision Map Act and shall also include the installation of an approved driveway encroachment under permit issued by the Department of Public Works.
10. All existing or proposed driveway encroachments onto Fleming Way and Ardmore Avenue shall conform to the current Yuba County Standards for a Standard Driveway (Drawing No. 200) under permit issued by the Department of Public Works.
11. If the Deferred Improvement Agreement option is not chosen, then improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements (if any), construction staking, and monumentation. Such approvals shall include the alignment and grades of roads and drainage facilities.
12. All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.
13. Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.

14. Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation may be deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s) at the owner's expense. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, or existing County easements or right-of-ways.
15. Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Game, and pre-construction surveys for special status species.
16. Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
17. Erosion control shall conform to section 11 of the Yuba County Improvement Standards.

18. Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
19. Owner shall be responsible for giving sixty (60) days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
20. Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the parcels being created by this parcel map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the parcel map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
21. Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the parcel map.
22. Owner shall submit a current Preliminary Title Report or Parcel Map Guarantee, in favor of Yuba County, two (2) check prints of the parcel map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the parcel map. An updated Parcel Map Guarantee shall be provided 1 week prior to filing the parcel map with the Yuba County Recorder.
23. Owner shall have the property surveyed and have corner monuments placed at all parcel corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
24. Prior to commencing performance of any public improvement or facility to be dedicated to County, and subject to approval by the Public Works Department, Owner shall acquire and present proof of general and automobile liability and Workers Compensation and Employers Liability insurance. Such general and automobile liability insurance shall name the County and its agents as additional insured.
25. All easements of record that affect this property are to be shown on the parcel map.
26. Prior to submitting the parcel map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
27. Owner shall submit a copy of the parcel map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures



or other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the parcel map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.

28. Owner shall submit a copy of the parcel map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the parcel map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
29. Owner shall submit a copy of the parcel map to the Olivehurst Public Utility District (OPUD) to review to determine conformance with the District's requirements. Before the parcel map can be filed with the Yuba County Recorder, a letter from the OPUD is to be submitted to the County Surveyor which states that the District's requirements have been met and that any public service easements as may be shown on the parcel map are satisfactory and that there are no objections to filing the parcel map.
30. Owner shall submit a copy of the final map for review by Yuba County and the appropriate Fire Protection Authority to determine conformance with the conditions of approval, the Yuba County Fire Safe Ordinance and the Uniform Fire Code requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Fire Protection Authority shall be submitted to the County Surveyor which states that the Fire Safe requirements have been met and that there are no objections to filing the final map.

ENVIRONMENTAL HEALTH DEPARTMENT  
CONDITIONS OF APPROVAL  
TPM2021-0012

1. Prior to building final, owner shall connect parcel(s) 2-4 to Olivehurst Public Utilities District (OPUD) water and sewer services.
2. Prior to recording, owner shall submit to Environmental Health a "Will Serve" letter from OPUD for water and sewer services and facilities for parcel(s) 2-4.
3. Prior to recording, all abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
4. Prior to recording, all existing trash and debris shall be removed from the subject site.
5. Prior to recording, all abandoned or inactive wells on the subject site shall be destroyed or maintained in accordance with the "Water Well Standards": State of California, Bulletin 74-81". Environmental Health Division-Conditions of Approval
6. Prior to recording, all abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

**Fisher, Ciara**

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**From:** Strang, Jeremy  
**Sent:** Friday, December 10, 2021 4:16 PM  
**To:** Fisher, Ciara  
**Cc:** Maddux, Dave; Burns, Danny  
**Subject:** RE: TPM2021-0012;

Thank you! As discussed, the collection areas must have separate facilities for recyclables. -J

---

**From:** Fisher, Ciara <[cfisher@CO.YUBA.CA.US](mailto:cfisher@CO.YUBA.CA.US)>  
**Sent:** Friday, December 10, 2021 4:15 PM  
**To:** Strang, Jeremy <[JStrang@CO.YUBA.CA.US](mailto:JStrang@CO.YUBA.CA.US)>  
**Cc:** Maddux, Dave <[dmaddux@CO.YUBA.CA.US](mailto:dmaddux@CO.YUBA.CA.US)>; Burns, Danny <[dburns@CO.YUBA.CA.US](mailto:dburns@CO.YUBA.CA.US)>  
**Subject:** RE: TPM2021-0012;

Thanks Jeremy.

I just double checked and we require Trash and Refuse Collection Areas with 4 units or more. Also, the site plan provided is only meant to show that the density for the "RM" District can be met, it's not the final site layout. We can add this as a COA, but yes it would be caught when they apply for Building Permits.

Ciara Fisher

Planner III

County of Yuba

Office: 530-749-5463 | Cell: 530-812-6082

 Please consider the environment before printing this email

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**From:** Strang, Jeremy <[JStrang@CO.YUBA.CA.US](mailto:JStrang@CO.YUBA.CA.US)>  
**Sent:** Friday, December 10, 2021 3:51 PM  
**To:** Fisher, Ciara <[cfisher@CO.YUBA.CA.US](mailto:cfisher@CO.YUBA.CA.US)>  
**Cc:** Maddux, Dave <[dmaddux@CO.YUBA.CA.US](mailto:dmaddux@CO.YUBA.CA.US)>; Burns, Danny <[dburns@CO.YUBA.CA.US](mailto:dburns@CO.YUBA.CA.US)>  
**Subject:** RE: TPM2021-0012;

No comments for CE

Pursuant to SB1383, For building, if parcel 4 has 5 or more units (I think 6?), they must provide readily accessible area(s) that serves all buildings on the site for the depositing, storage and collection of nonhazardous materials for recycling (ref. California green building standards 4.410.2). It is unclear if this must be a dumpster, but it is clear that the area must serve all buildings. This could be applied at building permit application. I'm not sure why this this can't be by individual cans. Dave, can you add to this?

---

**From:** Fisher, Ciara <[cfisher@CO.YUBA.CA.US](mailto:cfisher@CO.YUBA.CA.US)>  
**Sent:** Friday, December 10, 2021 10:08 AM  
**To:** Burns, Danny <[dburns@CO.YUBA.CA.US](mailto:dburns@CO.YUBA.CA.US)>; Benedict, Christopher <[cbenedict@CO.YUBA.CA.US](mailto:cbenedict@CO.YUBA.CA.US)>; Strang, Jeremy <[JStrang@CO.YUBA.CA.US](mailto:JStrang@CO.YUBA.CA.US)>; [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com); Johnston, Nick <[njohnston@CO.YUBA.CA.US](mailto:njohnston@CO.YUBA.CA.US)>  
**Cc:** Maddux, Dave <[dmaddux@CO.YUBA.CA.US](mailto:dmaddux@CO.YUBA.CA.US)>; Bird, Jodi <[jbird@CO.YUBA.CA.US](mailto:jbird@CO.YUBA.CA.US)>; Scarpa, Margaret

<[mscarpa@CO.YUBA.CA.US](mailto:mscarpa@CO.YUBA.CA.US)>; Crouse, Pam <[pcrouse@CO.YUBA.CA.US](mailto:pcrouse@CO.YUBA.CA.US)>

**Subject:** RE: TPM2021-0012;

Morning everyone,

I have yet to receive any comments for this map. Please note the project has been reassigned to Maggie, so please fwd any comments/COAs to her.

Also, the applicant has submitted a revised TPM and provided a Site Plan indicating the lots will be able to accommodate the required density (See attached).

Thanks,

Ciara Fisher

Planner III

County of Yuba

Office: 530-749-5463 | Cell: 530-812-6082



Please consider the environment before printing this email

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**From:** Franken, Vanessa <[vfranken@CO.YUBA.CA.US](mailto:vfranken@CO.YUBA.CA.US)>

**Sent:** Friday, October 1, 2021 12:36 PM

**To:** Burns, Danny <[dburns@CO.YUBA.CA.US](mailto:dburns@CO.YUBA.CA.US)>; Benedict, Christopher <[cbenedict@CO.YUBA.CA.US](mailto:cbenedict@CO.YUBA.CA.US)>; Marquez, Melanie <[mmarquez@CO.YUBA.CA.US](mailto:mmarquez@CO.YUBA.CA.US)>; [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com); Johnston, Nick <[njohnston@CO.YUBA.CA.US](mailto:njohnston@CO.YUBA.CA.US)>

**Cc:** Maddux, Dave <[dmaddux@CO.YUBA.CA.US](mailto:dmaddux@CO.YUBA.CA.US)>; Bird, Jodi <[jbird@CO.YUBA.CA.US](mailto:jbird@CO.YUBA.CA.US)>; Fisher, Ciara <[cfisher@CO.YUBA.CA.US](mailto:cfisher@CO.YUBA.CA.US)>; Perkins, Kevin <[kperkins@CO.YUBA.CA.US](mailto:kperkins@CO.YUBA.CA.US)>; Lee, Mike G. <[mlee@co.yuba.ca.us](mailto:mlee@co.yuba.ca.us)>

**Subject:** TPM2021-0012;

Hi everyone,

Planning has received a new Tentative Parcel Map application, a brief description is below & all pertinent docs are in Trakit for review. Happy Friyay!



**Fisher, Ciara**

---

**From:** Burns, Danny  
**Sent:** Friday, December 10, 2021 3:27 PM  
**To:** Fisher, Ciara  
**Subject:** RE: TPM2021-0012;

Any improvements for these parcels shall be completed under issued permits and shall comply with all state codes in effect at the time of permit application.

All improvements shall follow all federal laws, state laws, local ordinances as well as the local fire authority's requirements.

Regards,

Dan

Dan Burns  
Supervising Building Official  
Field Inspection Supervisor



---

**From:** Fisher, Ciara <cfisher@CO.YUBA.CA.US>  
**Sent:** Friday, December 10, 2021 10:08 AM  
**To:** Burns, Danny <dburns@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Strang, Jeremy <JStrang@CO.YUBA.CA.US>; PGEPlanReview@pge.com; Johnston, Nick <njohnston@CO.YUBA.CA.US>  
**Cc:** Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Bird, Jodi <jbird@CO.YUBA.CA.US>; Scarpa, Margaret <mscarpa@CO.YUBA.CA.US>; Crouse, Pam <pcrouse@CO.YUBA.CA.US>  
**Subject:** RE: TPM2021-0012;

Morning everyone,

I have yet to receive any comments for this map. Please note the project has been reassigned to Maggie, so please fwd any comments/COAs to her.

Also, the applicant has submitted a revised TPM and provided a Site Plan indicating the lots will be able to accommodate the required density (See attached).

Thanks,



November 12, 2021

Vanessa Franken  
County of Yuba  
915 8th St, Ste 123  
Marysville, CA 95901

Re: TPM2021-0012  
4727 Ardmore Avenue, Olivehurst, CA 95961

Dear Vanessa:

Thank you for providing PG&E the opportunity to review your proposed plans for TPM2021-0012 dated 10-1-2021. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

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541 Washington Avenue  
Yuba City, CA 95991  
(530) 634-7659  
FAX (530) 634-7660  
[www.fraqmd.org](http://www.fraqmd.org)

Christopher D. Brown, AICP  
Air Pollution Control Officer

November 18, 2021

County of Yuba Planning Division  
915 8<sup>th</sup> Street, Suite 123  
Marysville, CA 95901

**Re: Parcel subdivision, on 2.31 acres located at 4727 Ardmore Ave, Olivehurst, CA.**

Dear Ciara Fisher,

The Feather River Air Quality Management District (District) appreciates the opportunity to review and comment in the project referenced above.

Although no new development is being proposed at this time, the District would like to inform the applicant about District Rule 3.16. District rule 3.16 states that "Fugitive Dust Emissions that must be reasonably controlled such that emissions are not airborne beyond the property line. The applicant should take appropriate measures to prevent dust impacts during events." That includes any planned grading activities.

The District has also attached a list of local and state regulations applicable to new development that each project must adhere to in addition to any mitigation measures proposed to reduce construction or operational air quality impacts.

If you need any further assistance, please contact me at (530) 634-7659 x209. Air District staff will be available to assist the project proponent or lead agency as needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Angelonides".

Peter Angelonides  
Air Quality Planner

Enclosures: Rules and Regulations Statement  
File: Chron

ISR

## FRAQMD Rules & Regulations Statement: New Development

The following statement is recommended as standard condition of approval or construction document language for **all** development projects within Feather River Air Quality Management District (FRAQMD). All projects are subject to FRAQMD rules in effect at the time of construction. A complete listing of current rules is available at [www.fraqmd.org](http://www.fraqmd.org) or by calling 530-634-7659. Specific rules that may relate to construction activities or building design may include, but are not limited to:

**Regulation IV: Stationary Emission Sources Permit System and Registration.** Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from FRAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or internal combustion engine should contact the FRAQMD early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower are required to have a FRAQMD permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a permit include, but are not limited to fumigation chambers, gasoline tanks and dispensing, spray booths, and operations that generate airborne particulate emissions.

**Rule 3.0: Visible Emissions.** A person shall not discharge into the atmosphere from any single source of emissions whatsoever, any air contaminants for a period or periods aggregating more than three minutes in any one hour which is as dark or darker in shade as that designated as No. 2 on the Ringleman Chart.

**Rule 3.15: Architectural Coatings.** The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

**Rule 3.16: Fugitive Dust.** The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

**Rule 3.17: Wood Burning Devices.** This rule requires newly installed wood burning devices meet emission standards. Wood burning fireplaces are prohibited unless they meet emission standards.

**Rule 3.23: Natural Gas-Fired Water Heaters, Small Boilers, and Process Heaters.** This rule requires all newly purchased or installed units 75,000 Btu/hr up to 1 million Btu/hr meet emission limits.

**Rule 7.10: Indirect Source Fee.** An applicant for a building permit shall pay fees to the FRAQMD based on number of units (residential) or square footage of the building and associated parking (commercial and industrial).

**Disposal by Burning:** Open burning is yet another source of fugitive gas and particulate emissions and shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) may be conducted at the project site. Vegetative wastes should be chipped or delivered to waste to energy facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning.

In addition, other State or Federal rules and regulations may be applicable to construction phases of development projects, including:

**California Health and Safety Code (HSC) section 41700.** Except as otherwise provided in Section 41705, no person shall discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

**HSC section 41701.** Except as otherwise provided in Section 41704, or Article 2 (commencing with Section 41800) of this chapter other than Section 41812, or Article 2 (commencing with Section 42350) of Chapter 4, no person shall discharge into the atmosphere from any source whatsoever any air contaminant, other than uncombined water vapor, for a period or periods aggregating more than three minutes in any one hour which is: (a) As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or (b) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subdivision (a).

**California Vehicle Code section 23114** regarding transportation of material on roads and highways.

**California Code of Regulations Title 13 Chapter 10 section 2485: Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.** Limits idling time to 5 minutes for on-road heavy duty diesel trucks.

**California Code of Regulations Title 13 Chapter 9 Article 4.8 section 2449: Regulation for In-Use Off-Road Diesel Vehicles.** Limits idling time to 5 minutes.

**California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93105: Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations.**

**California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93106: Asbestos ATCM for Surfacing Applications.**

**Asbestos NESHAP.** Prior to demolition of existing structures, an asbestos evaluation must be completed in accordance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. Section 61.145 requires written notification of demolition operations. Asbestos NESHAP Demolition/Renovation Notification Form can be downloaded at <http://www.arb.ca.gov/enf/asbestos/asbestosform.pdf>. This notification should be typewritten and postmarked or delivered no later than ten (10) days prior to the beginning of the asbestos demolition or removal activity. Please submit the original form to USEPA and a copy each to California Air Resources Board (CARB) and the District at the addresses below:

U.S. EPA  
Attn: Asbestos NESHAP Program  
75 Hawthorne Street  
San Francisco, CA 94105

CARB, Compliance Division  
Attn: Asbestos NESHAP Program  
P.O. Box 2815  
Sacramento, CA 95814

FRAQMD  
Attn: Karla Sanders  
541 Washington Avenue  
Yuba City, CA 95991

**Fisher, Ciara**

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**From:** Mckee, Deborah@DOT <deborah.mckee@dot.ca.gov>  
**Sent:** Monday, October 25, 2021 9:59 AM  
**To:** Fisher, Ciara  
**Subject:** TPM2021-0012 Shaikh (03-YUB-2021-00128)

Hi Ciara.

Thank you for submitting the TPM2021-0012 Shaikh project to our office for our review. At this time, we do not have any comments.

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

Thank you,  
Deborah

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**From:** Fisher, Ciara <cfisher@CO.YUBA.CA.US>  
**Sent:** Thursday, October 21, 2021 1:33 PM  
**Subject:** TPM2021-0012 Shaikh

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Hi everyone,

Planning has received a new Tentative Parcel Map application, a brief description is below & all pertinent docs are attached for review. Please return any comments by November 18<sup>th</sup>.

**PROJECT:** TPM2021-00012 (Shaikh)

**APPLICANT:** Moin Shaikh

**LOCATION:** 4727 Ardmore Ave, Olivehurst, CA 95961

**APN(s):** 013-232-018

**ZONING:** Medium Density Residential (RM)

**REQUEST:** Applicant requests to subdivide a 2.31 acre parcel, located in the community of Olivehurst, into four (4) parcels. Parcels one is proposed to be 0.68 of an acre in size, parcel two is proposed to be 0.57 of an acre in size, parcel three is proposed to be 0.54 of an acre in size & parcel four is proposed to be 0.59 of an acre in size. The subject property is currently developed with one residence, which is proposed to remain on parcel one. Access to parcel one & two will be from Ardmore Avenue. Access to parcels three & four will be from Fleming Avenue.

Ciara Fisher