



County of Yuba

Community Development & Services Agency

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

Planning Department

Phone: (530) 749-5470

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

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: May 5, 2022

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Ciara Fisher, Planner III

RE: TENTATIVE PARCEL MAP TPM 2021-0009 (Maan 11th Ave)

REQUEST: The applicant is requesting approval of a Tentative Parcel Map to subdivide a 3 acre parcel into three parcels, for a property located at 1704 Eleventh Avenue in the Olivehurst Community (APN: 013-310-007).

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 2021-0009 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The 2030 General Plan designates the subject site land use as Valley Neighborhood and the zoning as High Density Residential (RH). The project site is located at 1704 Eleventh Avenue in the community of Olivehurst, identified as Assessor's Parcel Number 013-310-007-000. Applicant requests to subdivide a three acre parcel into three parcels. Parcel 1 is proposed to be 0.30± acres, Parcel 2 is proposed to be 0.36± acres in size and Parcel 3 is proposed to be 2.24± acres in size. Parcels 1 and 3 are currently vacant and Parcel 2 is developed with a single family residence (Attachment 1). All three parcels meet the minimum width and lot size requirements for the "RH" zoning district.

Moreover, the "RH" zoning allows a density on the site of 15 to 30 residential units per acre (3 acres X 15 units = 45 units minimum and 3 acres X 17 units = 90 units maximum). Parcel 2 is developed with an existing single family residence and Parcel 1 will be built with 2 units. Therefore, Parcel 3 is required to be built with 42 units minimum (See Attachment 2, COA 46) to meet the density requirements of the zoning district. The applicant is currently undecided as to the type of residential development for Parcel 3; potential examples can or may include apartments, a mobile home-park, or any other multi-unit development allowed in the "RH" zoning district.

Parcels 1 and 2 will have direct access from Eleventh Avenue and Parcel 3 will have access from a 37 foot access road from Eleventh Avenue. The proposed 37 foot access road complies with Yuba County Public Work's Department Plan 130 (Urban In-Fill Development for Private

Access Roads) for four or more lots. This allows for any future development on Parcel 3 to meet County standards. If required at a later date, the proposed 37 foot access road to Parcel 3 is large enough to accommodate the required 42 residential units and a hammer head “T” turnaround for fire safety.

The property is located in Safety 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. OPUD and OPUD Fire Department have reviewed the parcel map and will require additional review of Parcel 3 at time of development/Building Permits to ensure compliance with their current fire code standards (See Attachment 2, COA 43). Therefore, OPUD is satisfied with the project’s proposal at this stage in the development process.

SURROUNDING USES:

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

Surrounding properties range from less than an acre to 3 acres in size. The properties to the north and south are zoned Single Family Residential “RS” and the properties to the west and east are zoned High Density Residential “RH”. The majority of the immediate adjacent properties are currently developed with single family residences. However, the density at this particular property is compatible with the “RH” properties directly to the west and east. The General Plan Land Use Diagram has a General Plan designation of Valley Neighborhood for the subject property as well as surrounding parcels.

GENERAL PLAN/ZONING: The project site is designated 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(F)(1) of the Yuba County Development Code states that the purpose of “RH” is to allow for a mixture of housing types in a high density setting and ensure adequate light, air privacy, and open space for each dwelling unit. The proposed project is consistent with land use designations, as the map will create parcels that may be utilized for high 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 project is located on a vacant 3 acre parcel surrounded by both single family residential homes and other vacant infill land. This project is therefore an infill development as it will utilize the vacant space in this residentially zoned area.

2. *Policy CD2.3 The County will support reinvestment in Linda and Olivehurst that increases local shopping, job, and housing opportunities.*

The project property has the capacity to be built with 45-90 units. Therefore, it will provide additional housing opportunities for the area.

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 will be developed with a range of housing types and densities: including a duplex on Parcel 1, a single family residence on Parcel 2, and 42 units of varying housing types on Parcel 3. For example, the RH zoning allows for apartments or a mobile home parks. The parcel map will allow for additional residences to be developed on newly created 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).

5. *Policy CD8.12: The County will review and condition approval of nonresidential, multi-family, and large single-family projects for compliance with General Plan policy and applicable design guidelines. Large single-family projects are those that propose more than 10 units.*

The project has been reviewed for compliance with the Yuba County General Plan and the Yuba County Development Code and was determined to be consistent. Furthermore, the residential development will be reviewed for compliance with the “RH” development regulations listed in the Development Code when the Builder applies for building permits. The project has also been conditioned to meet all of the landscape standards listed in Development Code Chapter 11.23.

6. *Policy CD12.14: Solid waste service, including recycling, is required for urban land uses developed within the Valley Growth Boundary.*

The project is within the Olivehurst Public Utility District (OPUD) and is required to connect to their district for public water and sewer. The County Environmental Health Department has also added conditions of approval to ensure connections to OPUD.

Recyclable solid waste collected by OPUD is taken to a materials recovery facility on State Route 20, outside of the City of Marysville, and all other waste is taken to a landfill on Ostrom Road. The Ostrom Road landfill has a capacity of 41,822,300 cubic yards, and has adequate capacity to serve the project site.

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 proposed project meets all the requirements of Sections 15315. The project is the creation of three parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via Eleventh Avenue; OPUD provides water and wastewater services and PG&E provides gas and electrical services; the project has not been subdivided in the last 2 years; no variances or exceptions to County standards are required; and the project does not have an average slope over 20 percent. The three acre project site is relatively flat, is void of any wetlands or watercourses, and contains no habitat for protected biological resources.

COMMENTS: Planning staff has received the following comment letters (Attachment 3):

- 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.
- OPUD – Visited Site to scope out property, existing utilities, and requirements.
- OPUD FIRE – Requests to review proposed development on Parcel 3 to ensure compliance with fire codes.

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 “RH” 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/prevaling 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.

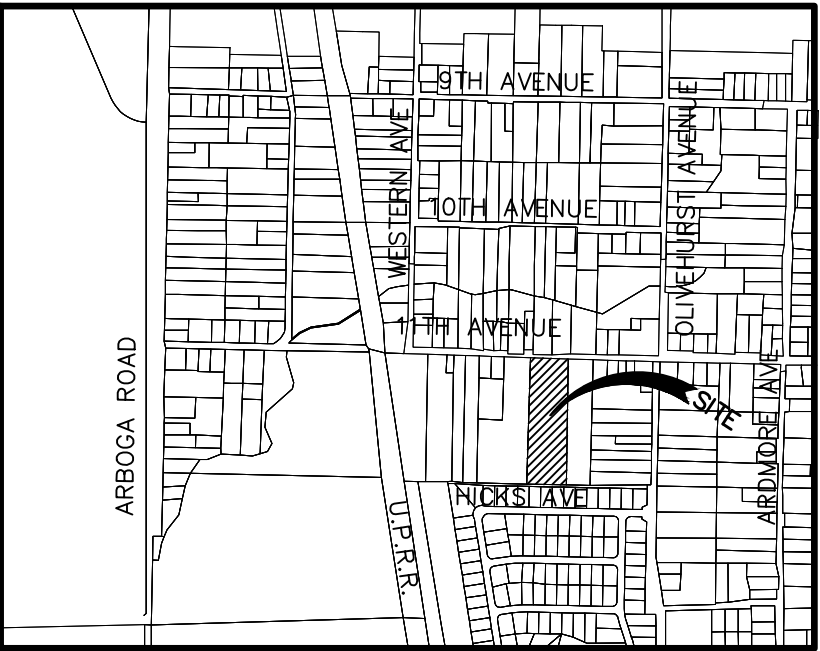
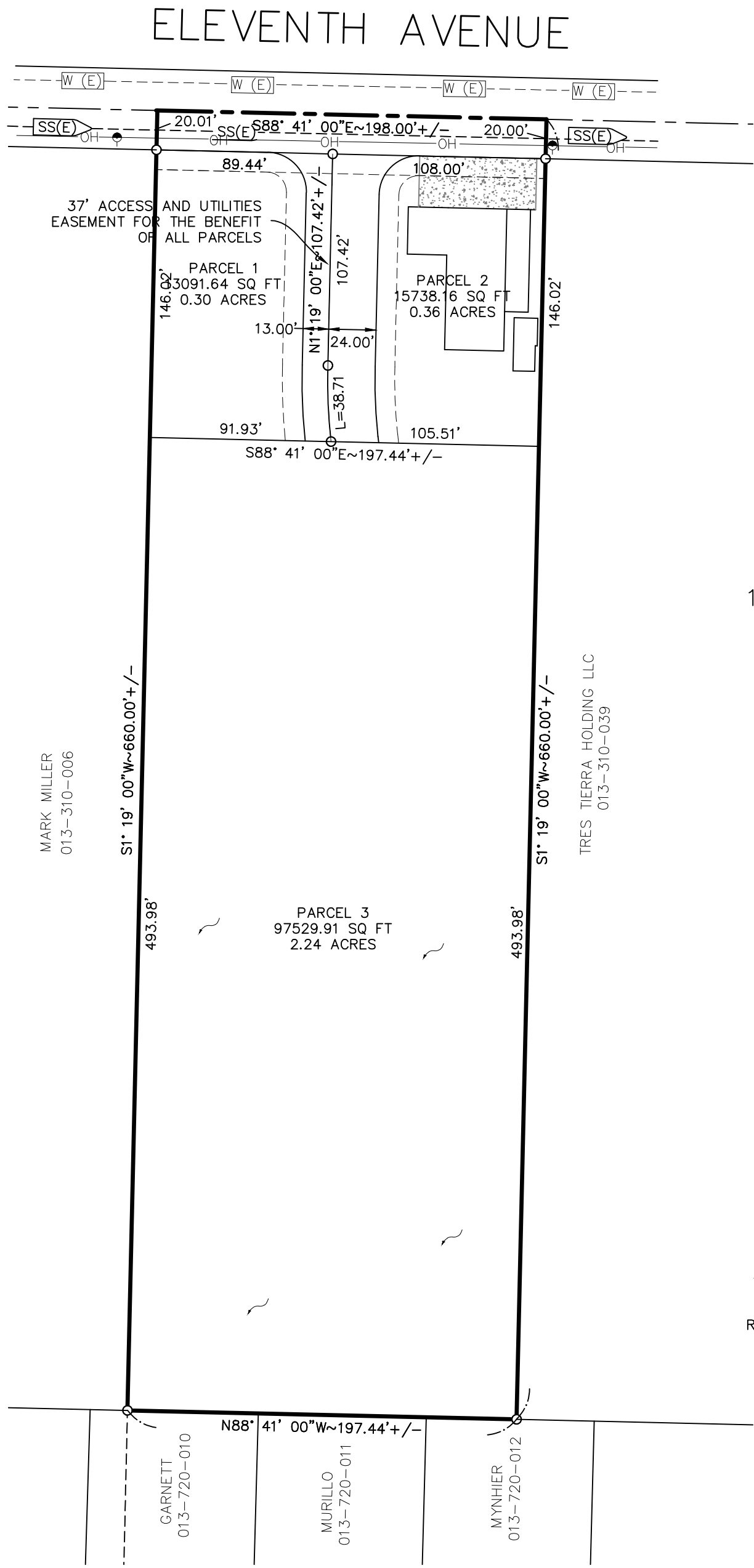
Report Prepared By:



Ciara Fisher
Planner III

ATTACHMENTS

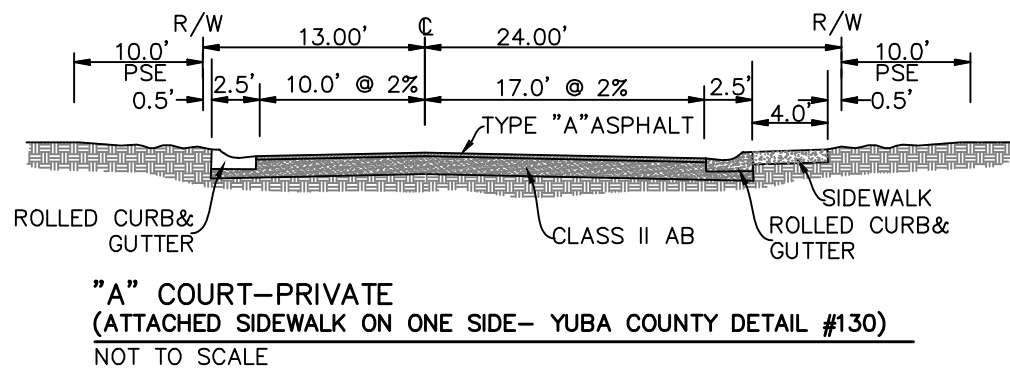
1. Tentative Parcel Map
2. Conditions of Approval
3. Comment Letters



VICINITY MAP
N.T.S.

LEGEND

- DIRECTION OF GROUND SLOPE
- POWER POLE
- OVERHEAD POWER AND COMMUNICATION LINES
- EXISTING WATER MAIN
- EXISTING SEWER MAIN



"A" COURT-PRIVATE
(ATTACHED SIDEWALK ON ONE SIDE- YUBA COUNTY DETAIL #130)
NOT TO SCALE

APPLICANT

TEJINDER & MANINDER MAAN
4090 NICOLAUS ROAD
LINCOLN, CA 95648
(530) 300-7800

OWNERS

TEJINDER & MANINDER MAAN
4090 NICOLAUS ROAD
LINCOLN, CA 95648
(530) 300-7800

ENGINEER

GEORGE L. MUSALLAM
NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CALIFORNIA 95993
(530) 713-0417

GENERAL NOTES

WATER
EXISTING: OPUD

SEWER
EXISTING: OPUD

STORM DRAIN
EXISTING: YUBA COUNTY

ZONING
EXISTING: RH
PROPOSED: RH

GENERAL PLAN
EXISTING: VALLEY NEIGHBORHOOD
PROPOSED: VALLEY NEIGHBORHOOD

ASSESSOR PARCEL MAP (ACRES)
013-310-007 (3.00+/-)

UTILITIES
ELECTRICITY AND GAS: P G & E
TELEPHONE: AT&T
CABLE: COMCAST

LOT DIMENSIONS
LOT AND BOUNDARY DIMENSIONS ARE APPROXIMATE
AND SUBJECT TO REVISION WITH THE FILING
OF THE PARCEL MAP.

EXISTING WATER AND SEWER
LOCATION OF EXISTING WATER AND SEWER MAINS
IS APPROXIMATE.

TENTATIVE PARCEL MAP NO. --
TEJINDER MAAN

A PORTION OF LOT 43, AS SHOWN ON THAT
CERTAIN MAP ENTITLED "SUBDIVISION OF
OLIVEHURST", FILED IN THE OFFICE OF THE
COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA,
IN BOOK 2 OF MAPS AT PAGE 5

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

**Applicant/Owner: Tejinder Maan
APN: 013-310-007**

**Case Number: TPM2021-0009
DRC Hearing Date: May 5, 2022**

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 2021-0009 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) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
- 4) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is May 16, 2022. Tentative Parcel Map TPM 2021-0009 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.
- 5) This tentative parcel map shall expire 36 months from the date of approval May 5, 2025 unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.
- 6) 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:

- 7) 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.

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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 11th 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-exclusive easement to be reserved in deeds, for road and public utility purposes, 37 feet in width connecting Parcel 3 to 11th Avenue. The easement shall be located in such a manner as to permit the construction of an urban in-fill private access road in compliance with the requirements of the Yuba County Improvement Standards (Drawing No. 130 for 4+ lots).
 - 11) Prior to map recordation road construction along 11th 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 a 17-foot wide paved section, curbs, gutters, with an attached sidewalk.
 - 12) The required road construction along 11th 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, 2, and 3 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.
 - 13) The half-width of 11th Avenue along the property frontage must be overlaid with new asphalt, as directed by the public works director, prior to recordation of the map. This construction may not be deferred.
 - 14) All existing or proposed driveway encroachments onto 11th Avenue shall conform to the current Yuba County Standards for a standard residential Driveway (Drawing No. 200) under permit issued by the Department of Public Works.
 - 15) 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.

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- 16) 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.
 - 17) 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.
 - 18) 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.
 - 19) 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.
 - 20) 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.
 - 21) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.

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- 22) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
 - 23) 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.
 - 24) 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.
 - 25) 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.
 - 26) 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.
 - 27) 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).
 - 28) 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.
 - 29) All easements of record that affect this property are to be shown on the parcel map.
 - 30) 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.
 - 31) 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.
 - 32) 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.

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- 33) 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.
 - 34) 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:

- 35) Prior to recording, owner shall submit to Environmental Health a "Will Serve" letter from Olivehurst Public Utilities District OPUD for water and sewer services and facilities for parcel(s) 1 and 3.
- 36) Prior to building permit final, owner shall connect parcel(s) 1 and 3 to (OPUD) water and sewer services.
- 37) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 38) All existing trash and debris shall be removed from the subject site.
- 39) 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
- 40) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

BUILDING DEPARTMENT:

- 41) 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.
- 42) 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.

OLIVEHURST FIRE DEPARTMENT:

- 43) Shall hold the right to review the approved Tentative Parcel Map prior to any building permits pulled for Parcel 3, in order to meet Current Fire codes per proposed development.

PLANNING DEPARTMENT:

- 42) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 43) 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

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- structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 44) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 45) 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.
- 46) Prior to issuance of building permits for Parcel 3, the property shall be developed with a minimum density of 42 units per acre.
- 47) 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.

Yuba County CDSA



Ciara Fisher
Planner III

PUBLIC WORKS DEPARTMENT:

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 11th Avenue, classed as an Urban Residential Road, lying within the bounds of this property.
3. 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.
4. Owner shall provide a non-exclusive easement to be reserved in deeds, for road and public utility purposes, 37 feet in width connecting Parcel 3 to 11th Avenue. The easement shall be located in such a manner as to permit the construction of an urban in-fill private access road in compliance with the requirements of the Yuba County Improvement Standards (Drawing No. 130 for 4+ lots).
5. Prior to map recordation road construction along 11th 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 a 17-foot wide paved section, curbs, gutters, with an attached sidewalk.
6. The required road construction along 11th 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, 2, and 3 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.
7. The half-width of 11th Avenue along the property frontage must be overlaid with new asphalt, as directed by the public works director, prior to recordation of the map. This construction may not be deferred.

8. All existing or proposed driveway encroachments onto 11th Avenue shall conform to the current Yuba County Standards for a standard residential Driveway (Drawing No. 200) under permit issued by the Department of Public Works.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

14. 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.
15. Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
16. Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
17. 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.
18. 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.

19. 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.
20. 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.
21. 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).
22. 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.
23. All easements of record that affect this property are to be shown on the parcel map.
24. 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.
25. 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.
26. 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.

27. 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.
28. 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
TPM2021-0009

1. Prior to recording, owner shall submit to Environmental Health a "Will Serve" letter from Olivehurst Public Utilities District OPUD for water and sewer services and facilities for parcel(s) 1, 3 and 4.
2. Prior to building permit final, owner shall connect parcel(s) 1, 3 and 4 to (OPUD) water and sewer services.
3. All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
4. All existing trash and debris shall be removed from the subject site.
5. 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. All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

Fisher, Ciara

From: Strang, Jeremy
Sent: Wednesday, March 23, 2022 11:52 AM
To: Fisher, Ciara; Tejinder Maan
Subject: RE: TPM2021-0009; Maan 11th Ave Parcel Map

Ciara,

I spoke with Tej last night regarding the Code case and the TPM. I will be waiving the fees and closing the case. Therefore, Code Enforcement has no comments or conditions for this project. If any have been added, please remove them. Thank you. -Jeremy

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Tuesday, March 15, 2022 8:39 AM
To: Tejinder Maan <tejindersmaan@gmail.com>
Subject: RE: TPM2021-0009; Maan 11th Ave Parcel Map

Morning Tej,

There is still an outstanding balance due from Code Enforcement that will need to be paid. See below:

Case #: CE18-0569									
Description: Inop vehicles, dismantling, JTD du				Opened: 12/20/2018		MLM			
Location: Olivehurst				Closed:					
Officer: Tracie Clark				Last Actn: 03/16/2021		DJS			
Type: YCC CH 736				Follow up: 01/19/2019		TC			
Subtype: 7.36.310(A)(11)				Billing Due:					
Status: UNDER INVESTIGATION				Referred:					
APN: 013-310-007				Owner: JOHN MILLER					
Address: 1704 ELEVENTH AVE				TSTM Name:					
City,State,Zip: OLIVEHURST CA 95961				STM No.:		Block:			
Type: ADDRESS				Alternate ID: 1704 E ELEVENTH A					
✖ Contacts (5) Owner: JOHN MILLER									
✖ Violations									
⤴ Financial Information Charged: \$779.10 Paid: \$0.00 Due: \$779.10									
		Pd	FeeAssessedDate		Description	Comments	QTY	Amou	
<input type="checkbox"/>			05/06/2020	\$	CODE ENFORCEMENT FEE %		735		
<input type="checkbox"/>			05/06/2020	\$	RELOCATION TRUST %		735		
<input type="checkbox"/>			05/06/2020	\$	CDSA CE/TECH/GENPLN UPDATE				

Thanks,



Olivehurst Public Utility District

INVOICE

P.O. Box 670
1970 9th Avenue
Phone 530-743-4657
Fax 530-743-3023

INVOICE #2022-005

DATE: 4/5/22

TO:
Tej Maan

FOR:
Olivehurst Public Utility District
Public Works Department
Attn: Swarnjit Boyal, Public Works Engineer

DESCRIPTION	QUANTITY	FEE/HOURLY RATE	AMOUNT
3/18/22 - Public Works Engineer – Reviewed docs from County (0.5 hours), visited site to scope out property, existing utilities requirements. With Engineer Tech 1, popped the manhole to confirm depth to see if owner would be able to gravity into sewer or require booster pump. Calculated depth of existing sewer flowline and estimated unit possible to determine if gravity is an option. Looked at existing property on site for anything not caught on tentative map (1.0 hours). Creating Parcel Map Review Invoice (0.5 hours).	2	\$83.00	\$166.00
3/18/22 – Engineering Tech 1 – Review docs sent over from County. Supported Public Works Engineer during site visit and providing information on existing home and scoping out existing water, sewer, fire hydrants. Etc. (1 hour)	1	\$67.00	\$67.00
4/18/22-4/25/22 - Public Works Engineer -Reviewed docs sent over from County on revised parcel map (0.5 hours) Discussed revision with Fire Chief. Regarding changed status and its conformance to county guidelines and what OPUD would require. Based on what was presented, communicated with Ciara concerns to Parcel 3. Decided to coordinate a meeting with owner to discuss Parcel 3 (0.5 hours). Meeting with County, Fire Chief, and Owner (0.5 hours)	1.5	\$83.00	\$124.50
Public Works Subtotal Acct Number 12.4516.00.0			\$357.50
3/18/22 – Fire Chief – Review docs sent over from County. Reviewed proposed easement and culvert to confirm it meets minimum radius. Am requesting owner to include radius on culvert, and separation from culvert to end of property fence on both ends where parcels 3 and 4 meet. Will require 2 hydrants on this site based on number of units and distance of easement driveway See attached mark up of Tentative Parcel Map (1 hour)	1.	\$80.00	\$80.00
4/18/22-4/25/22 – Fire Chief- Reviewed docs sent over from County on revised parcel map (0.5 hours) Discussed revision with Public Works Engineer regarding changed status and its conformance to county guidelines and what OPUD would require. Based on what was presented, communicated with Ciara concerns to Parcel 3. Decided to coordinate a meeting with owner to discuss Parcel 3 (0.5 hours). Meeting with County, Public Works Engineer, and Owner (0.5 hours)	1.5	\$80.00	\$120.00
Fire Department Subtotal Acct Number 11.45160.09.0			\$200.00
Make all checks payable to Olivehurst Public Utility District Please send all payments attention Swarnjit Boyal to insure expedited processing.		TOTAL	\$557.50

Fisher, Ciara

From: Swarnjit Boyal <sboyal@opud.org>
Sent: Tuesday, April 26, 2022 9:33 AM
To: Fisher, Ciara
Cc: Randy York; Tejinder Maan
Subject: RE: TPM2021-0009; Maan 11th Ave Parcel Map

Ciara,

For the condition of parcel 3, you can note "Olivehurst Fire Department will Review Existing Approved Tentative Map prior to any building permits pulled for site in order to meet Current Fire codes per proposed development."

Best,

Swarnjit Boyal,
Public Works Engineer
Olivehurst Public Utility District

530-743-8573 - Office
530-682-0736 - Cell
sboyal@opud.org - Email

From: Fisher, Ciara [mailto:cfisher@CO.YUBA.CA.US]
Sent: Tuesday, April 26, 2022 8:33 AM
To: Swarnjit Boyal <sboyal@opud.org>
Cc: Randy York <ryork@opud.org>; Tejinder Maan <tejindersmaan@gmail.com>
Subject: RE: TPM2021-0009; Maan 11th Ave Parcel Map

Morning Swarnjit,

Would you like me to change the timing of the condition to "prior to building permits" or remove completely?

Thanks,

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



Please consider the environment before printing this email

October 29, 2021

Ciara Fisher
County of Yuba
915 8th St, Ste 123
Marysville, CA 95901

Re: TPM2021-0009
1704 Eleventh Avenue, Olivehurst, CA 95961

Dear Ciara:

Thank you for providing PG&E the opportunity to review your proposed plans for TPM2021-0009 dated 9-30-2021. 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.

Sincerely,

PG&E Plan Review Team
Land Management