



# *County of Yuba*

## Community Development & Services Agency

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

### Planning Department

Phone: (530) 749-5470

Web: [http:// www.co.yuba.ca.us](http://www.co.yuba.ca.us)

#### DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**MEETING DATE:** September 1, 2022

**TO:** DEVELOPMENT REVIEW COMMITTEE

**FROM:** Jacob Edwards, Planner I

**RE:** TENTATIVE PARCEL MAP TPM 2022-0001 (Fedorchuk)

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**REQUEST:** The applicant is requesting approval of a Tentative Parcel Map to subdivide a 0.64 acre parcel located at 1640 Ninth Avenue (APN: 013-212-002) into four (4) residential parcels. Parcel 1 will be 0.18 acres. Parcel 2 will be 0.15 acres. Parcel 3 will be 0.11 acres. Parcel 4 will be 0.20 acres.

**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 2022-0001 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 Single Family Residential "RS". The project site is located at 1640 Ninth Avenue in the community of Olivehurst, identified as Assessor's Parcel Number 013-212-002. The applicant is requesting to subdivide a 0.64 acre parcel into four (4) parcels in order to separate six (6) existing structures. All parcels meet the minimum width and lot size requirements for the "RS" zoning district.

	PROPOSED PARCEL SIZE	ADDRESS DISTRIBUTION
Parcel 1	0.18 Acres	1640 Ninth Avenue
Parcel 2	0.15 Acres	1640 Ninth Avenue #B
Parcel 3	0.11 Acres	1640 Ninth Avenue #A
Parcel 4	0.20 Acres	4737, 4739, & 4741 Western Avenue

Parcel 4 will contain a total of three (3) residences. In the RS zoning district two dwelling units are permitted per parcel. This Tentative Parcel Map creates parcels more conforming to our code than the initial legal non-conforming parcel with 6 residences.

Furthermore, all new parcels have been conditioned by the Environmental Health Department to be required to connect to Olivehurst Public Utilities District (OPUD) for both their water and wastewater needs. Emergency services will be provided by OPUD Fire.

The subject parcels lie within ACLUP Safety Zone 6. There are no density restrictions in this ACLUP Safety Zone.

### SURROUNDING USES

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

Surrounding properties are all generally less than an acre in size and properties to the east, west, south, and north are all zoned Single Family Residential. The majority of the immediate adjacent properties are currently developed with single family residences. 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 “RS” is to allow for a mixture of housing types in a low 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 non-conforming number of dwelling units currently on the parcel prohibit further development. The proposed division will maximize the potential to develop infill lots by creating three (3) parcels that will each have the ability to add Accessory Dwelling Units.

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

The proposed land division will give Parcels 1, 2, & 3 the ability to be developed with an accessory dwelling unit. With the option to increase density in the area by up to three (3) units the Tentative Parcel Map therefore, will provide additional housing opportunities for the Olivehurst 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 has the ability to accommodate a range of housing types and densities, including single family residences and duplexes. The subdivision will allow for a single family residence and additional dwelling unit to exist on each new parcel.

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 two transit stops approximately 0.23 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 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 0.64 acre project site is relatively flat, is void of any wetlands or watercourses, and contains no habitat for protected biological resources.

The proposed project meets all the requirements of Sections 15315. Specifically, the project is the creation of four (4) parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via Third Avenue; OPUD will provide water and wastewater services, and PG&E will provide 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.

**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.
- Olivehurst Public Utility District – OPUD has provided conditions in the form of items that will need to be met in order to receive OPUD service.

**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 “RS” 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:

Reviewed by:

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Jacob Edwards  
Planner I

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Kevin Perkins  
Planning Director

#### ATTACHMENTS

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

ENGINEER/SURVEYOR:

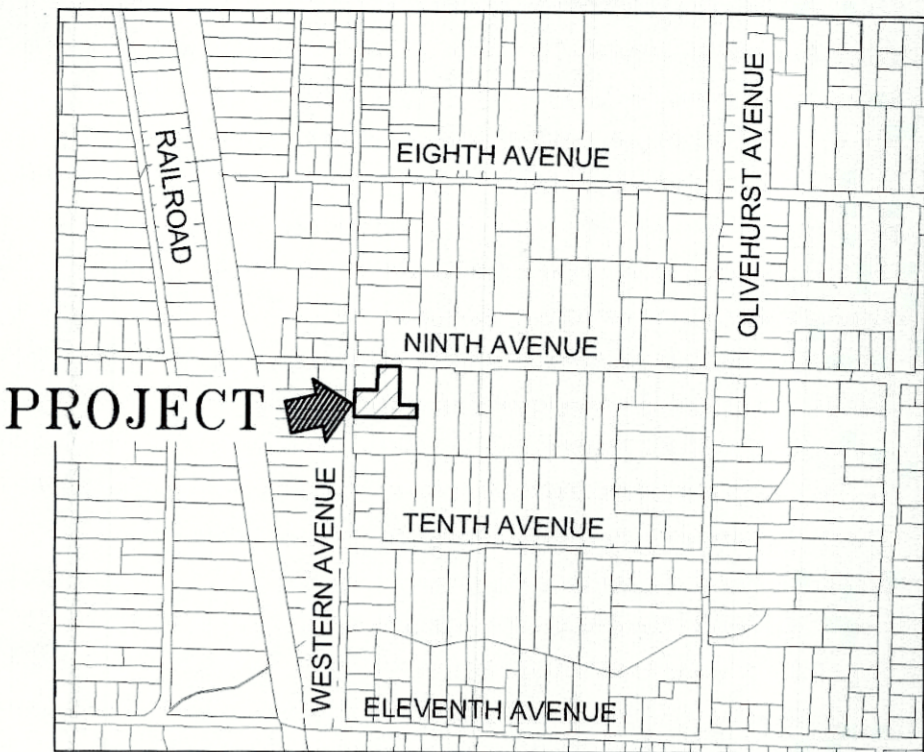
MHM, INC.  
1204 "E" STREET  
P.O. BOX "B"  
MARYSVILLE, CA. 95901  
PHONE (530) 742-6485  
ATTN: ROGER HANLIN, PLS  
rhanlin@mhm-inc.com

APPLICANT:

VITALIY FEDORCHUK  
10353 SANTO COURT  
5841 2ND STREET  
RIO LINDA, CA 95673  
PHONE: (916 ) 770-0023  
vitaliyfedorchuk88@gmail.com

OWNER:

VITALIY FEDORCHUK  
10353 SANTO COURT  
5841 2ND STREET  
RIO LINDA, CA 95673  
PHONE: (916 ) 770-0023  
vitaliyfedorchuk88@gmail.com



LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

- WATER:  
OLIVEHURST PUBLIC UTILITIES DISTRICT (O.P.U.D.)
- SEWER:  
OLIVEHURST PUBLIC UTILITIES DISTRICT (O.P.U.D.)
- DRAINAGE:  
ROADSIDE SWALE DRAINAGE TO REMAIN AS EXISTS
- BUILDINGS:  
EXISTING RESIDENCE AT 1640 9TH AVENUE  
EXISTING BUILDINGS 1 THROUGH 5 UNDER RENOVATION
- EXISTING LAND USE:  
RESIDENTIAL
- ZONE:  
R-02 (MULTI-FAMILY RESIDENTIAL)
- EXISTING A.P. NUMBERS & AREAS  
APN 013-212-002 R-02  
APN 013-212-002 0.64± ACRES CALCULATED  
0.97± ACRES PER ASSESSOR
- PROPOSED AREAS:
- |          |                 |                                      |
|----------|-----------------|--------------------------------------|
| PARCEL 1 | RESIDENCE       | 0.18± ACRES GROSS<br>0.15± ACRES NET |
| PARCEL 2 | BUILDING 4      | 0.15± ACRES                          |
| PARCEL 3 | BUILDING 5      | 0.11± ACRES                          |
| PARCEL 4 | BUILDINGS 1 - 3 | 0.20± ACRES                          |
- COMMUNICATIONS:  
OWNER/APPLICANT & ENGINEER TO  
RECEIVE ALL COMMUNICATIONS

LEGEND

- CALCULATED POINT  
NOTHING FOUND OR SET
- R.O.W. RIGHT OF WAY
- BOUNDARY
- RECORD LINES PER YUBA  
COUNTY GIS
- CENTERLINE
- (EP) EDGE OF PAVING
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊗ WATER VALVE

TENTATIVE PARCEL MAP NO. 2021 -00\_ \_

FOR  
VITALI FEDORCHUK

BEING A PORTION OF LOT 35 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

DECEMBER 2021  
SCALE: 1"= 30'

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

**ENGINEER/SURVEYOR:**

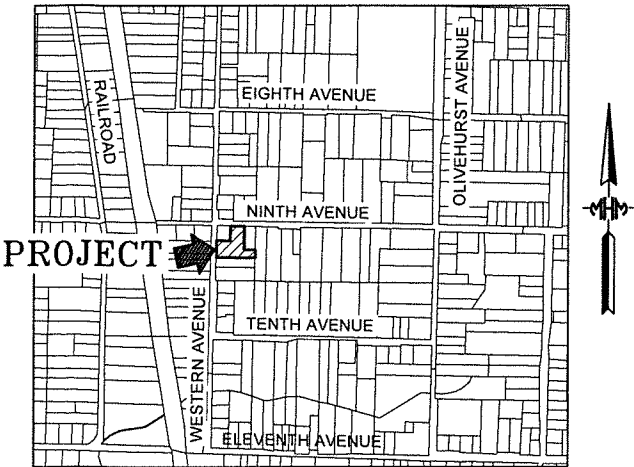
MHM, INC.  
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PHONE: (916 ) 770-0023  
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**LOCATION MAP**

NOT TO SCALE

**GENERAL NOTES:**

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

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

DRAINAGE:  
ROADSIDE SWALE DRAINAGE TO REMAIN AS EXISTS

BUILDINGS:  
EXISTING RESIDENCE AT 1640 9TH AVENUE  
EXISTING BUILDINGS 1 THROUGH 5 UNDER RENOVATION

EXISTING LAND USE:

RESIDENTIAL

ZONE:

R-02 (MULTI-FAMILY RESIDENTIAL)

APN 013-212-002 R-02

EXISTING A.P. NUMBERS & AREAS

APN 013-212-002 0.64± ACRES CALCULATED

0.97± ACRES PER ASSESSOR

PROPOSED AREAS:

PARCEL 1	RESIDENCE	0.18± ACRES GROSS 0.15± ACRES NET
PARCEL 2	BUILDING 4	0.15± ACRES
PARCEL 3	BUILDING 5	0.11± ACRES
PARCEL 4	BUILDINGS 1 - 3	0.20± ACRES

COMMUNICATIONS:

OWNER/APPLICANT & ENGINEER TO  
RECEIVE ALL COMMUNICATIONS

**TENTATIVE PARCEL MAP NO. 2021 -00\_\_**

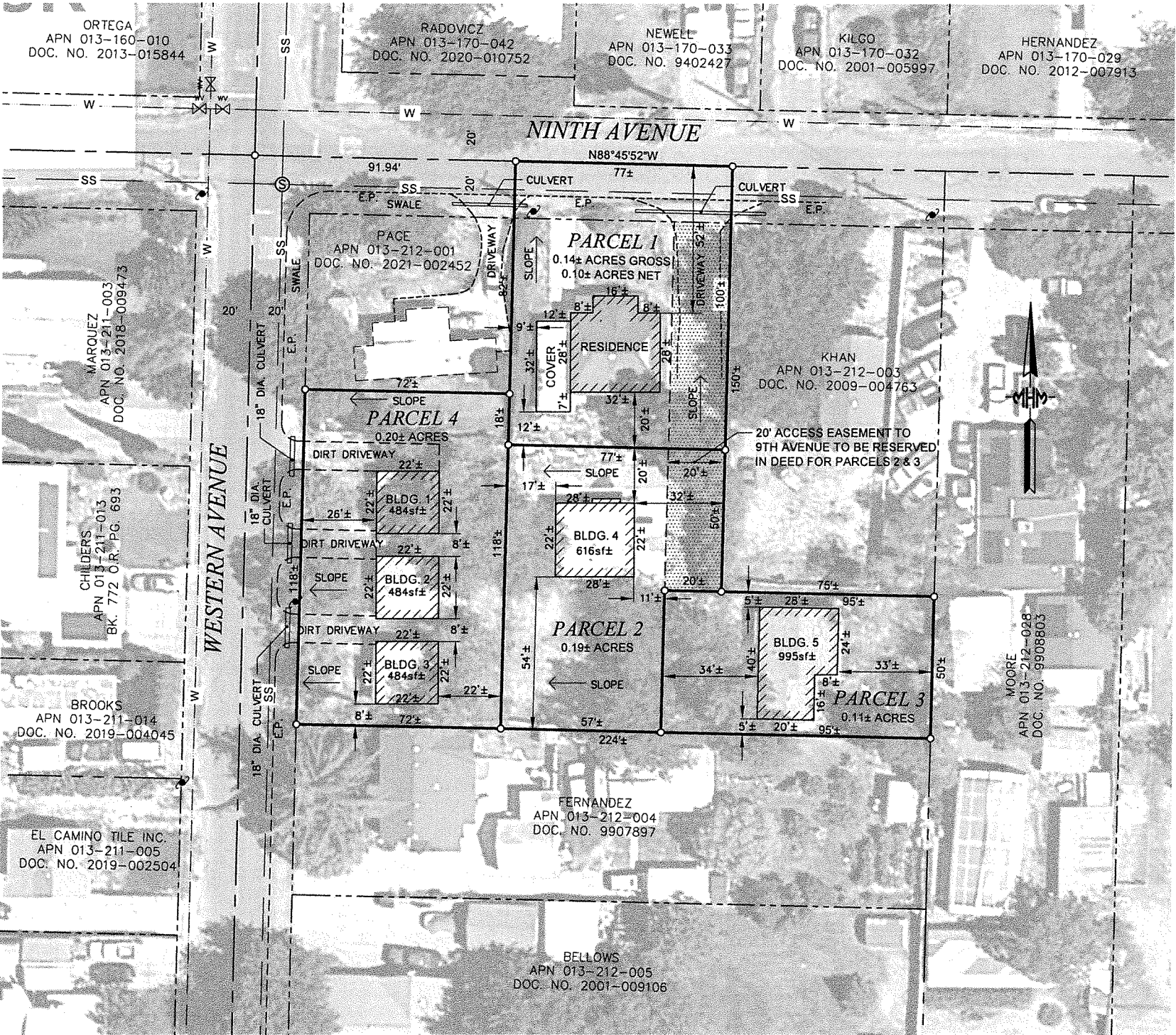
FOR  
VITALI FEDORCHUK

BEING A PORTION OF LOT 35 AS SHOWN ON THAT CERTAIN MAP ENTITLED " MAP OF  
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COUNTY OF YUBA  
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DECEMBER 2021  
SCALE: 1"= 30'

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



**LEGEND**

- CALCULATED POINT  
NOTHING FOUND OR SET
- R.O.W. RIGHT OF WAY
- BOUNDARY
- - - RECORD LINES PER YUBA  
COUNTY GIS
- - - CENTERLINE
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- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ WATER VALVE

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

**Applicant/Owner: Vitaliy Fedorchuk**  
**APN: 013-212-002**

**Case Number: TPM2022-0001**  
**DRC Hearing Date: September 1, 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 2022-0001 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 September 12, 2022. Tentative Parcel Map TPM 2022-0001 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 September 1, 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.

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

**Applicant/Owner: Vitaliy Fedorchuk  
APN: 013-212-002**

**Case Number: TPM2022-0001  
DRC Hearing Date: September 1, 2022**

- 
- 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 Western Avenue, classed as an Urban Residential Road, lying within the bounds of this property.
  - 9) 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 Ninth Avenue, classed as an Urban Residential Road, lying within the bounds of this property.
  - 10) 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.
  - 11) Owner shall provide a non-exclusive easement to be reserved in deeds, for road and public utility purposes, 20 feet in width connecting Parcels 2 and 3 to Ninth Avenue as shown on the tentative parcel map. The provided access easement shall not be offered for dedication or deeded to the County. The easement shall be located in such a manner as to permit the construction of a driveway in compliance with the requirements of the Yuba County Standard (Drawing No. 127).
  - 12) Prior to map recordation road construction along Western Avenue and Ninth 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 Western Avenue and Ninth 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 (Ninth Avenue cost) and 4 (Western Avenue cost), 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) All existing or proposed driveway encroachments onto Western Avenue and Ninth 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.
  - 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.
  - 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.

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**Applicant/Owner: Vitaliy Fedorchuk**  
**APN: 013-212-002**

**Case Number: TPM2022-0001**  
**DRC Hearing Date: September 1, 2022**

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- 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.
  - 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.

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

**Applicant/Owner: Vitaliy Fedorchuk  
APN: 013-212-002**

**Case Number: TPM2022-0001  
DRC Hearing Date: September 1, 2022**

- 
- 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.
  - 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

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

**Applicant/Owner: Vitaliy Fedorchuk  
APN: 013-212-002**

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DRC Hearing Date: September 1, 2022**

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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) 1-4.
- 36) Prior to construction final, owner shall connect parcel(s) 1-4 to OPUD for 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) Prior to final map, 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 new development must meet applicable requirements of most current adopted version of the California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: building, accessibility and fire code requirements.
- 42) All new buildings and structures must obtain a building permit prior to construction.

**OLIVEHURST PUBLIC UTILITY DISTRICT:**

- 43) Prior to Final Map recordation video camera existing sewer lines to determine routing and what can remain as existing, if anything, and what is required of removal or capping at property line. Locate water plumbing to determine what can remain, if anything and where to cap at property line. Provide both information on engineering plans.
- 44) Prior to Final Map recordation each parcel shall have a separate water line. For water, this property split will require additional 3 capacity fees to be paid for a minimum of ¾" meter or the size owner would like installed. Size of meter will determine the cost of the capacity fees for the additional 3 fees (Will depend if the county require any fire requirement that come with new parceling, even if it's an existing building). Engineering plans will be required to show location and hook up to the main. Existing plumbing shall be disconnected once each parcel has placed new water line or capped at property line. Each parcel shall be required to be metered. Staff recommends the meter at Parcel 1 would remain and be used only for Parcel 1. Parcel 2 and

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

**Applicant/Owner: Vitaliy Fedorchuk**  
**APN: 013-212-002**

**Case Number: TPM2022-0001**  
**DRC Hearing Date: September 1, 2022**

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- Parcel 3 shall have their own meter and be placed within the R.O.W within the 20' access easement and be used for Parcels 2 & 3. Parcel 4 shall have, at minimum, 1 water service line and its own meter coming off Western Avenue and connect to the 3 buildings.
- 45) Prior to Final Map recordation each Parcel shall be required to have a separate sewer line. Each Parcel shall have their own sewer line. Sewer cleanout shall be provided outside the building in each lateral and every 100 feet for any new connections into homes per 2019 Building Code. No additional sewer line capacity fees are required if it's within 5 separate sewer line connections to the main total for these properties. Plumbing shall be evaluated to determine what is existing and what will remain for one of the parcels.
- 46) Prior to Final Map recordation all previous dues on this property shall be paid before any water & sewer permits are issued.

**PLANNING DEPARTMENT:**

- 47) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 48) 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.
- 49) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 50) 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.
- 51) All properties shall have landscaping installed in compliance with Chapter 11.24 Landscape of the Yuba County Development Code. Prior to the issuance of any building final occupancy permits, a landscape inspection will be conducted to verify completion.
- 52) Prior to Final Map recordation all driveways leading to the required parking areas (20 foot minimum driveway apron) and all encroachments shall be paved to conform to the current Yuba County Standards for a Standard Driveway (Drawing No. 200) under permit issued by the Department of Public Works.

Yuba County CDSA

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Jacob Edwards  
Planner I