



# *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>

### DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**MEETING DATE:** September 1, 2022

**TO:** DEVELOPMENT REVIEW COMMITTEE

**FROM:** Ciara Fisher, Planner III

**RE:** TENTATIVE PARCEL MAP TPM 2022-0008 (River Oaks)

---

**REQUEST:** The applicant is requesting approval of a Tentative Parcel Map to subdivide a 9.04 acre parcel into three residential parcels, for a property located at the northeast corner of Algodon Road and River Oaks Boulevard in the community of Plumas Lake (APN: 016-040-105).

**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 2022-0008 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 Plumas Lake Specific Plan (PLSP), with an underlying zone of High Density Residential "HDR". The project site is located at the northeast corner of Algodon Road and River Oaks Boulevard, approximately 0.4 miles north of Plumas Lake Boulevard and approximately 0.12 miles west of HWY 70, in the community of Plumas Lake, identified as Assessor's Parcel Number 016-040-105-000. This current parcel layout was created by the Ross Ranch Large Lot Tentative Subdivision Tract Map (TSTM 2004-0052) and Development Agreement (DA 2005-0001) which was approved by the Board of Supervisors on September 27, 2005. This parcel in particular was set aside as Planning Area 7 (Lot 1) on the map for future high density residential development.

The Applicant requests to subdivide a 9.04 acre parcel into three parcels. Parcel 1 is proposed to be 4.68 acres in size, Parcel 2 is proposed to be 3.75 acres in size, and Parcel 3 is proposed to be 0.61 acres in size. (Attachment 1). All three parcels meet the minimum width and lot size requirements for the "HDR" zoning district established in the PLSP. Specifically, a minimum lot depth of 120 feet and a minimum lot width of 100 feet. Moreover, the "HDR" zoning requires a maximum density of 12 residential units per acre (4.68 acres X 12 units = 56 units, 3.75 acres X 12 units = 45 units, and 0.61 acres X 12 units = 7 units). All three parcels are required to be developed to meet the density requirements of the zoning district. Potential residential

development may include apartments, townhomes or condominiums, retirement complex, or any other multi-unit development allowed in the “HDR” zoning district.

All three parcels will have access to Rive Oaks Blvd via a new 4 lane Parkway Arterial that is consistent with the PLSP. The Parkway Arterial features two 24 foot travel lanes with a 14 foot median, a bike lane, detached & attached landscape strips, and a sidewalk. The parcels will also have access to Algodon Road that will be improved to meet the Major Collector roadway standards listed in the PLSP. The Major Collector features two 12 foot travel lanes, a 12 foot turn lane, a bike lake, detached landscape strip, and a sidewalk. The project has been conditioned by the Public Works Department to meet the roadway standards listed in the PLSP.

Furthermore, all of the proposed 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. Emergency services will be provided by the Linda Fire Protection District.

**SURROUNDING USES:**

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Subject Property	Valley Neighborhood	PLSP – HDR	Vacant
North	Valley Neighborhood	PLSP – Hwy Commercial	Vacant
East	Valley Neighborhood	PLSP – Hwy Commercial	Vacant
South	Valley Neighborhood	PLSP – Community Shopping Center	Vacant
West	Valley Neighborhood	PLSP – MDR	Vacant

The properties are located within the PLSP and are currently vacant. Properties to the west are intended to be built with single family residential and the properties to the north, south, and east are intended to be built with commercial uses. Properties to the southwest are built out with single family residential houses. This property and its future development is appropriate at this location because it acts as a buffer in between future single family residential homes and commercial uses. Moreover, 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. 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 9 acre parcel that will be surrounded by vacant land that will be developed with single family residential homes and commercial uses. With the PLSP “HDR” zoning designation, the project property has the capacity to be built with 56 units for Parcel 1, 45 units for Parcel 2, and 7 units for Parcel 3. Therefore, it will provide additional multi-family housing opportunities for the area.

2. *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 capacity to be developed with a range of housing types and densities. For example, the PLSP “HDR” zoning allows for a variety of multi-family housing types. The parcel map will allow for additional residences to be developed on newly created parcels.

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 and was determined to be consistent with the Yuba County General Plan, the Yuba County Development Code, and the PLSP. Furthermore, the residential development will be reviewed for compliance with the development regulations listed in the PLSP and 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 the PLSP and the 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.

The Chapter 3.2, Residential Land Uses, of the PLSP states that the purpose of “HDR” is to provide limited pockets of development at high net densities that can be developed with as owner-occupied townhomes or condominiums, apartments, a retirement complex or some type of residential care facility including congregate care or assisted living arrangements. The project is consistent with the “HDR” zoning designation as future development will need to meet the minimum density requirements.

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 River Oaks Boulevard and Algodon Road; 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 nine 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.
- RD-784 – The project shall meet the requirements for Drainage Basin B and standard from RD-784.

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 PLSP “HDR” Zoning Designation. The proposed project is consistent with the character of the General Plan and PLSP (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:

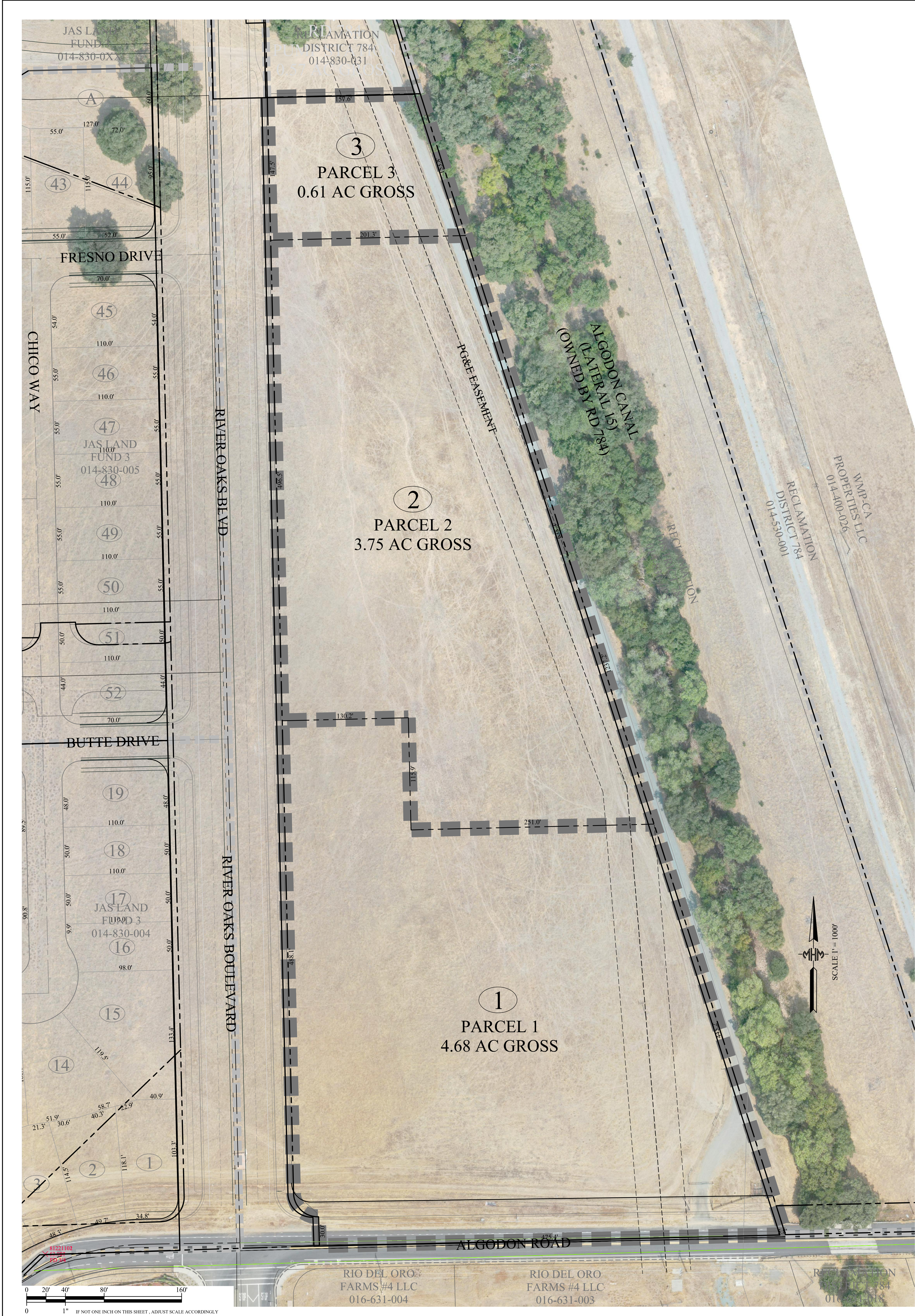


Ciara Fisher  
Planner III

#### ATTACHMENTS

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





TENTATIVE PARCEL MAP  
TPM 22-0XX (RIVER OAKS PARCEL MAP)  
COUNTY OF YUBA, CALIFORNIA  
JUNE 10, 2022

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THAT PORTION OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY AS CONTAINED IN DEED RECORDED ON NOVEMBER 26, 1912 IN BOOK 65 OF DEEDS, AT PAGE 153, OFFICIAL RECORDS OF YUBA COUNTY, SITUATE IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, BEING FURTHER DESCRIBED AS A PORTION OF PARCEL 5 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 27, 2004 AS INSTRUMENT NO. 2004R-019677, OFFICIAL RECORDS OF YUBA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF ALGODON ROAD AS DESCRIBED IN BOOK 140, AT PAGE 378, OFFICIAL RECORDS OF YUBA COUNTY, FROM WHICH THE SOUTHEAST CORNER OF SAID PARCEL 5 BEARS NORTH 88°41'33" EAST A DISTANCE OF 200.00 FEET; THENCE FROM SAID POINT OF BEGINNING ALONG SAID CENTERLINE OF ALGODON ROAD FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 88°41'33" WEST A DISTANCE OF 409.20 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 32 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "PLAT OF ARBOGA COLONY NO. 2" FILED FOR RECORD IN BOOK 2 OF MAPS, AT PAGE 15, YUBA COUNTY RECORDS; AND
2. SOUTH 88°11'46" WEST A DISTANCE OF 72.08 FEET;

THENCE LEAVING SAID SOUTH LINE OF SECTION 29 FOR THE FOLLOWING FOUR (4) ARCS, COURSES AND DISTANCES:

1. NORTH 01°48'14" WEST A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE.
2. FROM A RADIAL LINE WHICH BEARS SOUTH 01°48'14" EAST, 39.46 FEET ALONG THE ARC OF A NON-TANGENT 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°25'33";
3. NORTH 01°22'21" WEST A DISTANCE OF 1132.10 FEET;
4. NORTH 88°37'39" EAST A DISTANCE OF 157.93 FEET TO A POINT ON THE WEST LINE OF THE LEVEE EASEMENT AS DESCRIBED IN BOOK 69, AT PAGE 225, OFFICIAL RECORDS OF YUBA COUNTY;
5. ALONG SAID WEST LINE OF THE LEVEE EASEMENT, SOUTH 17°44'46" EAST A DISTANCE OF 1237.20 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, AS MEASURED BETWEEN NGS STATION "HPGN D CA 03 GH", AND NGS STATION "HPGN D CA 03 FH. SAID BEARING IS NORTH 43°47'43" WEST. DISTANCES SHOWN ARE GROUND BASED. GRID DATUM FACTOR IS 0.99991598.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT CERTIFICATE NO. LLA2006-0013, RECORDED MAY 30, 2006, AS INSTRUMENT NO. 2006R-010692, OF OFFICIAL RECORDS.

LAND USE SUMMARY

LOT SUMMARY\*

PHASE NO. 1 =	1 PARCEL	4.68 AC	0.21 PARCELS/AC
PHASE NO. 2 =	1 PARCEL	3.75 AC	0.27 PARCELS/AC
PHASE NO. 3 =	1 PARCEL	0.61 AC	1.64 PARCELS/AC

SUBTOTAL = 3 PARCELS 9.04 AC 0.33 PARCELS/AC (RESIDENTIAL)

TOTAL = 9.04 AC 0.33 PARCELS/AC

\*ALL DENSITIES EXCLUDE MAJOR ROADWAYS. ALGODON ROAD AND RIVER OAKS BLVD HAVE BEEN DEDICATED TO COUNTY IN FEE AS PART OF LARGE LOT FINAL MAP RECORDED IN YUBA COUNTY MAPS BOOK 89 PAGE 3.

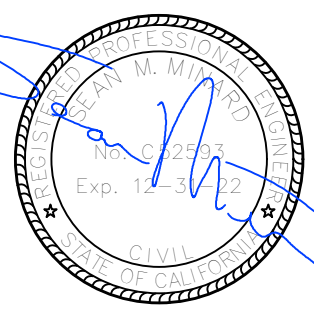
COUNTY OF YUBA APPROVAL:

THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 22-0XX APPROVING TENTATIVE PARCEL MAP NO. 2022-0XX DURING THE PLANNING COMMISSION MEETING ON 2022-0XX.

COUNTY OF YUBA DATE:

SURVEYORS STATEMENT:

I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICA TITLE COMPANY ORDER NUMBER 5405-6679631 DATED MAY 23, 2022.



SEAN MINARD, P.E. 52593, P.L.S. 8397

PROJECT NOTES

OWNER

AMG & ASSOCIATES, LLC  
430 EAST STATE STREET, SUITE 100  
EAGLE, ID 83616  
CONTACT: ALEXIS GEVORGIAN  
PHONE: (208) 908-4873

APPLICANT

AMG & ASSOCIATES, LLC  
430 EAST STATE STREET, SUITE 100  
EAGLE, ID 83616  
CONTACT: DON SLATTERY  
PHONE: (208) 908-4873

ENGINEER/SURVEYOR

MHM INCORPORATED  
1204 E STREET, P.O. BOX B  
MARYSVILLE, CA 95901  
CONTACT: SEAN MINARD, P.E., P.L.S.  
PHONE: (530) 742-6485

ASSESSOR'S PARCEL NO.

APN 016-040-105

AREA OF TENTATIVE MAP

9,030 GROSS ACRE

EXISTING USE

VACANT

EXISTING GENERAL PLAN DESIGNATION

VALLEY NEIGHBORHOOD

PROPOSED GENERAL PLAN DESIGNATION

VALLEY NEIGHBORHOOD

EXISTING ZONING

SP-PLUMAS LAKE SPECIFIC PLAN - HDR

PROPOSED ZONING

SP-PLUMAS LAKE SPECIFIC PLAN - HDR

LEVEE PROTECTION

RECLAMATION DISTRICT NO. 784

ELEMENTARY SCHOOL DISTRICT

MARYSVILLE JOINT UNION SCHOOL DISTRICT

HIGH SCHOOL DISTRICT

MARYSVILLE JOINT UNION SCHOOL DISTRICT

IRRIGATION DISTRICT

NONE - INDIVIDUAL WATER WELLS

FIRE PROTECTION

LINDA COUNTRY FIRE DISTRICT

LAW ENFORCEMENT

YUBA COUNTY SHERIFF

SANITARY SEWER

OLIVEHURST PUBLIC UTILITIES DISTRICT

DOMESTIC WATER

OLIVEHURST PUBLIC UTILITIES DISTRICT

STORM DRAINAGE

COUNTY OF YUBA AND RECLAMATION DISTRICT NO. 784

ELECTRICITY

PACIFIC GAS AND ELECTRIC

NATURAL GAS (OPTIONAL)

PACIFIC GAS AND ELECTRIC

COMMUNICATION

AT&T AND COMCAST

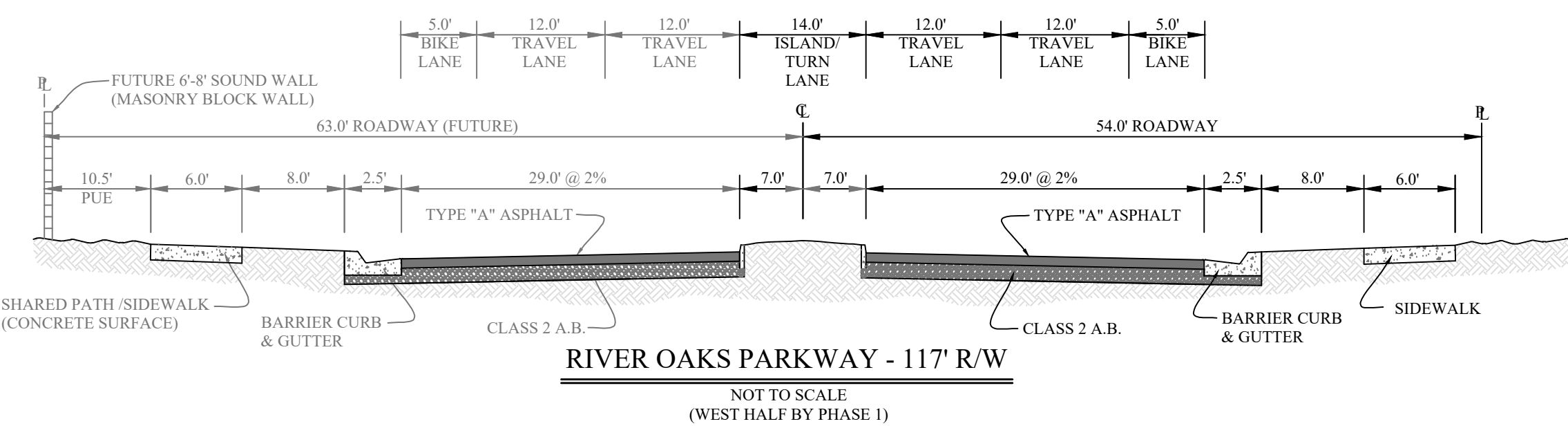
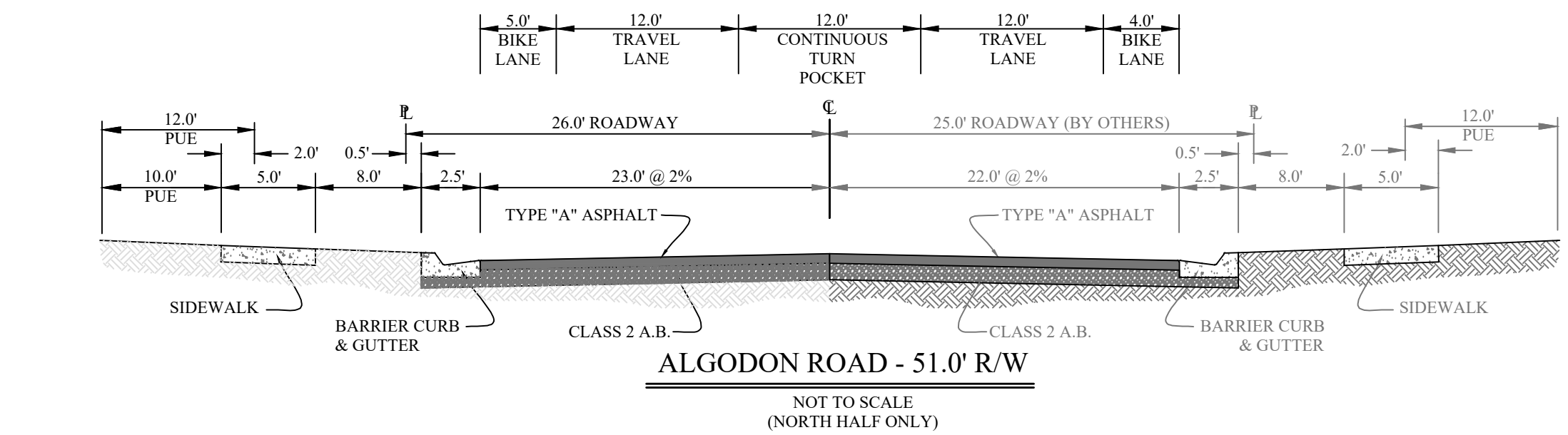
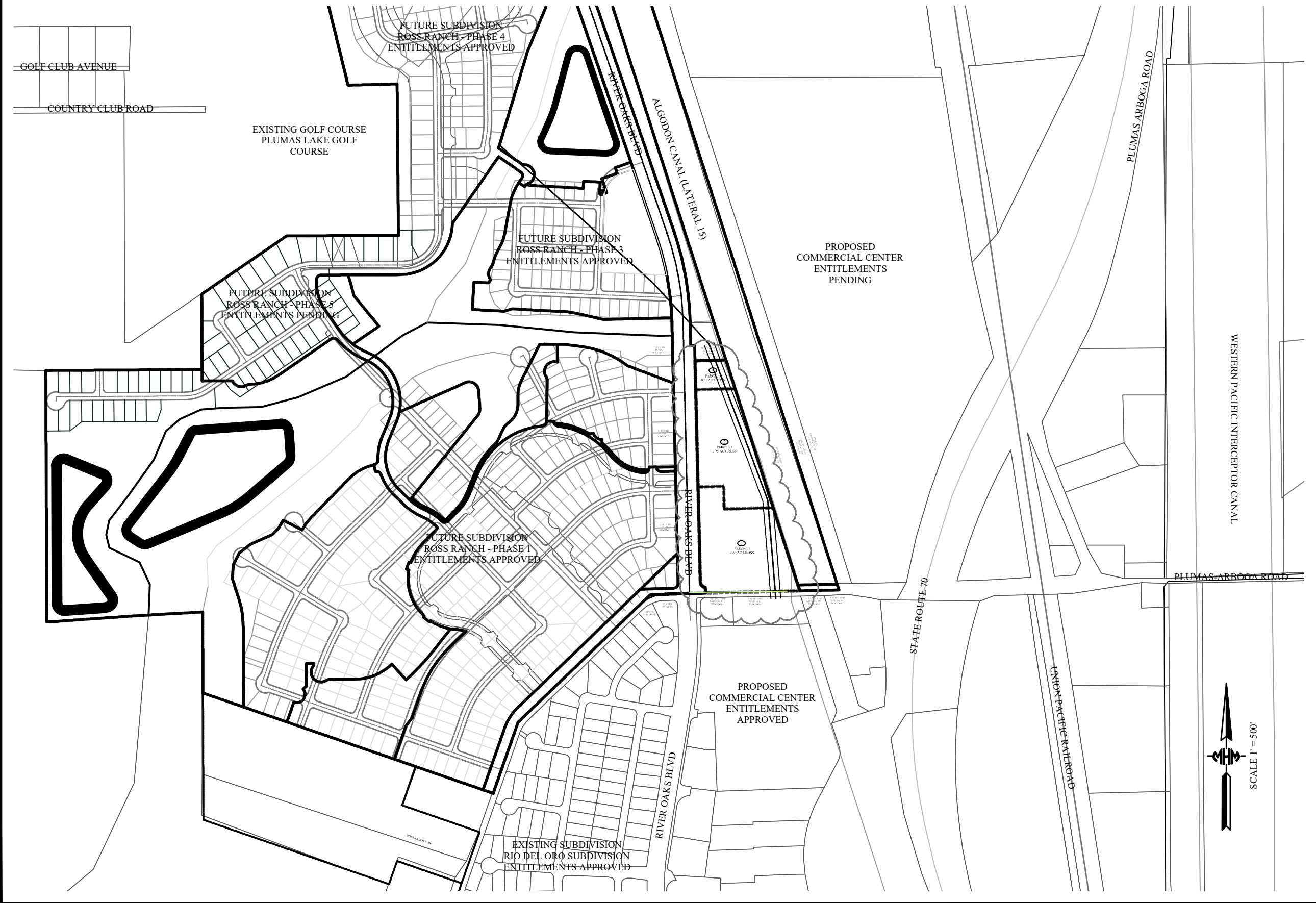
CABLE (OPTIONAL)

COMCAST

GENERAL NOTES:

1. SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
2. A 12.0 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED PROVIDED ON ALL STREETS WITH 10 FEET BEHIND SIDEWALK AND 2.0 FEET LOCATED UNDER SIDEWALK. ADJACENT TO CUL-DE-SAC BULBS THE PUBLIC UTILITY EASEMENT SHALL BE 10 FEET BEHIND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
5. VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
6. ALL EXISTING STRUCTURES, SEPTIC TANKS, AND WELLS TO BE REMOVED OR DESTROYED PRIOR TO CONSTRUCTION.
7. STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA CITY STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
8. OWNERS, APPLICANT, ATTORNEY, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.

LOCATION MAP



2 INDICATES PROPOSED PHASE

M.H.M.  
ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B  
MARYSVILLE, CA 95901  
TEL: 530.742.6485  
FAX: 530.742.5639



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

**Applicant: Niki & Don Slattery**  
**Owner: Alexis Gevorgian**  
**APN: 016-040-105**

**Case Number: TPM2022-0008**  
**DRC Hearing Date: September 1, 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 2022-0008 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) day appeal period which is September 12, 2022. Tentative Parcel Map TPM 2022-0008 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 which is 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) Improvement plans and necessary calculations for all improvements and associated drainage facilities required by these conditions shall be submitted to and approved by the Public Works Department prior to any construction; such approvals shall include the alignment and grades of roads and drainage facilities. The improvement plans for any improvements required by these

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

**Applicant: Niki & Don Slattery**  
**Owner: Alexis Gevorgian**  
**APN: 016-040-105**

**Case Number: TPM2022-0008**  
**DRC Hearing Date: September 1, 2022**

- 
- conditions shall be completed and approved, along with an engineer's estimate of such improvements, by the Public Works Department prior to the filing of the parcel map.
- 8) The Public Works Director may modify any of the Public Works conditions contained herein, with mutual consent of the property owner.
  - 9) Owner shall dedicate to the County of Yuba, in fee simple, a 54.0-foot strip of land adjoining the centerline of River Oaks Boulevard and 39.0-foot strips of land adjoining the centerline of Algodon Road lying within the bounds of this property or as approved by the Public Works Director. The alignments of which shall be approved by the Public Works Director. Any previous dedications in excess of the 54.0-foot strip shall be reconveyed pursuant to Government Code Section 66477.50 as part of the final map or as a separate action.
  - 10) Owner shall provide and offer to dedicate to the County of Yuba a 12-foot easement for public services along the street frontages of this property measured from the County's right of way.
  - 11) Prior to building occupancy for each parcel, road construction along River Oaks Boulevard fronting the parcel shall meet the half-width requirements in conformance with the tentative parcel map or as modified by the Public Works Director. Such standard shall include 2 – 12-foot wide travel lanes, a 5-foot wide bike lane, curb and gutter, and a 6-foot wide detached sidewalk. The roadway shall be designed and constructed in a manner to allow the construction of the median and westerly improvements at a future date. The newly constructed road shall be widened northerly of the River Oaks Boulevard and Algodon Road intersection to accommodate properly aligning the newly constructed road with the existing intersection. The length of the widened portion of newly constructed road shall be determined by generally accepted engineering principles and the associated design speed with River Oaks Boulevard.
  - 12) Prior to building occupancy for each parcel, road construction along Algodon Road fronting the parcel shall meet the half-width requirements in conformance with the tentative parcel map or as modified by the Public Works Director. Such standard includes a 23-foot wide paved section (5 foot wide bike lane included within), curbs, and gutters, and a detached sidewalk.
  - 13) Proposed road encroachments shall conform to the current Yuba County Standards for an urban residential intersection (Drawing No. 105).
  - 14) All existing driveway encroachments onto Algodon Road shall conform to the current Yuba County Standards for a Standard Driveway (Drawing No. 200) and be paved a minimum of 20' from the edge of travel way per Yuba County Standard (Drawing No. 128).
  - 15) 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



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

**Applicant: Niki & Don Slattery**  
**Owner: Alexis Gevorgian**  
**APN: 016-040-105**

**Case Number: TPM2022-0008**  
**DRC Hearing Date: September 1, 2022**

- (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.
- 16) Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer, to the Department of Public Works for review and approval prior to Parcel map approval for each phase of construction and/or grading permit. Owner shall construct such erosion and sediment control measures as per the approved plan prior to approval of parcel maps for phased construction.
  - 17) Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department for review and approval, prior to any construction. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses.
  - 18) 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.
  - 19) 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.
  - 20) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail and shall be approved by the Public Works Department.
  - 21) Prior to commencing performance of any public improvement or facility to be dedicated to County, and subject to approval by the Public Works Department, the Contractor performing work within County ROW 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.
  - 22) Prior to filing the parcel map, written approvals shall be submitted to the County Surveyor from the appropriate public service providers that their requirements have been met and that they are satisfied with the public utility easements as shown on the Parcel Map.



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

**Applicant: Niki & Don Slattery**  
**Owner: Alexis Gevorgian**  
**APN: 016-040-105**

**Case Number: TPM2022-0008**  
**DRC Hearing Date: September 1, 2022**

- 
- 23) Owner shall be responsible for giving sufficient notice to the appropriate public service providers (ie. Pacific Gas and Electric, Pacific Bell, Comcast, etc.) prior to any new construction or development for 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) Improvements required by the herein stated conditions due to health, safety, and any required mitigating measure shall be completed or bonded for prior to recording each parcel map to the satisfaction of Public Works Director.
  - 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 recording the Parcel Map.
  - 27) Owner shall submit a current Preliminary Title Report or Subdivision 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 Title Report or Guarantee shall be provided at the time of filing the Parcel map.
  - 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) Owner shall maintain all landscaping required by these Conditions of Approval for a period of 12 months from the time the landscaping is accepted by the Public Works Department and until such additional time as assessments are collected from CSA 66 or other entity acceptable to County to provide for such maintenance.
  - 30) Owner shall maintain all improvements required by these Conditions of Approval for a period of 12 months from the time the improvements are accepted by the Public Works Department and until such additional time as assessments are collected from CSA 66 or other entity acceptable to County to provide for such maintenance.
  - 31) Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Parcel Map.
  - 32) Prior to building occupancy, owner shall complete an engineer's analysis to determine a CSA 66 zone of benefit assessment value for the Ross Ranch Development Agreement zone. This zone of benefit shall include services such as fire protection services, local park, recreation or parkway facilities and services, and miscellaneous extended services including street and highway sweeping, street and highway lighting, landscape maintenance, park and open space maintenance, drainage system maintenance, road maintenance, fire services, and emergency services. Future Ross Ranch zone of benefit developers will reimburse applicant for their fair share of the engineering analyses.



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

**Applicant: Niki & Don Slattery**  
**Owner: Alexis Gevorgian**  
**APN: 016-040-105**

**Case Number: TPM2022-0008**  
**DRC Hearing Date: September 1, 2022**

- 
- 33) Prior to building occupancy, owner shall then petition to be assessed for the newly determined zone of benefit.
- 34) Owner shall provide a concrete base or bases for the placement of a centralized mail delivery unit or units within the subdivision as directed by the United States Postal Service. Specifications and location(s) of such base(s) shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba County Department of Public Works, with due consideration for street light location, traffic safety, security and consumer convenience. Such base(s) shall be located within a Public Utility Easement.
- 35) The following note shall be included in the Grant Deed to the County of Yuba: "Should the Board of Supervisors of the County of Yuba determine that the public purpose for which property was dedicated in fee simple no longer exists, or the property or any portion thereof is not needed for public utilities, the County of Yuba shall reconvey the above described property to the Grantor, whose address is \_\_\_\_\_, or to the successor(s) in interest pursuant to Government Code Section 66477.5."
- 36) All easements of record which affect this property are to be shown on the parcel maps.
- 37) Prior to submitting the parcel map to the Board of Supervisors, all applicable Public Works and County Surveyor fees for map checking, improvement plan checking and inspection fees have to be paid current.
- 38) A copy of the parcel maps shall be submitted to and reviewed by the Community Development Department for conformance with the Community Development Department's conditions of approval and mitigation measures before the parcel map can be filed with the Yuba County Recorder. A statement, executed by the Community Development Department Director, stating the parcel map is found to be in conformity with the approved tentative parcel map shall be submitted to the County Surveyor before the parcel map can be filed.
- 39) A copy of the parcel map shall be submitted to and reviewed by the Environmental Health Department for conformance with the Environmental Health Department's conditions of approval before the parcel map can be filed with the Yuba County Recorder. A statement, executed by the Environmental Health Department Director, stating that the parcel map has been found it to be in conformity with the Environmental Health Department conditions and in conformance with the requirements of Chapter 7.07 of the Yuba County, shall be submitted to the County Surveyor before the parcel map can be filed.
- 40) A copy of the parcel map shall be submitted to and reviewed by Reclamation District 784 for conformance with the Reclamation District 784 requirements and approved by the Reclamation District 784 before the parcel map can be filed with the Yuba County Recorder. A letter of map approval, executed by the Reclamation District 784, stating that RD 784's requirements have been met and that any public service or drainage easements as may be shown on the map are satisfactory shall be submitted to the County Surveyor before the parcel map can be filed.
- 41) A copy of the parcel map shall be submitted to and reviewed by the Olivehurst Public Utility District (OPUD) for conformance with the OPUD requirements and approved by the OPUD before the parcel map can be filed with the Yuba County Recorder. A letter of map approval, executed by the OPUD, is to be submitted to the County Surveyor stating that the OPUD requirements have been met in order to allow the map to be filed and that any public service



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

**Applicant: Niki & Don Slattery**  
**Owner: Alexis Gevorgian**  
**APN: 016-040-105**

**Case Number: TPM2022-0008**  
**DRC Hearing Date: September 1, 2022**

- 
- easements as may be shown on the parcel map are satisfactory and that the OPUD has no objection to filing the parcel map.
- 42) A copy of the parcel map shall be submitted to and reviewed by the Linda County Fire Department for conformance with the Linda County Fire Department requirements and approved by the Linda County Fire Department before the parcel map can be filed with the Yuba County Recorder. A letter of map approval, executed by the Linda County Fire Department, is to be submitted to the County Surveyor stating that the Linda County Fire Department requirements have been met in order to allow the map to be filed and that any public service easements as may be shown on the parcel map are satisfactory and that the Linda County Fire Department has no objection to filing the parcel map.
- 43) Upon submitting the Parcel map to the County Surveyor for submittal to the Board of Supervisors for parcel map approval, the Owner's surveyor or engineer shall also provide a copy of the Parcel map in a DWG digital format showing parcel lines, bearings and distances, lot numbers and street names or additional information as may be required by the Yuba County Assessor.
- 44) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
- 45) Owner shall coordinate with the Department of Public Works and Olivehurst Public Utility District to provide for streetscape irrigation for a period of five (5) years or until such time as assessments are collected by the County Service Area or applicable funding mechanism(s).

**ENVIRONMENTAL HEALTH DEPARTMENT:**

- 46) Prior to recording, owner shall annex into Olivehurst Public Utilities District (OPUD) and submit to Environmental Health a "Will Serve" letter for water and sewer services and facilities for parcel(s) 1 through 3.
- 47) Prior to building occupancy for each parcel, water and sewer services shall be provided in accordance with OPUD standards.
- 48) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 49) All existing trash and debris shall be removed from the subject site.
- 50) 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
- 51) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

**BUILDING DEPARTMENT:**

- 52) 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, Plumbing, Electrical, Mechanical, Accessibility and fire code requirements.
- 53) All new buildings and structures must obtain a building permit prior to construction.



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

**Applicant: Niki & Don Slattery**  
**Owner: Alexis Gevorgian**  
**APN: 016-040-105**

**Case Number: TPM2022-0008**  
**DRC Hearing Date: September 1, 2022**

---

**PLANNING DEPARTMENT:**

- 54) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 55) The project shall comply and meet all of the appropriate COAs listed in TSTM2004-0052 and DA2005-0001 (Ross Ranch).
- 56) 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.
- 57) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 58) 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.
- 59) Prior to the issuance of any building final occupancy permits, landscaping shall be installed in compliance with the PLSP and Chapter 11.24 Landscape of the Yuba County Development Code.

**RECLAMATION DISTRICT NO. 784:**

- 60) The applicant shall submit a formal application and a plan check/review deposit prior to any development on the property and additional work being completed by RD 784 (i.e. site plan review, grading plan, improvement plans, drainage plan, impact fee agreement).
- 61) The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin B and all future revisions to the Drainage Basin B Master Drainage Plan for portions within Drainage Basin B. Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
- 62) Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
- 63) Developer shall pay all Drainage Basin B impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin B whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system.
- 64) The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of “reducing pollutants in urban runoff to the maximum extent practicable” established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual.



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

**Applicant: Niki & Don Slattery**  
**Owner: Alexis Gevorgian**  
**APN: 016-040-105**

**Case Number: TPM2022-0008**  
**DRC Hearing Date: September 1, 2022**

- 
- 65) Prior to building occupancy for each parcel, RD 784 drainage improvements shall be completed and operational to the satisfaction of the District.
  - 66) All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan.
  - 67) The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.
  - 68) All industrial, residential properties, or open space with allowed recreational uses adjacent to Reclamation District No. 784 facilities/right-of-way shall have a six (6) chain link fence, metal picket fence, wrought iron, or solid wall (i.e. concrete, masonry block). There shall be a one (1) foot no access easement recorded in the deed along all common property lines with Reclamation District No. 784 lands.
  - 69) Prior to building occupancy, a twenty (20) foot pipe gate shall be installed at the RD784 driveway 20 feet back of sidewalk on Algodon Road (the south east portion of the property) to prevent public access to their easement. The pipe gate shall be tied into the surrounding fencing.

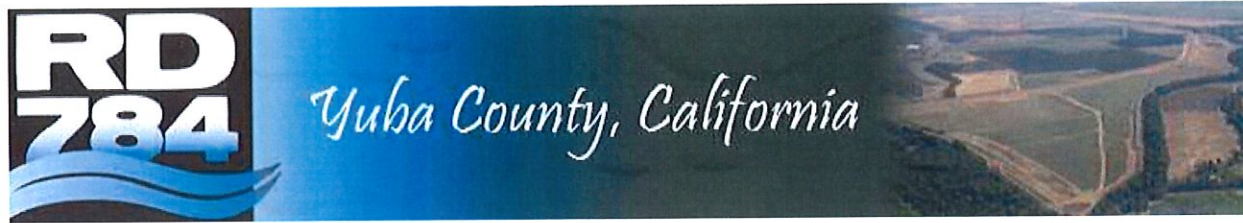
Yuba County CDSA



---

Ciara Fisher  
Planner III





July 27, 2022

County of Yuba  
Community Development & Services Agency  
Planning Department  
915 8<sup>th</sup> St.  
Marysville, CA 95901

RE: CASE TPM2022-0008  
APPLICANT: AMG & Associates, LLC; Alexis Gevorgian

CUP 2022-0008

## RD784 EARLY CONSULTATION COMMENTS

In response to your Application Routing dated June 27, 2022, Reclamation District No. 784 (RD 784) provides the following comments and recommends that they be incorporated into the conditions of approval.

This project lies within Reclamation District No. 784 Drainage Basin B and is zoned High Density Residential (HDR) District. RD 784 recommends that the following conditions of approval be incorporated:

1. The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin B and all future revisions to the Drainage Basin B Master Drainage Plan for portions within Drainage Basin B.
2. Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
3. Developer shall pay all Drainage Basin B impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin C whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system.
4. The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of "reducing pollutants in urban runoff to the maximum extent practicable" established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has



### Attachment 3

accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual.

5. No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of the District.
6. All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan, Yuba County, and FEMA.
7. The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.
8. All industrial, residential properties, or open space with allowed recreational uses adjacent to Reclamation District No. 784 facilities/right-of-way shall have a six (6) chain link fence with no climb mesh, metal picket fence, wrought iron, or solid wall (i.e. concrete, masonry block). There shall be a one (1) foot no access easement recorded in the deed along all common property lines with Reclamation District No. 784 lands.

Storm water quality is a major issue within Drainage Basin B (along with the other Basins) and the storm water quality will be enforced. The water will directly flow into the Plumas Lake Canal and will be pumped directly into the Feather River. The canal located directly east of the project is part of Drainage Basin C. Water shall not be directed to this canal commonly referred to as Lateral 15/Algodon Canal, however, the project shall relocate the O&M road currently located on the property RD 784 lands including access to Algodon Road. The property will need to dedicate lands to provide access to Algodon Road because of the location of the bridge and metal beam guard rail blocking access. The District understands that the O&M of these features may need to be included in the special zone of benefit for CSA 66 or included in some other type of assessment or fee.

RD 784 has not received a formal application from the applicant. The applicant shall submit a formal application and a plan check/ review deposit of \$2,500.00 prior to additional work being completed by RD 784 (i.e. site plan review, grading plan, improvement plans, impact fee agreement).

If you have any questions or require additional information, please contact RD 784.

Thank you,



Patrick Meagher  
General Manager  
Reclamation District 784

Cc:

Sean Minard, MHM Inc.  
1204 E St.  
Marysville, CA 95901