

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: November 7, 2024

TO: Development Review Committee

FROM: Alex Becerra, Planner I

RE: Tentative Parcel Map "TPM-24-0013" (Dulai)

REQUEST: The applicant seeks to subdivide a 0.70-acre vacant parcel into four smaller parcels, each measuring 0.175 acres. The project site is located at 4771 Arboga Road in the Olivehurst Community (APN: 013-151-009).

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 Divisions) and approve Tentative Parcel Map TPM-24-0013 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The 2030 General Plan designates the land use for the subject site as Valley Neighborhood (VN) and the zoning as Single Family Residential (RS). The project site, located at 4771 Arboga Road in the Olivehurst community, is identified as Assessor's Parcel Number (APN) 013-151-009. The existing parcel is 0.70 acres, and the proposed subdivision will create new parcels of 0.175 acres each, with plans to develop a single-family home on each newly created lot.

Access to the new parcels will be provided via 9th Avenue, with all proposed single-family homes featuring frontage along 9th Avenue. Conditions of approval from the Yuba County Public Works Department include the dedication of right-of-way along Arboga Road and 9th Avenue to meet county standards. Specifically, an 18-foot-wide right-of-way along Arboga Road is required to achieve a 48-foot half-width for Urban Arterial Road standards, while no additional dedication is needed for 9th Avenue, which requires a 24-foot half-width for Urban Residential (Local) Road standards.

Additional conditions require easements for pedestrian, landscaping, street signage, and utility services along Arboga Road and 9th Avenue. These easements, along with any necessary utility relocations, must be shown on the final parcel map and will be dedicated to the County at the owner's expense. Road improvements, including curbs, gutters, and sidewalks along both frontages, are also mandated. A one-foot "No Access" strip along the Arboga Road frontage will restrict direct driveway access from Arboga Road, directing all access to 9th Avenue.

Prior to construction, the owner must obtain various environmental and regulatory approvals, including stormwater management permits and compliance with the Yuba County Fire Safe Ordinance. Required grading, drainage, and erosion control plans must meet Yuba County standards and will be reviewed by the Public Works Department. Additional approvals from Reclamation District 784, the Olivehurst Public Utility District, the Environmental Health Department, and the appropriate fire authority are required to ensure conformance with all local standards and regulations.

SURROUNDING USES:

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Subject Property	Valley Neighborhood	RS	Vacant, proposed residential
North	Valley Neighborhood	RS	Residential
East	Valley Neighborhood	RS	Residential
South	Valley Neighborhood	RS	Residential
West	Employment	IL	Industrial

The surrounding properties are all residential, with the exception of the property to the west, which is zoned for industrial use. The residential properties, including the subject property, range in size and are of similar scale, while the industrial lot to the west is approximately 4 acres. All residential parcels share the same Valley Neighborhood General Plan designation and are zoned RS. The property to the west has a General Plan designation of EMP and is zoned IL. The proposed residential use aligns with the existing residential nature of the area and is compatible with the surrounding uses. The subject property, as well as the adjacent residential parcels, are designated as Valley Neighborhood in the General Plan, while the industrial parcel to the west is designated as Employment.

GENERAL PLAN/ZONING: The project site is located in the Olivehurst community of Yuba County and is designated as Valley Neighborhood on the 2030 General Plan Land Use diagram. The Valley Neighborhood land use classification is intended to provide for the full range of housing types, commercial and public services, retail, offices, civic uses, recreational amenities, and other components of a complete neighborhood in valley portions of the County. Permitted uses in this classification include various residential types, such as single-family homes, small-lot housing, apartments, and mixed-use housing. Commercial uses like retail, offices, cultural venues, and light industrial (when compatible) are also allowed. Public and quasi-public uses cover schools, health clinics, fire and police stations, agency offices, and community centers. Open space uses include active and passive parklands, recreation facilities, natural areas, stormwater facilities, and community gardens. 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 promoting infill development on a vacant parcel within the Olivehurst community. By subdividing and developing the 0.70-acre lot into four single-family homes, the project makes productive use of underutilized land within an existing unincorporated area. This approach aligns with the County's goal of enhancing community vitality through efficient land use, helping to strengthen the existing neighborhood without expanding the urban footprint.

2. *Policy CD5.2: Valley Neighborhoods should provide compact development patterns that conserve land and place homes in close proximity to destinations.*

This project efficiently utilizes the 0.70-acre parcel. By subdividing the lot into four smaller parcels, each intended for a single-family home, the project maximizes land use while maintaining the area's residential character. This approach places homes in close proximity to one another and nearby amenities, supporting walkability and accessibility, consistent with the goal of conserving land and fostering a neighborhood structure with nearby destinations.

As mentioned previously, the property is zoned RS. Pursuant to Chapter 11.07 of the Yuba County Development Code, the purpose of the Single Family Residential zoning district is to:

1. Allow for a mixture of housing types in a low density setting where public water and sewage facilities are available. The predominant housing type consisting of single-unit dwellings.
2. Provide space for community facilities and neighborhood services needed to complement residential areas and for institutions which require a residential environment.

This proposed map aligns with and fulfills all the stated objectives. The project will provide four new parcels, each intended for the development of a single-family home, thereby contributing to the area's residential character while meeting the community's housing needs. Additionally, the proposed parcel sizes comply with Development Code Section 11.07.030(a), which pertains to Residential Districts and lot sizes.

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 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.
- Reclamation District 784 - The project lies within RD784 Drainage Basin C and conditions such as storm water quality control measures and impact fees are included in the attached Conditions of Approval.
- PG&E – No impact.

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*

There are homes proposed on each parcel, and the lots are large enough to allow opportunity to align any future residences 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.

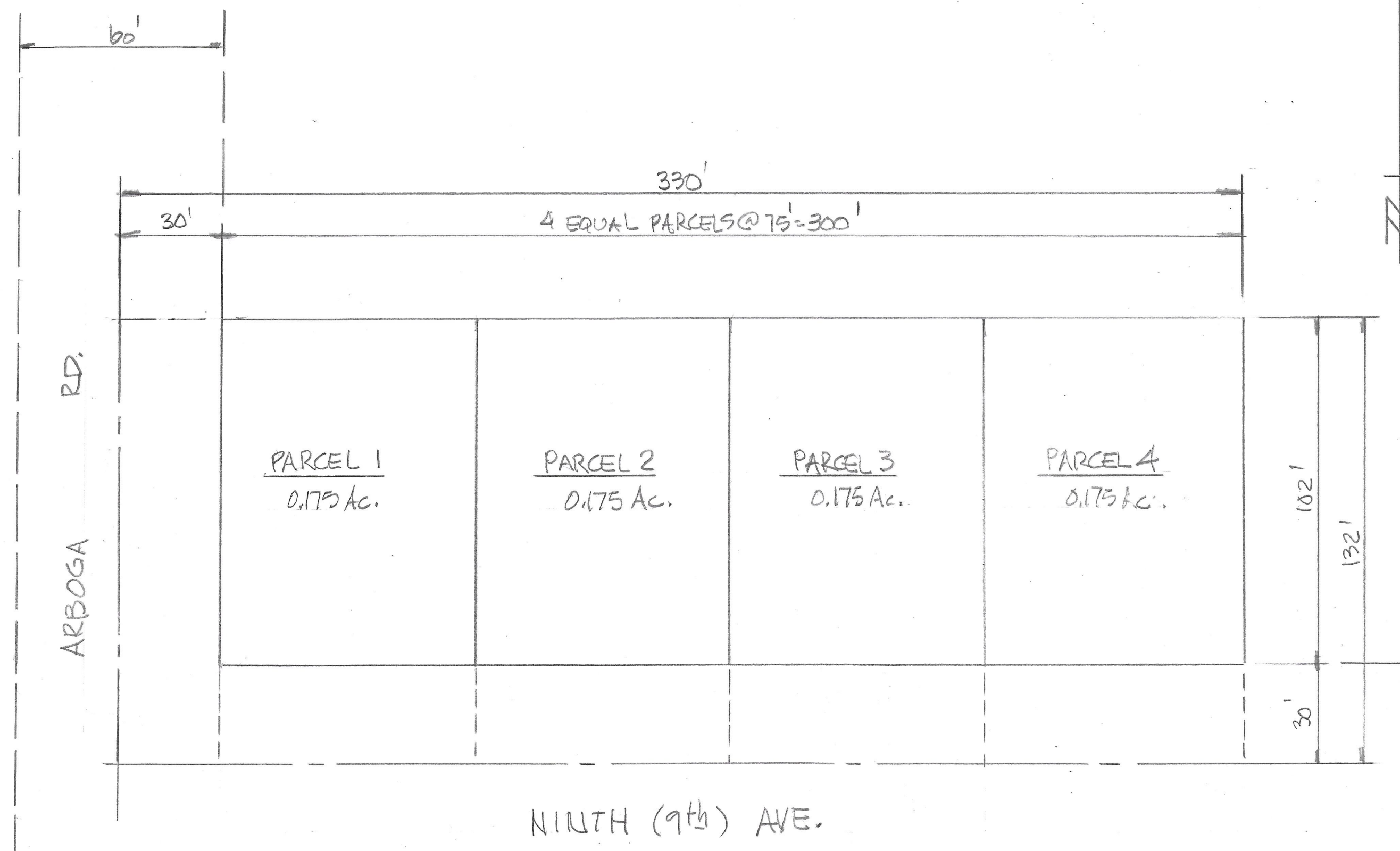
Report Prepared By:

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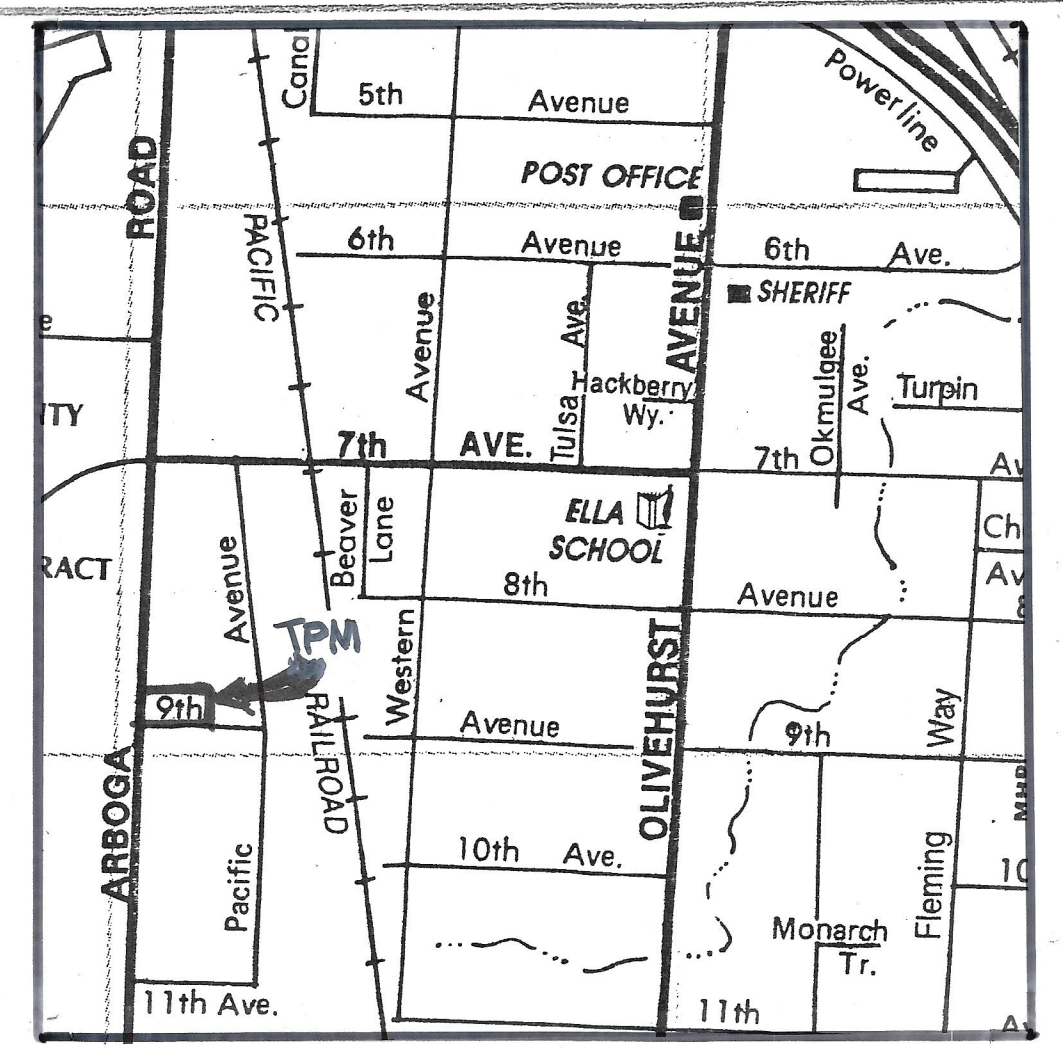
Alex Becerra
Planner I

ATTACHMENTS:

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



TENTATIVE MAP 1"=30'



VICINITY PLAN

PROJECT DATA
OWNER: Five Star Properties, Inc. 2420 Blevens Rd., Yuba City, 95993
Existing Property: APN: 013-151-007, 100 Ac. (0.702 Ac. Interior & 0.298 R/W)
After 4 Parcel subdivision: 4 Parcels @ 0.175 Ac.
SERVICES
(SEWAGE DISPOSAL) OPUD (WATER) OPUD
(GAS) PG&E (ELECTRIC) PG&E
(DRAINAGE) Road side ditches

<u>TENTATIVE PARCEL MAP for Joe Dulai</u>		
Location: 4771 Arbooga Rd., Olivehurst, CA	APN: 013-151-007	
Prepared By: Ross P. Shoaf, Civil Engineer (P.E.) 749-0142 12245 Simone Ct., Browns Valley, CA 95918	Job No: 24-952 Date: July, 2024	Sheet 1 of 1

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

Applicant/Owner: Manjit Dulai
APN: 013-151-009

Case Number: TPM-24-0013
DRC Hearing Date: November 7, 2024

ACTIONS FOR CONSIDERATION: Staff recommends the Development Review Committee take the following actions:

- I. After review and consideration, make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions).
- II. Approve Tentative Parcel Map TPM-24-0013 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.

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) Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean a map or maps prepared for recordation of each phase of development if the project is to be phased.
- 5) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is November 18, 2024. Tentative Parcel Map TPM-24-0013 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.
- 6) This tentative parcel map shall expire 36 months from the date of approval on November 7, 2027, unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.

PUBLIC WORKS DEPARTMENT:

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths per County Standard Plans and General Plan shall take precedence over those as shown on the tentative map.
- 8) Owner shall dedicate to the County of Yuba right-of-way, of sufficient width to accommodate the ultimate 48-foot half-width improvements required for an Urban Arterial Road adjoining the

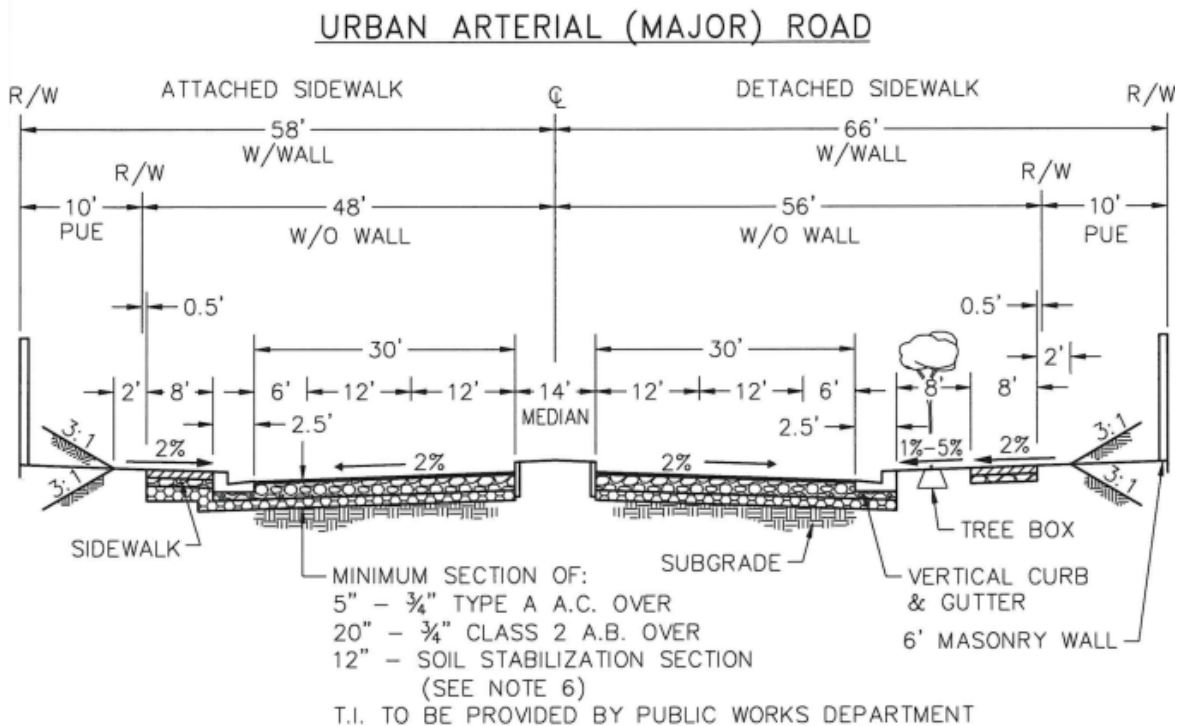
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centerline of Arboga Road and lying within the bounds of this property. Owner shall also dedicate to the County of Yuba right-of-way, of sufficient width to accommodate the ultimate 24-foot half-width improvements required for an Urban Residential (Local) Road adjoining the centerline of Ninth Avenue and lying within the bounds of this property. Additional right of way dedications are anticipated to be 18' wide for Arboga Road and none for Ninth Avenue. Said right of way dedications shall also include an appropriate radius at the curb return of Arboga Road and Ninth Avenue.

- 9) Owner shall dedicate easements in accordance with Standard Detail No. 103 (Urban Arterial / Major Road) for pedestrian, landscaping and street signage, and public service utilities (as required) along the street frontage of Arboga Road on the western boundary of this property. Utility easements may include any new 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, 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.



(Refer to Drawing No. 103 for additional notes and requirements)

- 10) Owner shall dedicate easements in accordance with Standard Detail No. 101 (Urban Residential / Local Road, attached sidewalk) for pedestrian, landscaping and street signage, and public service utilities (as required) along the street frontage of Ninth Avenue on the southern boundary of this property. Utility easements may include any new overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the parcels being created by this parcel

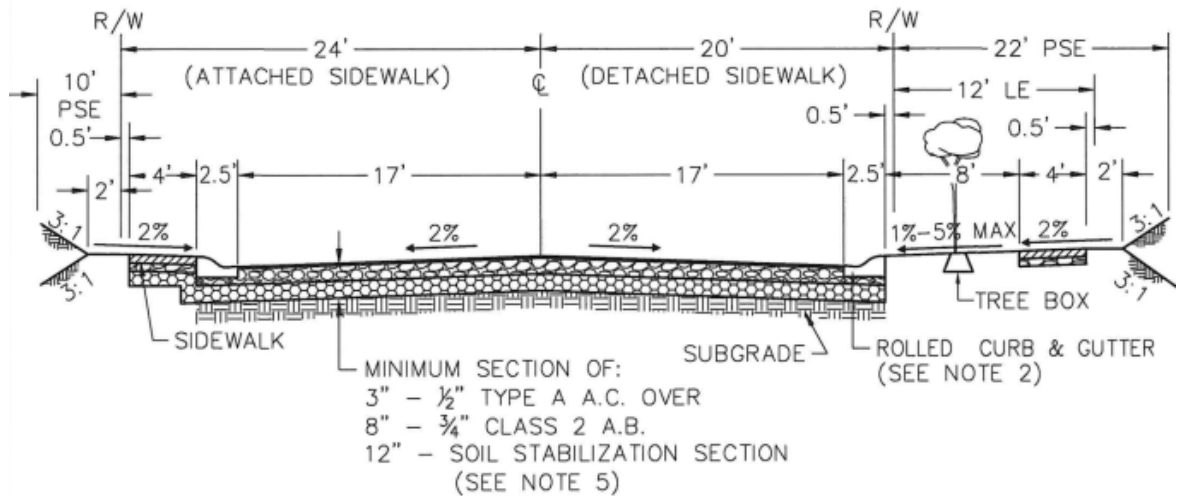
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map. Such easements shall have a minimum width of 10 feet, as may be required by the service provider, and shall be clearly identified by metes and bounds on the parcel map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.

URBAN RESIDENTIAL (LOCAL) ROAD



(Refer to Drawing No. 101 for addition notes and requirements.)

- 11) The roadway along Arboga Road fronting this property shall be constructed to meet the half-width requirements for an Urban Arterial Road (attached sidewalk w/o wall) and the roadway along Ninth Avenue shall be constructed to meet the half-width requirements for an Urban Residential (Local) Road (attached sidewalk) in conformance with the Yuba County Standards (Drawing Nos. 101 and 103), or as modified by the Public Works Director. Such standard includes curbs and gutters, with an attached sidewalk, etc.
- 12) A 1' "No Access" strip along the Arboga Road frontage shall be dedicated to the County.
- 13) All existing or proposed driveway encroachments onto 9th Avenue shall conform to the current Yuba County Standards for Driveway and Apron per Drawings No. 128 and 200, under permit issued by the Department of Public Works. Drawing No. 128 will apply if frontage improvements are deferred. Drawing No. 200 will apply if frontage improvements are completed with the project. Proposed driveways will be limited to Ninth Avenue.
- 14) Existing driveway fronting Arboga Road to be removed and ditch to be reestablished.
- 15) The required road construction along Arboga Road and Ninth Avenue fronting this property may be deferred by the Public Works Director per Section §11.46.060 of the Yuba County Ordinance Code finding of one or more of the following circumstances:
 - a) That such deferment would not be injurious to health or safety;

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- b) That complementary facilities on the adjacent frontage are not essential at this time;
 - c) That there are no planned or budgeted works by the county or other agency to provide such complementary facilities.

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, 3 and 4, 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.

- 16) If the Deferred Agreement option is not selected, 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), and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.
- 17) Owner's engineer shall submit a written certification to the Public Works Department that the improvements as required by the herein Conditions of Approval have been completed and have been constructed to the standards required by the Subdivision Ordinance and Standards of Yuba County or as may be approved or modified by the Public Works Department.
- 18) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way. All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Improvement 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) Owner shall submit a grading and 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. The drainage design for the project shall be in conformance with the Department of Public Works Improvement Standards. Owner shall construct such approved drainage facilities in order to provide drainage from access driveways and lots to acceptable natural drainage courses.
- 20) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control

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Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.

- 21) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain 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.
- 22) 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 each phase of construction and/or grading permit. Erosion and sediment control measures shall conform to Section 11 of the Yuba County Improvement Standards and all Yuba County Ordinance Codes. Owner shall implement such erosion and sediment control measures as per the approved plan prior to construction or grading.
- 23) 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.
- 24) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map.
- 25) Owner shall be responsible for giving 60 days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
- 26) All easements of record that affect this property and existing easements within the boundaries of this parcel map are to be shown on the map.
- 27) 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. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, existing County easements or right-of-ways. 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. Additionally, locations of planned driveway access to parcels 1 through 4 will be free of fences or other obstructions prior to map recordation.

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- 28) Approximate centerlines of all perennial streams or ditches within this division shall be shown on the Tentative Map.
 - 29) 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 lots being created by this final 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 final map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
 - 30) 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 Final Map.
 - 31) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, a digital copy 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 Final Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the final map with the Yuba County Recorder.
 - 32) Owner shall have the property surveyed and have corner monuments placed at all lot 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).
 - 33) 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.
 - 34) Prior to submitting the final 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.
 - 35) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the final 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.
 - 36) Owner shall submit a copy of the final map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the final 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.
 - 37) Owner shall submit a copy Owner shall submit a copy of the final map to Reclamation District 784 to determine conformance with Reclamation District 784 requirements. Before the final map can be filed with the Yuba County Recorder, a letter from Reclamation District 784 is to be

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submitted to the County Surveyor which states that RD 784's requirements have been met and that any public service or drainage easements as may be shown on the final map are satisfactory and that there are no objections to filing the final map.

- 38) Owner shall submit a copy of the final map to the Olivehurst Public Utility District (OPUD) to review to determine conformance with the District's requirements. Before the final 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 final map are satisfactory and that there are no objections to filing the final map.
- 39) 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:

- 40) Prior to recording, applicant 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.
- 41) Prior to building final, applicant shall connect parcel(s) 1-4 to OPUD for water and sewer services.
- 42) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 43) All existing trash and debris shall be removed from the subject site.
- 44) 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
- 45) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

BUILDING DEPARTMENT:

- 46) All new/proposed buildings and structures shall obtain a building permit prior to construction.
- 47) All new/proposed 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.
- 48) All existing unpermitted buildings and structures must obtain as-built building permits prior to final approval of conditions. See Building Department for as-built application requirements.

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CODE ENFORCEMENT DEPARTMENT:

- 49) No person or entity shall cause, permit, maintain, conduct or otherwise allow a public nuisance to exist upon any property within the unincorporated area of the County as defined by the Yuba County Ordinance Code.
- 50) The property owner(s) shall maintain the cleanliness of the property by regularly removing trash and debris, and trim vegetation as necessary to ensure safety and aesthetics. This obligation shall extend in perpetuity, and failure to comply may result in penalties or corrective action.

PLANNING DEPARTMENT:

- 51) Parcel design on the Final Parcel Map shall be in conformance with the approved Tentative Map as filed with the Community Development Department. The Community Development Director may approve minor modifications to the final configuration; however, the number of parcels shall not exceed that shown on the approved tentative map.
- 52) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the final map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by County Surveyor.
- 53) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developer's/applicant's 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.
- 54) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 55) 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.
- 56) 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.

RECLAMATION DISTRICT 784:

- 57) The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin C and all future revisions to the Drainage Basin C Master Drainage Plan for portions within Drainage Basin C.
- 58) Developer shall pay all Drainage Basin C 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.
- 59) 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

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

**Applicant/Owner: Manjit Dulai
APN: 013-151-009**

**Case Number: TPM-24-0013
DRC Hearing Date: November 7, 2024**

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.

- 60) 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.
- 61) The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.

Yuba County CDSA



Alex Becerra
Planner I



September 30, 2024

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

RE: CASE TPM 24-0013

RD784 EARLY CONSULTATION COMMENTS

In response to the Application Routing dated August 21, 2024 for Case TPM 24-0013, 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 C and is zoned Single Family Residential. 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 C and all future revisions to the Drainage Basin C Master Drainage Plan for portions within Drainage Basin C.
2. Developer shall pay all Drainage Basin C 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.
3. 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.
4. 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.

5. The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.

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 700.00 prior to additional work being completed by RD 784 (i.e. site plan review, grading plan, improvement plans, impact fee calculation). Additional conditions may also apply after the formal review is completed.

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



September 4, 2024

Alex Becerra
County of Yuba

Re: TPM-24-0013
Dulai

Dear Alex Becerra,

Thank you for providing PG&E the opportunity to review the proposed plans for TPM-24-0013 dated 8/21/2024. Our review indicates the 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 the design, we ask that you resubmit the plans to the email address listed below.

If the project requires 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 pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management