

# *The County of Yuba*

## **Community Development and Services Agency**

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### **DEVELOPMENT REVIEW COMMITTEE STAFF REPORT**

**MEETING DATE:** March 7, 2024

**TO:** Development Review Committee

**FROM:** Alex Becerra, Planner I

**RE:** Tentative Parcel Map "TPM-23-0013" (Loek)

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**REQUEST:** The applicant requests a Tentative Parcel Map to subdivide a vacant 10.13-acre parcel into three residential parcels for a property located 0.13 of a mile south of Plumas Arboga Road and directly east of Feather River Boulevard in the community of Arboga (APN: 014-300-087).

**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-23-0013 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 "VN" and the zoning as Plumas Lake Specific Plan (PLSP) with an underlying zone of Low Density Residential "LDR". The project site is located in the community of Arboga, identified as Assessor's Parcel Number 014-300-087. The applicant seeks approval for the subdivision of a 10.13-acre parcel into three separate parcels. Parcels 1 and 2 are proposed to be 2.5 acres each, with Parcel 3 designated for 5.13 acres, all are currently vacant (Attachment 1).

The "LDR" zoning district mandates a minimum density of 2 units per acre, resulting in a requirement of 20 units for the 10.13-acre property (10.13 acres x 2 units = 20 units). However, the properties are not situated within a Public Utility District, limiting the parcel size to 2.5 acres. According to Development Code section 11.44.020(H), parcels one acre or smaller must provide both public sewer service and public water supply, while parcels between one acre and 2.5 acres must offer either public sewer service or public water supply, as determined by the Environmental Health Director. Consequently, the proposed parcels can satisfy the minimum density requirements for the zoning district through future development.

The primary access point to all proposed parcels will be Feather River Boulevard. Establishing new access will necessitate an Encroachment Permit and will be subject to conditions ensuring compliance with local road and driveway improvements through the Public Works Department.

Since there is no public water and sewage utility district on the property, all proposed lots must install a well and septic system to address future water and wastewater needs.

SURROUNDING USES:

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Subject Property	Valley Neighborhood	LDR	Vacant
North	Valley Neighborhood	LDR	Residential
East	Valley Neighborhood	LDR & Park	Clark Slough & Civic Support
South	Valley Neighborhood	LDR	Residential
West	Natural Resources	Agricultural/Rural Residential	Agricultural

The property is located within the PLSP and is currently vacant. Surrounding properties range from 1 acre to more than 20 acres in size. The surrounding properties have a variety of land uses that are consistent with the General Plan. Most of the immediate adjacent properties are currently developed with single family residences and public services. The General Plan Land Use Diagram designates the subject property as part of the “VN”, with neighboring properties similarly zoned or designated as Natural Resources “NR”.

GENERAL PLAN/ZONING: The project site is designated “VN” as shown on the 2030 General Plan Land Use Map. The “VN” 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 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 10 acre parcel that is surrounded by rural residential properties. The proposed three lots will provide additional 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 ability to accommodate a range of housing types and densities, including single family residences and duplexes. The subdivision will allow for additional residences to be developed on newly created parcels.

Section 11.07.010(F)(1) of the Yuba County Development Code states that the purpose of PLSP – “LDR” is to allow for a mixture of housing types in a low density setting where public water

and sewage facilities are available. The proposed project is consistent with land use designations, as the map will create parcels that may be utilized for residential purposes.

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 three-acre project site is relatively flat, is void of any wetlands or watercourses, and contains no habitat for protected biological resources.

The proposed project meets all the requirements of Sections 15315. The project is the creation of four parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via Feather River Blvd; PG&E will provide gas and electrical services; the project has not been subdivided in the last 2 years; no variances or exceptions to County standards are required; and the project does not have an average slope over 20 percent.

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

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

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 Natural Resources on the 2030 General Plan Land Use diagram and is within the PSLP – “LDR” Zoning Designation. The proposed project is consistent with the character of the General Plan and the 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*

There are no new homes proposed, however, the lots are large enough to allow opportunity to align any future residences to have a southern exposure and shade/prevailing breezes.

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

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

Report Prepared By:

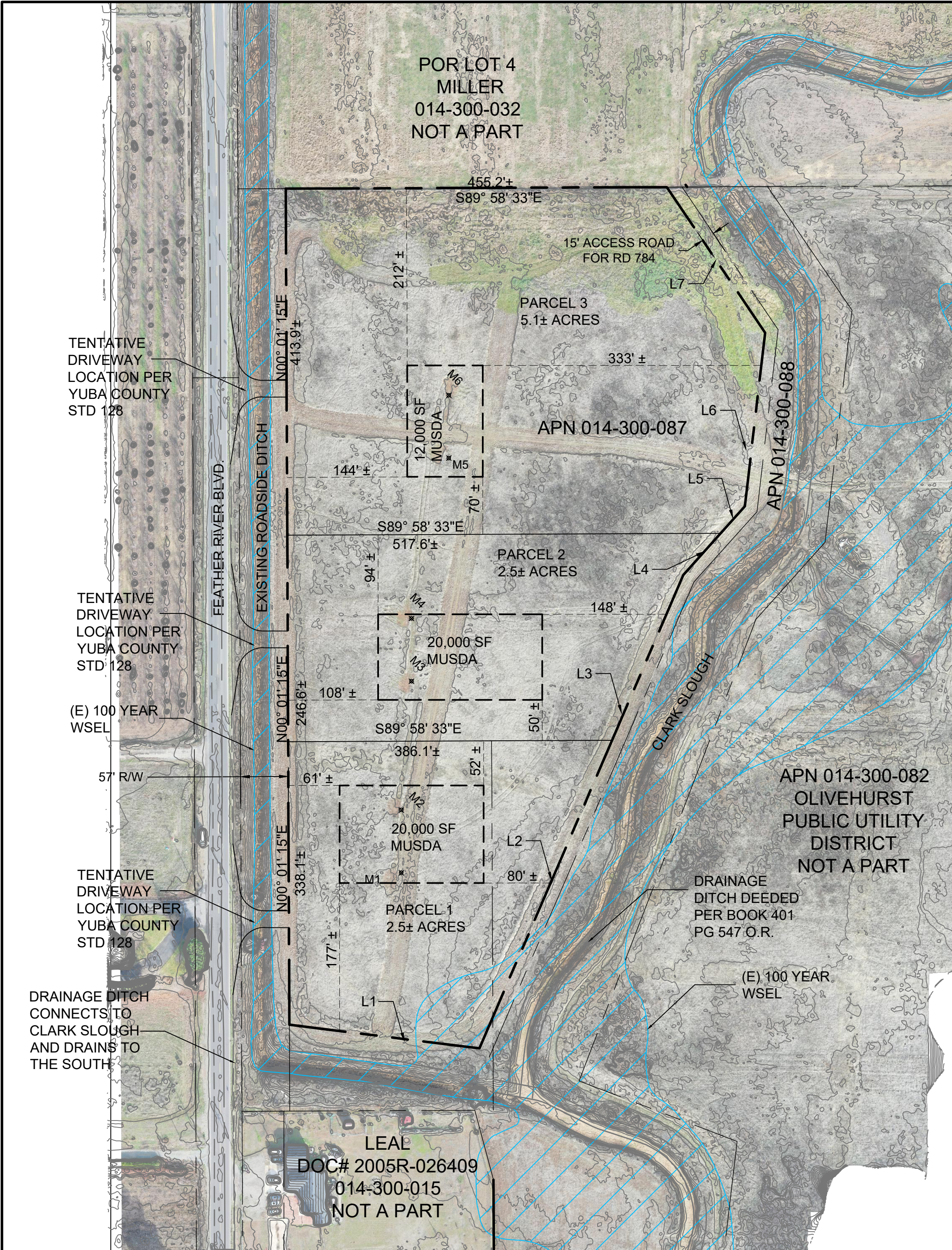
*Alex Becerra*

Alex Becerra  
Planner I

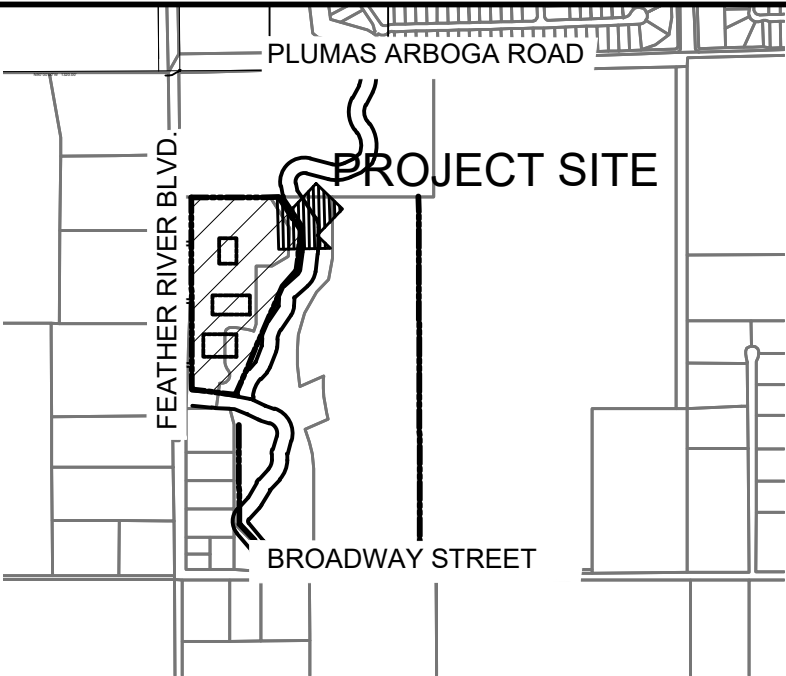
ATTACHMENTS:

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





PARCEL 1 DETAIL  
NOT TO SCALE



LOCATION MAP

NOT TO SCALE

LINE TABLE

LINE	LENGTH	BEARING
L1	228.6'	N82°39'34"W
L2	400.6'	S23°34'37"W
L3	214.9'	S06°55'01"W
L4	66.8'	S42°07'26"W
L5	43.4'	S42°07'26"W
L6	208.6'	S06°55'01"W
L7	210.0'	N00°01'15"E



OWNERS/ APPLICANTS

PUTHEARY LOEK  
1764 BRIANNA AVENUE  
OLIVEHURST, CA 95691

APPLICANT

PUTHEARY LOEK  
1764 BRIANNA AVENUE  
OLIVEHURST, CA 95691

ENGINEER/SURVEYOR

MHM, INC. (KYLE SANCHEZ, PE)  
1204 "E" STREET  
MARYSVILLE, CA 95901  
PHONE: (530)742-6485  
STATE OF CALIFORNIA  
LICENSED CIVIL ENGINEER



GENERAL NOTES:

- EXISTING GENERAL PLAN USE DESIGNATION: AGRICULTURAL  
PROPOSED GENERAL PLAN USE DESIGNATION: TO REMAIN AS EXISTS
- EXISTING ZONING: RRE  
PROPOSED ZONING: TO REMAIN AS EXISTS
- EXISTING LAND USE: RESIDENTIAL SINGLE FAMILY  
PROPOSED LAND USE: TO REMAIN AS EXISTS
- SPECIAL DISTRICT DISTRICT(S): RECLAMATION DISTRICT 784,  
MARYSVILLE JOINT UNIFIED SCHOOL DISTRICT AND  
YUBA COMMUNITY COLLEGE DISTRICT
- ENERGY PROVIDERS: PACIFIC GAS & ELECTRIC COMPANY
- EXISTING DRAINAGE: SURFACE DRAINAGE  
PROPOSED DRAINAGE: TO REMAIN AS EXISTS
- EXISTING WATER SUPPLY: NONE  
PROPOSED WATER SUPPLY: RESIDENTIAL WELL
- EXISTING WASTEWATER SERVICE: NONE  
PROPOSED WASTEWATER SERVICE: SEPTIC SYSTEM
- COMMUNICATION: OWNER, APPLICANT & ENGINEER/SURVEYOR TO  
RECEIVE ALL COMMUNICATION.
- ASSESSOR'S PARCEL NUMBERS: 014-300-087 (10.13± AC)
- PROPERTY'S ADDRESS: FEATHER RIVER BLVD, OLIVEHURST, CA 95692-3103
- PARCEL SIZE: PARCEL 1 (2.50 AC)  
PARCEL 2 (2.50 AC)  
PARCEL 3 (5.13 AC)

TENTATIVE MAP ILLUSTRATIVE EXHIBIT 23-0013

FOR PUTHEARY LOEK

BEING A PORTION OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.B. & M. IN YUBA COUNTY, CALIFORNIA.

YUBA COUNTY  
CALIFORNIA



DECEMBER 2023  
SCALE 1"= 200'

PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901  
23685surveymast.dwg



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

**Applicant/Owner: Putheary Loek  
APN: 014-300-087**

**Case Number: TPM-23-0013  
DRC Hearing Date: March 7, 2024**

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

- I. After review and consideration, make a determination the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division).
- II. Approve Tentative Parcel Map TPM-23-0013 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 and 11.57.060.

**GENERAL CONDITIONS**

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
- 4) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is March 18, 2024. Tentative Parcel Map TPM-23-0013 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.
- 5) This tentative parcel map shall expire 36 months from the date of approval March 7, 2027 unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.
- 6) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.

**PUBLIC WORKS DEPARTMENT:**

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.

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- 8) The parcel map shall meet all requirements of the California Subdivision Map Act and applicable Yuba County Public Works Standards.
  - 9) All parcels shall be provided with public and emergency vehicle access. Easements for access purposes shall be approved by the PW Director and dedicated on the parcel map.
  - 10) All existing or proposed driveways shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127) under a grading permit issued by the Department of Public Works, prior to the issuance of a Certificate of Occupancy.
  - 11) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way. The County shall approve all grades and construction, and will verify impacts to the floodplain.
  - 12) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s). 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 rights-of-way.
  - 13) Should a fire suppression system be required by the responsible fire protection authority for compliance with the Yuba County Fire Safe Standards and the latest California Fire Code, which facilities may include a community water supply system, wells, water storage tanks, etc., Owner shall provide easements as necessary for such system for the benefit of each lot within the parcel map.
  - 14) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple and public service easements on Feather River Blvd. to accommodate the future ultimate half-width improvements, along the entire project frontage.
  - 15) The required road construction along Feather River Blvd. fronting this property is hereby suspended by the Public Works Director under Section 11.15.683(a) of the Yuba County Ordinance Code finding that such waiver would not be injurious to health or safety; and would meet the intent of Section 12.20.090 of the Yuba County Ordinance Code, and under Section 11.35.040(a) of the Yuba County Ordinance Code, finding the lack of complementary facilities on the adjacent frontage or reasonably appurtenant to such frontage; and there are no planned or budgeted work by the county or other appropriate agency to provide such complementary facilities. Such waiver 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 until such time as a building permit or other grant of development of the property 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.

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- 16) Approximate centerlines of all perennial streams or ditches within this division shall be clearly shown on the Parcel Map.
  - 17) FEMA Flood Zone “A” and “X” limits shall be clearly delineated on the Parcel Map.
  - 18) Future construction in the FEMA floodplain shall conform to county requirements and shall be approved by the Public Works Director. Drainage Calculations shall be submitted to the County for review and approval.
  - 19) Owner shall petition and pay applicable fees to be annexed into and assessed for any applicable County Service Areas prior to Parcel Map recordation.
  - 20) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Such fence removal or relocation may be deferred until such time as the owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s) at the owner’s expense. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, or existing County easements or rights-of-way.
  - 21) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
  - 22) 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.
  - 23) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the parcel map.
  - 24) Owner shall submit a current Preliminary Title Report or Parcel Map Guarantee, in favor of Yuba County, two (2) check prints of the parcel map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the parcel map. An updated Parcel Map Guarantee shall be provided 2 weeks prior to filing the parcel map with the Yuba County Recorder.
  - 25) 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). A topographic survey will be required and shall be used to design the required public and private street and utilities improvements.
  - 26) All easements of record that affect this property are to be shown on the parcel map.
  - 27) Prior to submitting the parcel map to the Recorder’s Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full. It is the responsibility of the developer/applicant to pay all of the required developer impact fees.



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- 28) Owner shall submit a copy of the parcel map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the parcel map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.
- 29) Owner shall submit a copy of the parcel map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the parcel map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the parcel map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
- 30) Owner Shall submit a copy of the parcel map to Reclamation District 784 to review to determine conformance with the District's requirements. Before the parcel map can be filed with the Yuba County Recorder, a letter from Reclamation District 784 is to be submitted to the County Surveyor which states that the District's requirements have been met and that any public service or drainage easements as may be shown on the parcel map are satisfactory and that there are no objections to filing the parcel map.
- 31) Owner shall submit a copy of the parcel map to all applicable special districts to review to determine conformance with the district's requirements. Before the parcel map can be filed with the Yuba County Recorder, letters from applicable districts are to be submitted to the County Surveyor which states that the district's requirements have been met and that any public service easements as may be shown on the parcel map are satisfactory and that there are no objections to filing the parcel map.
- 32) 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:**

- 33) Owner shall submit a final map to Environmental Health showing that parcel(s) 1 - 3, contain the minimum useable sewage disposal area, and Parcel 1 has and adequate repair area, as established by the Yuba County Sewage Disposal Ordinance, 7.07. File map shall also show the precise location of all existing sewage disposal systems, and shall clearly identify the location of all soil mantles and percolation tests. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.
- 34) Owner shall submit for Environmental Health review and approval the results of soils studies for parcel(s) 1 - 3, conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.

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- 35) All soil profiles must be witnessed by Environmental Health Department staff. Schedule soil profile appointments with Environmental Health Department staff in advance of the testing.
  - 36) The total minimum useable sewage disposal systems shall be in conformance with standards established by Yuba County Environmental Health. Each lot must be self-reliant for domestic water and sewage disposal unless public utilities are available.
  - 37) The design and location of wells and sewage disposal systems shall be in conformance with standards established by Yuba County Environmental Health. Each lot must be self-reliant for domestic water and sewage disposal unless public utilities are available.
  - 38) Septic systems crossing ditches, drainages, or creeks will need to meet al Environmental Health or other agency (i.e. DFG, Army Core, etc.) requirements prior to approval.
  - 39) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
  - 40) All existing trash and debris shall be removed from the subject site.
  - 41) All abandoned septic tanks on the subject shall be destroyed or maintained in accordance with the "Water Well Standards: State of California, Bulletin 74-81".
  - 42) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

The following shall apply to all land divisions where domestic water is to be supplied by individual wells: Prior to final map wells will be required on 10% of the parcels to be developed that meet or exceed the requirements for creation of new parcels as outlined in Ordinance 1400, as it amends chapter 7.03 of Title VII of the Yuba County Ordinance Code regarding water wells.

All wells drilled to meet this requirement shall have a minimum yield of 2 gallons per minute if tested with the airlift method and 3 gallons per minute if a production test is run. If a well is drilled that does not meet these standards it can be destroyed or placed inactive until used and a replacement well drilled. Before approval of test wells, a well log, a drillers report on production and lab tests must be submitted for each test well.

**The following statement shall also apply to this division:**

"There is no assurance that underground water sources exist within the limits of the hereon shown parcel(s) which will be adequate in sufficient quantity or quality to meet future needs. Developer(s) of the parcel(s) herein created will be responsible for demonstrating that adequate on-site water is available for the proposed use of the parcel(s).

**Surface water (i.e. Springs, Creeks, Irrigation ditch's, etc.) is not an approved domestic potable water source."**



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**BUILDING DEPARTMENT:**

- 43) All development on this site must meet all current codes including accessibility and must meet any and all fire code as well as local fire authority requirements.
- 44) If any structures are to be built in the future, all building will require permits and shall follow all current building code in effect at the time of permit submittal.

**RECLAMATION DISTRICT 784:**

- 45) 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.
- 46) Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
- 47) Developers 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.
- 48) 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.
- 49) 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.
- 50) 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.
- 51) The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.
- 52) Developer shall construct a fifteen (15) foot all-weather O&M road along the right bank of Clark Slough (aka Lateral 13). The O&M shall consist of eight (8) inches of Class 2 Aggregate Base compacted to 95 percent relative compaction per ASTM 1557. Subgrade shall be compacted to 90 percent relative compaction per ASTM D 1557.
- 53) RD 784 has a major drainage lateral adjacent to Feather River Boulevard referred to as Lateral 14. Based on the tentative map, there are three (3) proposed crossings of Lateral 14. Each crossing shall consist of large diameter culverts or bridge meeting the requirements of the RD 784 Drainage Master Plan and Plumas Lake Specific Plan. The plans shall be submitted to RD 784 and County of Yuba for review and approval.

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- 54) 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.

**PLANNING DEPARTMENT:**

- 55) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 56) 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.
- 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) All structures shall maintain a 150' setback distance from the edge of all seasonal and year-around creeks, ponds, and riparian areas pursuant to Yuba County 2030 General Plan Action NR5.3.
- 60) 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.
- 61) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval 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 and requirements shall be received by County Surveyor.

Yuba County CDSA



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Alex Becerra  
Planner I





December 18, 2023

Alex Becerra  
County of Yuba  
915 8<sup>th</sup> St  
Marysville, CA 95901

Re: TPM-23-0013  
Loek

Dear Alex Becerra,

Thank you for providing PG&E the opportunity to review the proposed plans for TPM-23-0013 dated 11/22/2023. 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](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management



December 19, 2023

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

RE: CASE Tentative Parcel Map 23-0013  
Applicant: Putheary Loek

APN 014-300-087

0.13 Mi South of Plumas Arboga Rd. on East Side of Feather River Blvd., Arboga,  
CA 95961

In response to your Application Routing dated November 21, 2023, 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 SP Specific Plan District. Per the Plumas Lake Specific Plan, the property has buffer and low- density residential land use. The APN is 014-300-087. 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 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. Developer shall construct a fifteen (15) foot all-weather O&M road along the right bank of Clark Slough (aka Lateral 13). The O&M shall consist of eight (8) inches of Class 2 Aggregate Base compacted to 95 percent relative compaction per ASTM 1557. Subgrade shall be compacted to 90 percent relative compaction per ASTM D 1557.
9. RD 784 has a major drainage lateral adjacent to Feather River Boulevard referred to as Lateral 14. Based on the tentative map, there are three (3) proposed crossings of Lateral 14. Each crossing shall consist of large diameter culverts or bridge meeting the requirements of the RD 784 Drainage Master Plan and Plumas Lake Specific Plan. The plans shall be submitted to RD 784 and County of Yuba for review and approval.
10. 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 either Lateral 13 or Lateral 14 or combination of both and will be pumped directly into the Feather River. The canal located directly east of the project is part of Drainage Basin C. 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 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 call.

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

*Patrick Meagher*

Patrick Meagher, General Manager  
Reclamation District 784

cc:

Sean Minard, MHM Inc. (RD784 District Engineer)  
1204 E St.  
Marysville, CA 95901

1594 Broadway St. Arboga, CA 95961 Office: 530-742-0520 Fax: 530-742-3021 Website: [www.rd784.org](http://www.rd784.org)