

# The County of Yuba

## Community Development and Services Agency



### PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** May 15, 2024

**TO:** Planning Commission

**FROM:** Ciara Fisher, Planner III

**RE:** Tentative Subdivision Tract Map TSTM  
"TSTM-24-0001" (Feather Glen II)

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**REQUEST:** The applicants, Hust Brothers Inc., is requesting approval of a tentative subdivision tract map to create 102 residential lots on 25 acres, located directly south of Partridge Parkway, 0.25 miles east of Arboga Road, and 0.34 miles north of Plumas Arboga Boulevard, in the Arboga Community at APNs 014-870-003 & 004.

**RECOMMENDATION:** Adopt the attached Resolution approving Tentative Subdivision Tract Map TSTM-24-0001 and make a determination the project is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Sections 15164(a) Addendum to the North Arboga Study Area (NASA) EIR and 15182(c)(1) Residential Projects Implementing NASA Specific Plan.

**BACKGROUND/DISCUSSION:** The project consists of a tentative subdivision tract map that would create 102 residential lots on a 25 acre property (ATT 2). The project site is located directly south of Partridge Parkway, Arcano Way, and Purple Mountain Road, 0.25 miles east of Arboga Road and 0.34 miles north of Arboga Road, in the Arboga Community (APNs: 014-870-003 & 004).

The map is a resubmittal of the expired "Feather Glen 2" subdivision villages IC and ID (TSTM2003-0022) that expired in 2019. The expired map proposed to create a total of 382 single-family residential lots by subdividing five parcels (See ATT 3 for reference). Villages 2A and 2B, totaling 328 lots, were approved under TSTM2022-0001 – Feather Glen South by the Planning Commission on July 20, 2022.

The property is currently undeveloped and vacant. Access to the site is proposed from Partridge Parkway, Arcano Way, and Purple Mountain Road, and eventually from the adjacent "Feather Glen Subdivision" subdivision to the south which will connect to Plumas Arboga Road. The Western Pacific Railroad borders the project on the east side. The proposed subdivision is configured to provide connectivity to the adjacent subdivision to the north and south, and also anticipates connections to the presumed eventual subdivision of other adjacent properties. The tentative map exhibit shows the anticipated circulation pattern of the surrounding properties in order to illustrate the potential build-out of the project area. This illustration of the street layout is conceptual and is provided for informational purposes only.

The 2030 General Plan designates the land use as Valley Neighborhood and the zoning as “RS” Single Family Residential. The Feather Glen South Subdivision proposes 102 residences on roughly 25 acres for a density of 4.1 dwelling units per acre. The “RS” zoning allows a density on the site of 3 to 8 units per acre.

The project is also located within the North Arboga Study Area (NASA), a section of the County comprised of approximately 1,300 acres located south of the Yuba County Airport. An Environmental Impact Report (EIR) was prepared for the North Arboga Study Area in the early 1990’s to address the cumulative impacts of several unrelated subdivisions in the Olivehurst/Arboga area. Completion of this document included the formulation of mitigation requirements for proposed and future development proposed in this area. Some of these mitigation measures have been included as conditions of approval for this project.

All proposed parcels will be required to connect to Olivehurst Public Utility District (OPUD) for water and sewer services and the Linda Fire Protection District will provide fire protection services.

**SURROUNDING USES:**

	GENERAL PLAN	ZONING	EXISTING LAND USE
Subject Property	Valley Neighborhood	RS	Vacant
North	Valley Neighborhood	RS	Single-Family Residential
East	Valley Neighborhood	PF & IL	Union Pacific Railroad & Orchard
South	Valley Neighborhood	RS	Vacant
West	Valley Neighborhood	RS	Single-Family Residential

The project is surrounded by other “RS” zoned properties on the north, south, and west side of the project. The Union Pacific Railroad is located to the east.

**GENERAL PLAN/ZONING:** As previously stated, the site is shown on the General Plan Land Use diagram as Valley Neighborhood and is located in a “RS” Single-Family Residential Use zoning district. The Valley Neighborhood land use classification is intended to allow a wide variety of residential, commercial, and public and quasi-public uses. As the Valley Neighborhood designation pertains to housing, it is intended to provide for a full range of housing types such as single-family apartments, condominiums, and other types of housing in single-use and mixed-use homes. 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 25 acre parcel surrounded by both single family residential homes and other vacant infill land. This project is therefore an infill development as it will utilize the vacant space in this residentially zoned area.

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

The project is a 102 lot residential subdivision in the Arboga Community. Therefore, it will provide additional housing opportunities for the area.

3. *Policy CD5.3: Valley residential development in existing and planned Valley Neighborhoods should provide for the full range of housing types and densities.*

The project site has the ability to accommodate single-family residences. The subdivision will allow for additional residences to be developed on newly created parcels.

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

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

5. *Policy CD12.8 New developments shall contribute fees, construct and dedicate facilities, and/or use other mechanisms acceptable to local service providers to provide for law enforcement and fire protection facilities and services needed to serve new growth.*

Fees for local service providers and other County related services are collected with the building permit when the homes are constructed. All 102 new single family homes will pay into their fair share of impact fees.

Moreover, Yuba County has a regional traffic impact fee program which monitors traffic operating conditions on a county-wide basis and allocates funds collected under the fee program from new developments accordingly. The program requires each home to pay into the impact fees when they apply for building permits and the homes are constructed, which then uses the funds to improve Arboga Road, Plumas Arboga Road, and adjacent local roads.

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 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.

7. *Policy NR10.2: The County will encourage the preservation of healthy, attractive native vegetation during land development. Where this is not feasible, the County will require landscaping that uses climate-appropriate plant materials.*

Landscaping is required in the frontage of all new single-family residential parcels pursuant to Development Code Section 11.23. In addition, the County has adopted an Ordinance for Water Efficient Landscaping (also known as Model Water Efficient Landscape Ordinance “MWELO”) found in Development Code Section 11.24.070. MWELO is reviewed with the building permits.

The “RS” Single-Family Residential zoning district would allow for a mixture of housing types in a low density (up to 8 units per acre) setting where public water and sewage facilities are available. The predominant housing type in the “RS” zoning district consists of single-unit dwellings. It also provides a space for community facilities and neighborhood services needed to complement residential areas and for institutions which require a residential environment.

The project is located in the Valley Neighborhood land use designation of the 2030 General Plan. The Valley Neighborhood land use designation allows for both detached and attached single-family residences, small-lot single-family homes, second dwelling units, apartments, condominiums, and other types of housing in single-unit and mixed-use format. The project provides residential development at a density of 4.01 dwelling units per acre, thereby, staying consistent with single family density residential (up to 8 dwelling units per acre) called out in the Development Code for the “RS” zoning district.

The proposed project is consistent with the Valley Neighborhood land use designation and 2030 General Plan policies related to low density single-family residential housing and new innovated housing products. The project is, also, consistent with all the development standards contained in the Development Code.

ENVIRONMENTAL REVIEW: Staff has determined the project is exempt from further environmental review pursuant to Section 15164(a), Addendum to the NASA EIR, and Section 15182(c)(1), Residential Projects Implementing the NASA Specific Plan, of the California Environmental Quality Act. As mentioned previously, an Environmental Impact Report (EIR) was prepared for the NASA in the early 1990’s to address the cumulative impacts of several unrelated subdivisions in the Olivehurst/Arboga area. The proposed project is substantially compliant with the expired map and therefore, Mitigation Measures (MMs) from the NASA EIR have been included as conditions of approval to address any environmental impacts (See ATT 3, COAs 83-92). The applicant has additionally provided a new Biological and Wetland Report, prepared by Marcus Bole and Associates in September 2023, which indicates that no significant biological changes have occurred to affect the project.

The project property is also located adjacent to the Union Pacific Railroad. In order to lessen noise impacts that new residences would likely experience due to the nearby railroad activity, MMs consistent with the NASA EIR have been imposed on the project. These measures include a setback from the railroad tracks for any dwellings, placement of a masonry sound wall between the tracks and the proposed residential lots, and home construction standards to reduce interior noise levels within any new residences.

Supplemental MMs added to the project from the NASA EIR include the following:

- Aesthetics: No light spillage.
- Air Quality: Grading and Dust Control Plan & EPA standards for wood stoves and/or fire places.
- Biological Resources: Swainson’s hawk pre-construction of survey.
- Cultural Resources: Inadvertent discovery of cultural remains and cultural material.
- Land Use and Planning: Solid 6 foot fence between active agricultural uses.
- Public Services: Bus stops and shelter pads, if required by Yuba-Sutter Transit Authority.
- Transportation: The developer shall construct/and or pay for their proportionate share of any and all traffic-related improvements that are determined necessary.

COMMENTS: The project was circulated to various agencies and County departments for review and comment during the early consultation phase and the environmental review stages of the project. The following is a summary of comments:

- County Staff: The Public Works Department, Environmental Health Department, and Building Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- MJUSD: Authority to levy fees on residential projects.
- PG&E: Language and requirement for the offer to dedicate a Public Utility Easements (PUE).
- RD-784: Provided conditions regarding drainage and stormwater control & requirements for building in the 100-year base flood elevation.

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 SUBDIVISION TRACT MAP:

1. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, this Code, and other applicable provisions of the County Code. A proposed subdivision shall be considered consistent with the General Plan or a specific plan only when the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan;*

The project site is designated as Valley Neighborhood on the 2030 General Plan Land Use diagram and is within the “RS” Zoning Designation. The proposed project is consistent with the character of the General Plan and Zoning Designation (See General Plan/Zoning Section above for consistency).

2. *The design of the subdivision shall provide, to the extent feasible, for future passive and natural heating and cooling features in accordance with Section 66473.1 of the Subdivision Map Act; and*

The orientation and size of the proposed lots will allow opportunity to align the residence to have a southern exposure and shade/prevaling breezes.

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

The proposed development does not include more than 500 dwelling units and will be connecting to OPUS for water services.

Report Prepared By:



Ciara Fisher  
Planner III

#### ATTACHMENTS

1. Resolution
2. Tentative Subdivision Tract Map
3. Expired TSTM2003-0022
4. Draft Conditions of Approval
5. Comment Letters

**BEFORE THE COUNTY OF YUBA  
PLANNING COMMISSION**

**RESOLUTION FINDING THE PROJECT )  
EXEMPT FROM ENVIRONMENTAL )  
REVIEW AND APPROVE TSTM-24-0001 ) RESOLUTION NO.: \_\_\_\_\_  
SUBJECT TO THE ATTACHED )  
CONDITIONS OF APPROVAL )**

**WHEREAS**, Hust Brothers Inc., filed an application for a Tentative Subdivision Tract Map to create 102 residential lots on 25 acres zoned Single Family Residential “RS” for a property located directly south of Partridge Parkway, Arcano Way, and Purple Mountain Road, approximately 0.34 miles north of Plumas Arboga Road, and 0.25 miles east of Arboga Road in the Arboga Community at Assessor’s Parcel Numbers 014-870-003 & 004; and

**WHEREAS**, the Community Development & Services Agency, Planning Department of the County of Yuba has conducted a review of the proposed project and concluded that the project is consistent with both the 2030 General Plan and Development Code and is exempt from further environmental review pursuant to Section 15164(a), Addendum to the North Arboga Study Area (NASA) EIR, and Section 15182(c)(1), Residential Projects Implementing NASA Specific Plan, of the California Environmental Quality Act; and

**WHEREAS**, the Community Development & Services Agency, Planning Department of the County of Yuba has provided due notice of a public hearing before the Planning Commission of the County of Yuba and the intent to find the proposed project exempt from further environmental review in accordance with the California Environmental Quality Act, as amended;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed project is consistent with the Land Use Element and other applicable elements of the Yuba County 2030 General Plan as well as with the Yuba County Zoning Map and Development Code.
3. The Planning Commission finds that the project site is physically suitable for the proposed type of development and the proposed density of development.
4. The Planning Commission finds that the proposed project and the conditions under which it would be developed or maintained will promote, protect and secure the public health, safety and general welfare and will result in an orderly and beneficial development of the County.
5. The Planning Commission finds that the project, as conditioned, meets the County

and improvement standards set forth in the Yuba County Development Code.

- 6. The Planning Commission finds that the project, as conditioned, is in compliance with the Yuba County Development Code.
- 7. The Planning Commission finds, on the basis of the whole record, no substantial evidence that the project will have a significant effect on the environment, and that the CEQA exemption reflects the lead agency's independent judgment and analysis.
- 8. The project will not cause substantial environmental damage to fish and/or wildlife and their habitats, nor have the potential for adverse effect(s) on wildlife resources or the habitat upon which wildlife depends. A Notice of Exemption will be recorded with the County Recorder.

The Planning Commission hereby finds the project exempt from further environmental review pursuant to Section 15164(a), Addendum to the North Arboga Study Area (NASA) EIR, and Section 15182(c)(1), Residential Projects Implementing NASA Specific Plan, of the California Environmental Quality Act adopts, incorporated herein by reference, and approves Tentative Subdivision Tract Map TSTM-24-0001; subject to the Exemption from Environmental Review and Conditions of Approval incorporated by reference.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the County of Yuba, State of California, on the \_\_\_\_\_, by the following vote.

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

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**Yuba County Planning Commission  
Chairman**

**ATTEST:**  
**Planning Commission Secretary**

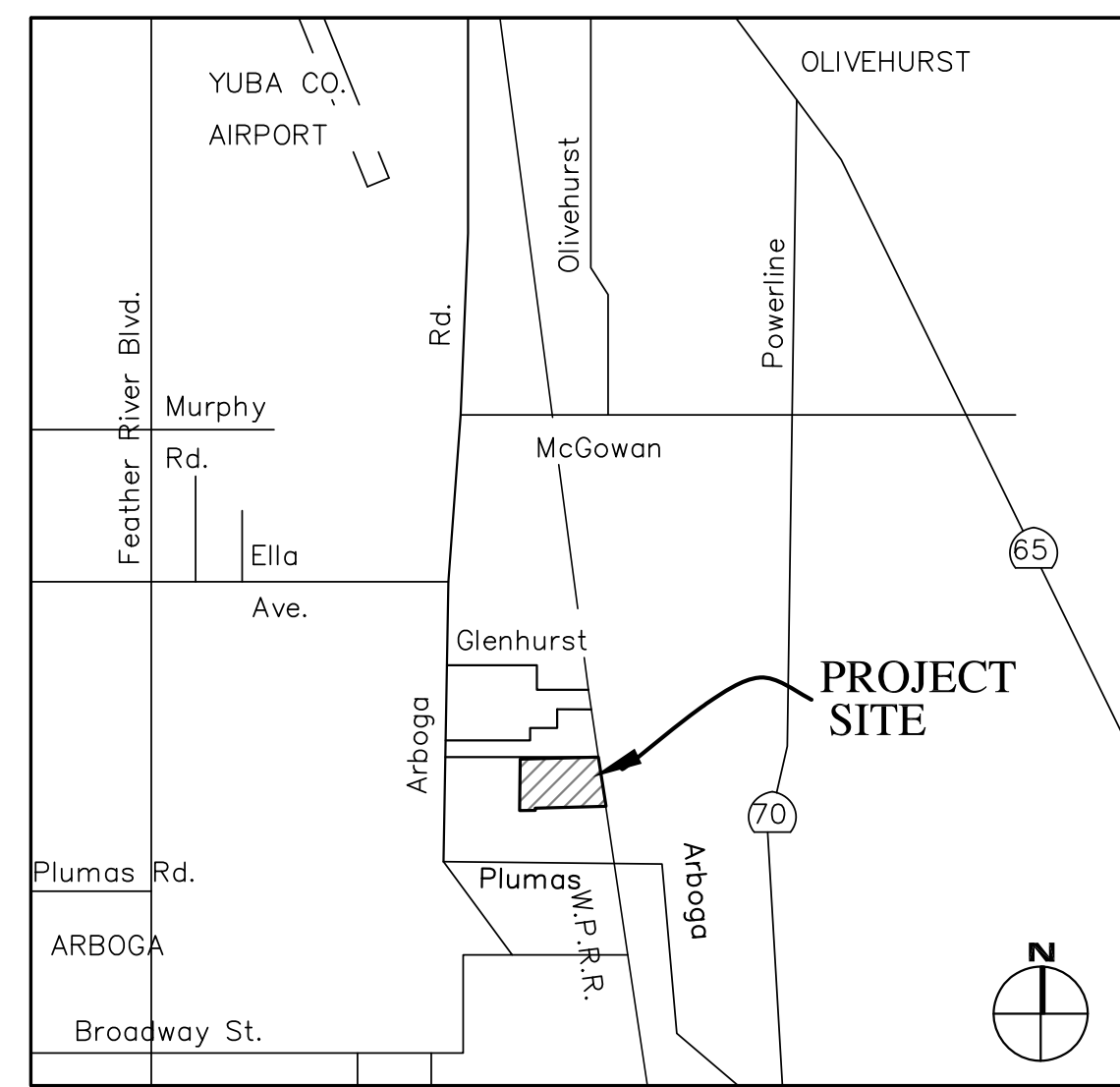
**APPROVED AS TO FORM:**  
**County Counsel**

**BY:** \_\_\_\_\_

**BY:**  \_\_\_\_\_

COUNTY OF YUBA APPROVAL:  
 THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED  
 RESOLUTION 23-0-\_\_\_\_\_ APPROVING TENTATIVE PARCEL MAP NO.  
 2023-\_\_\_\_\_ DURING THE PLANNING COMMISSION MEETING ON \_\_\_\_\_  
 2023.

COUNTY OF YUBA DATE: \_\_\_\_\_



VICINITY MAP  
N.T.S.

GENERAL INFORMATION:

OWNER & SUBDIVIDER:  
 HUST BROTHERS INC.  
 PO BOX 591  
 MARYSVILLE, CA 95901  
 530-743-1561

ENGINEER:  
 LAUGHLIN AND SPENCE; JEFF SPENCE  
 1008 LIVE OAK BLVD.; YUBA CITY, CA 95991  
 530-671-1008

APN: 014-870-003 & 014-870-004

ACREAGE: 1C= 9.85 ACRES ±  
 1D= 15.19 ACRES ±

TOTAL LOTS CREATED: 1C=47 & 1D=55

LOT DENSITY: 1C= 4.77 LOTS/ACRE  
 1D= 3.62 LOTS/ACRE

EXISTING ZONING: RS/SINGLE FAMILY RESIDENCE  
 PROPOSED ZONING: RS/SINGLE FAMILY RESIDENCE

LEVEE PROTECTION: RECLAMATION DISTRICT NO.784

SCHOOL DISTRICT: MARYSVILLE UNIFIED SCHOOL DISTRICT

WATER/SEWER: OLIVEHURST PUBLIC UTILITY DISTRICT

FIRE PROTECTION: OLIVEHURST FIRE DEPARTMENT

UTILITIES: PG&E, AT&T, COMCAST

PROPOSED IMPROVEMENTS: STREETS, CURB AND GUTTER, SIDEWALKS, STORM DRAIN, WATER, SEWER, ELECTRIC, GAS, CABLE T.V., STREET LIGHTING, TELEPHONE.

SLOPE: LESS THAN 1%

PRESENT USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

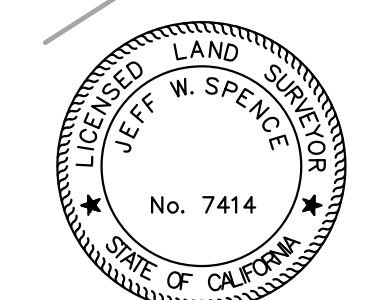
COMMUNICATIONS: OWNER AND ENGINEER

EASEMENTS: PROPOSED 14.5' & 22' P.U.E. ALONG ALL LOTS WITH STREET FRONTAGES AS SHOWN.

STREET IMPROVEMENTS: PER YUBA COUNTY STANDARDS.

NOTES:

- ALL DIMENSIONS ARE PLUS OR MINUS.
- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGES ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- PHASE 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.
- ANY EXISTING WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.
- STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.



DATE: 8-28-2023  
 L&S JOB No.: 239064

FEATHER GLEN SUBDIVISION PHASE 1A 82 MAPS 46

FEATHER GLEN SUBDIVISION PHASE 1B 98 MAPS 24



LANDS OF PARADISE RANCH 50 LLC INST# 2022-001540

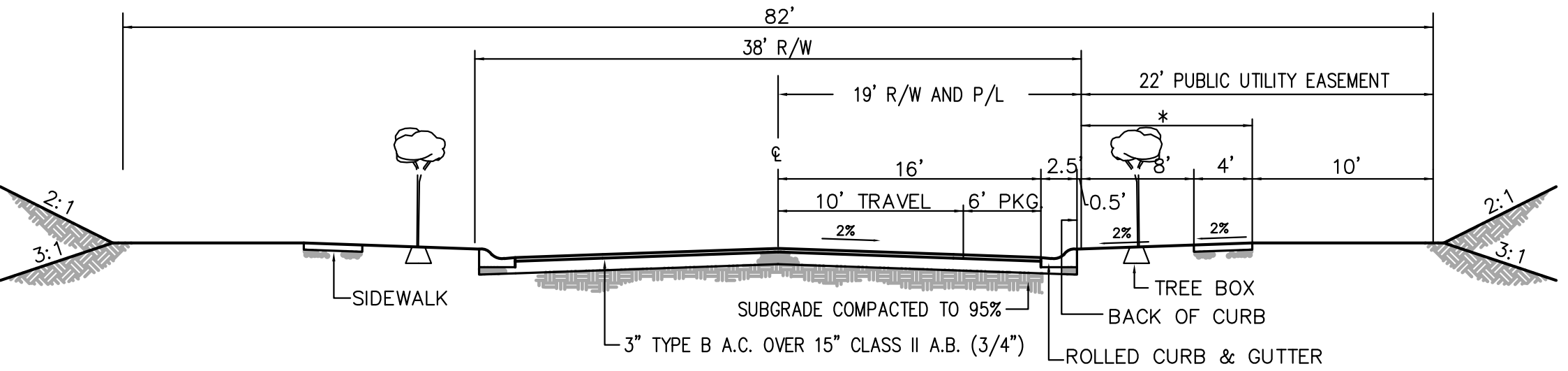
LANDS OF YOU APN: 014-870-002

LANDS OF WALTON CALIFORNIA LLC ET.AL. APN: 014-870-005

LANDS OF WALTON CALIFORNIA LLC ET.AL. APN: 014-870-006

\*12' EASEMENT FOR LANDSCAPING / VEHICULAR & PEDESTRIAN SAFETY

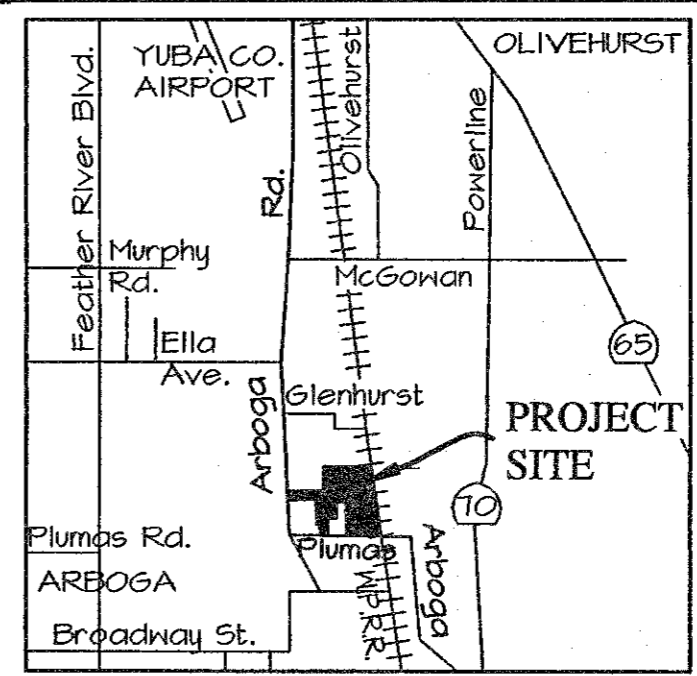
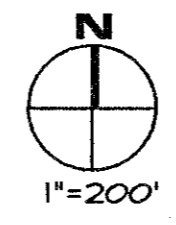
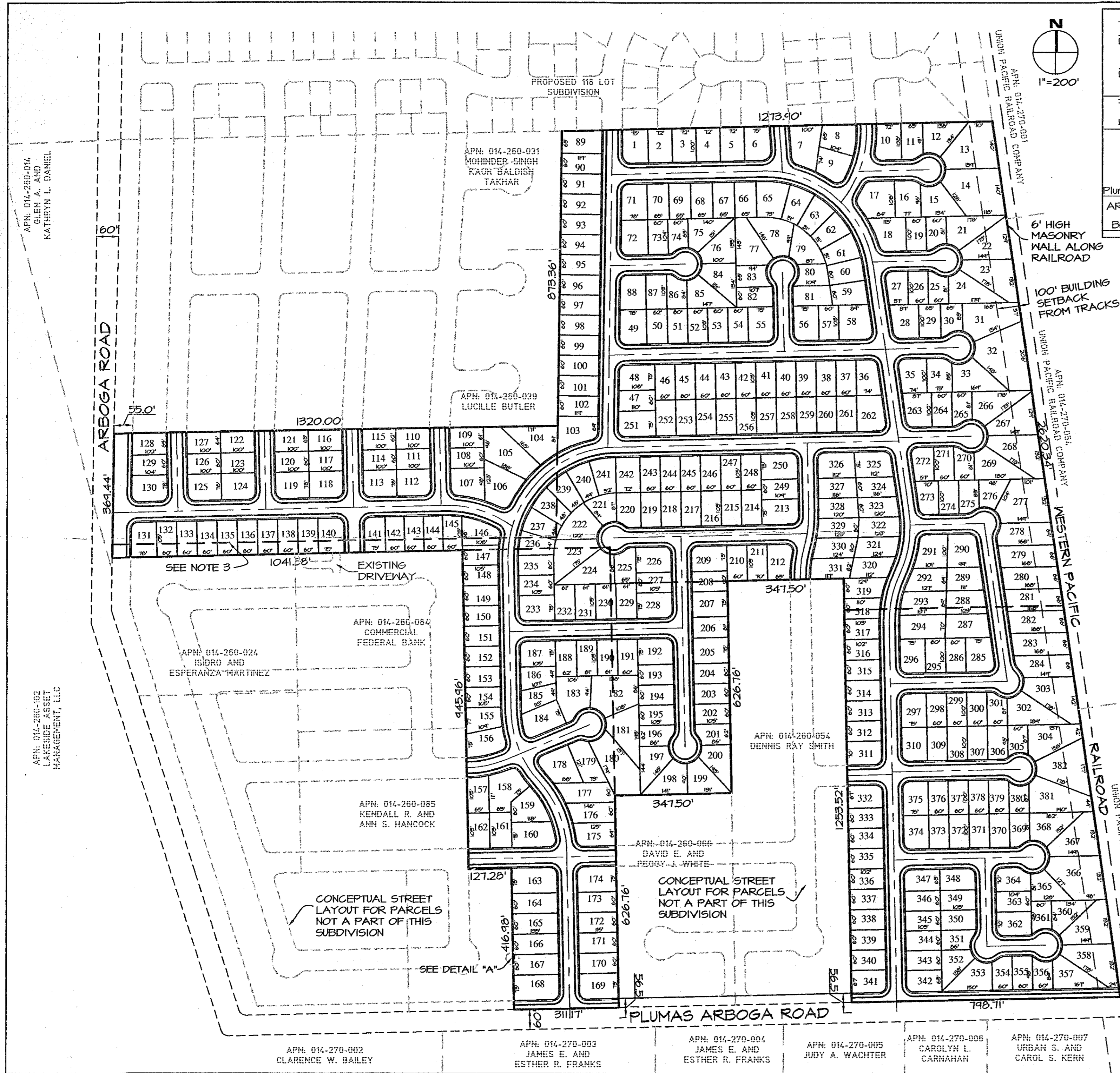
CURVE TABLE											
CURVE	RADIUS	LENGTH	CURVE	RADIUS	LENGTH	CURVE	RADIUS	LENGTH	CURVE	RADIUS	LENGTH
1	325.00	55.38	21	43.00	40.48	41	27.00	23.05	61	27.00	17.61
2	325.00	39.62	22	43.00	40.48	42	24.00	40.78	62	27.00	5.44
3	325.00	218.99	23	43.00	40.48	43	24.00	34.61	63	24.00	37.70
4	325.00	203.15	24	43.00	40.48	44	27.00	23.05	64	24.00	40.78
5	325.00	8.96	25	43.00	39.93	45	43.00	47.70	65	306.00	44.42
6	325.00	127.76	26	27.00	23.05	46	43.00	41.09	66	306.00	82.83
7	325.00	124.04	27	344.00	31.94	47	43.00	45.75	67	306.00	82.83
8	325.00	109.21	28	344.00	45.40	48	43.00	73.26	68	306.00	82.83
9	24.00	34.77	29	24.00	32.43	49	43.00	0.72	69	306.00	82.83
10	306.00	53.06	30	24.00	31.03	50	27.00	23.05	70	306.00	65.58
11	344.00	57.69	31	344.00	29.42	51	24.00	40.78	71	344.00	78.33
12	24.00	34.89	32	344.00	114.87	52	24.00	34.61	72	344.00	67.08
13	24.00	39.82	33	24.00	31.66	53	24.00	37.70	73	191.00	52.48
14	306.00	92.00	34	27.00	23.05	54	27.00	5.44	74	191.00	51.70
15	306.00	98.14	35	43.00	22.61	55	27.00	17.61	75	191.00	51.70
16	344.00	87.50	36	43.00	40.82	56	43.00	34.28	76	191.00	51.70
17	24.00	38.06	37	43.00	40.82	57	43.00	46.65	77	191.00	51.70
18	306.00	59.26	38	43.00	40.82	58	43.00	46.65	78	191.00	1.29
19	27.00	23.05	39	43.00	40.82	59	43.00	46.65	79	191.00	26.44
20	43.00	6.67	40	43.00	22.61	60	43.00	34.28	80	344.00	61.15
									81	43.00	208.51
									82	43.00	208.51
									83	43.00	208.51
									84	191.00	104.18
									85	191.00	156.39
									86	325.00	468.73
									87	344.00	145.40
									88	344.00	144.29
									89	306.00	191.14
									90	306.00	441.32
									91	344.00	77.34
									92	325.00	234.36
									93	43.00	208.51
									94	24.00	38.58
									95	24.00	36.82
									96	24.00	38.58
									97	27.00	23.05
									98	43.00	20.98
									99	43.00	41.64
									100	43.00	42.34



TYPICAL RESIDENTIAL STREET

TENTATIVE SUBDIVISION TRACT MAP 23-  
 FOR  
 FEATHER GLEN II

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 17,  
 T.14N., R.4E., M.D.B&M.



OWNER AND SUBDIVIDER:  
RON WARD  
3160 MICHEL ROAD  
NICOLAUS, CA 95654  
(530) 656-2245

ENGINEER:  
LAUGHLIN AND SPENCE, JEFF SPENCE  
1008 LIVE OAK BLVD., YUBA CITY, CA  
95491  
530-671-1008

APN: 014-260-040, 014-260-042,  
014-260-051, 014-260-063, 014-260-066

ACREAGE: 91.8 ACRES ±

ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

NOTES:  
1. ALL DIMENSIONS ARE PLUS OR MINUS.  
2. SUBDIVISION MAY BE PHASED DEPENDENT ON MARKET CONDITIONS.  
3. ROAD & UTILITIES EASEMENT PER BK. 652 O.R. PG. 132 & BK. 631 O.R. PG. 556 TO BE ABANDONED AND MOVED TO NEW ACCESS LOCATION  
4. LOT DIMENSIONS SHOWN ARE MEASURED FROM LOT LINE TO BACK OF SIDEWALK. ACTUAL LOT DEPTHS ARE APPROX. 12' DEEPER AND LOT WIDTHS ON CORNER LOTS ARE APPROX. 12' WIDER. (UNLESS NOTED)

**GENERAL INFORMATION**

WATER/SEWER: OLIVEHURST PUBLIC UTILITY DISTRICT

FIRE PROTECTION: OLIVEHURST FIRE DEPARTMENT

UTILITIES: PG&E, SBC

PROPOSED IMPROVEMENTS: STREETS, CURB AND GUTTER, SIDEWALKS, STORM DRAIN, WATER, SEWER, ELECTRIC, GAS, CABLE T.V., STREET LIGHTING, TELEPHONE.

SLOPE: LESS THAN 1%

PRESENT USE: VACANT

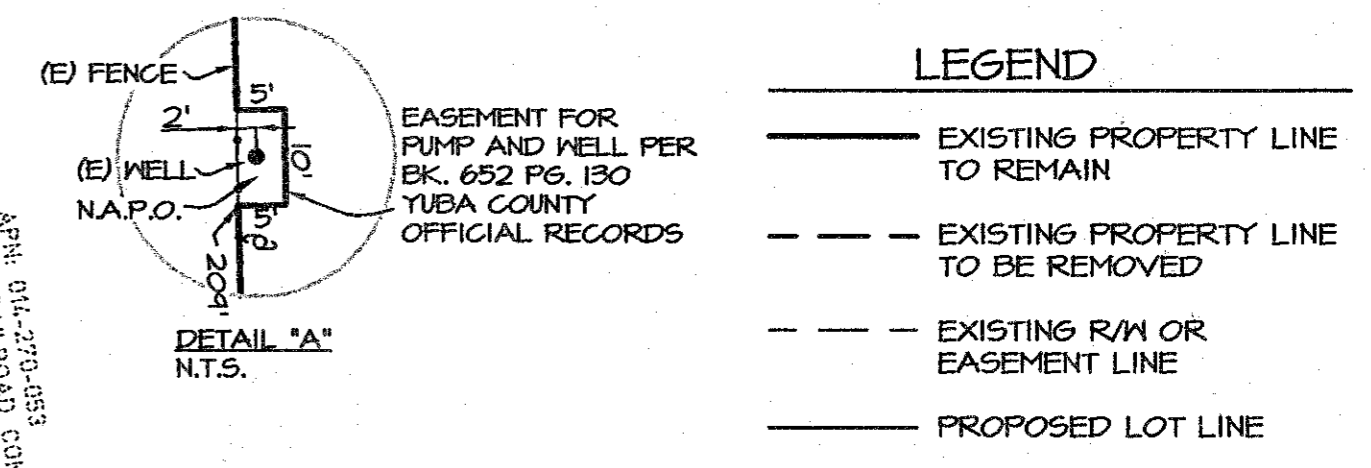
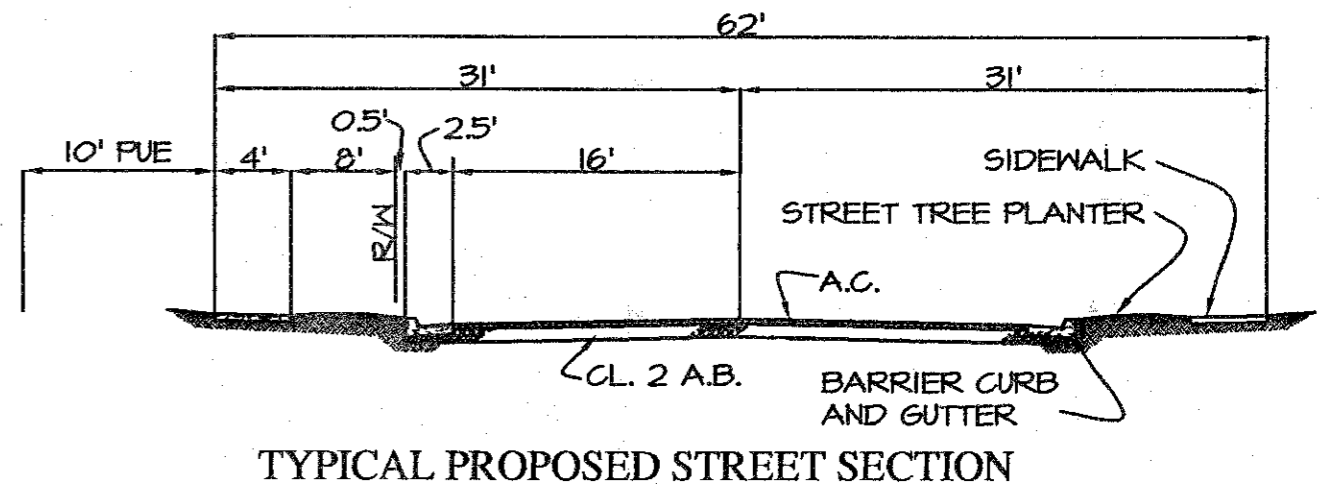
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

TOTAL LOTS CREATED: 302

COMMUNICATIONS: OWNER, DEVELOPER, ENGINEER

EASEMENTS: EXISTING AS SHOWN; PROPOSED 10' P.U.E. ALONG ALL LOTS WITH STREET FRONTAGES.

STREET IMPROVEMENTS: PER YUBA COUNTY STANDARDS.



**TENTATIVE SUBDIVISION TRACT MAP 02**

FOR **RON WARD**

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, T.14N., R.4E., M.D.B.#M.

DATE: 11-12-03  
REV: 3-8-04

RECEIVED  
AUG 01 2005

L&S JOB No.: 02-9020

Attachment 4  
**DRAFT CONDITIONS OF APPROVAL**  
**YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Hust Brothers Inc.**  
**APN: 014-870-003 & 004**

**Case Number: TSTM-24-0001**  
**Public Hearing Date: May 15, 2024**

**ACTIONS FOR CONSIDERATION:** Staff recommends the Planning Commission 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 15164(a), Addendum to the North Arboga Study Area (NASA) EIR, and Section 15182(c)(1), Residential Projects Implementing NASA Specific Plan.
- II. Approve Tentative Subdivision Tract Map TSTM-24-0001 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Section 11.40.040.

**GENERAL CONDITIONS:**

- 1) 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.
- 2) 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 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 Tentative Subdivision Tract Map. 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.
- 3) 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 the Subdivision Map Act (Government Code Section 66410 and following) and Chapter 11.15 of the Yuba County Ordinance Code.
- 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) Notwithstanding the provisions of any other of these Conditions of Approval, this map cannot be recorded until expiration of the 10-day appeal period which begins the day following the date of approval. The expiration date of the appeal period is May 27, 2024 at 5:00 p.m.
- 6) This tentative map shall expire 36 months from the effective date of approval unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code.

**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.
- 8) These PW conditions are intended to supplement the previously approved TSTM2003-0022 conditions of approval, with the exception that engineering standards, fees, and programs shall be per current County standards and state laws unless otherwise approved by PW Director.
- 9) Owner or an agent of Owner shall satisfy, and the project shall meet, all applicable requirements provided by federal, state, and local laws, ordinances, and regulations including the requirements provided by the Subdivision Map Act (Government Code Section 66410 and following) and Chapter 11.15 of the Yuba County Ordinance Code.

Attachment 4  
**DRAFT CONDITIONS OF APPROVAL**  
**YUBA COUNTY PLANNING COMMISSION**

**Applicant/Owner: Hust Brothers Inc.**  
**APN: 014-870-003 & 004**

**Case Number: TSTM-24-0001**  
**Public Hearing Date: May 15, 2024**

- 10) Notes on the tentative map shall not supersede county standards or preclude the county from enforcing all County Standards and Procedures.
- 11) Improvements required by the herein stated conditions due to health, safety, and any required mitigating measure shall be completed prior to recording the Final Map.
- 12) The owner shall comply with all applicable County Standards and Ordinances, as well as the Subdivision Map Act and all state and federal laws.
- 13) Owner shall offer to dedicate to the County of Yuba in fee simple strips of land 38 feet in width including the area within 43-foot radius cul-de-sacs for the internal access streets as shown on the Tentative Tract Map. The right of way line shall be located 0.50 foot behind the back of curb.
- 14) Road construction for the internal access streets as shown on the Tentative Tract Map shall meet the standards for a Urban Residential Way (providing 10-foot travel lanes and 6-foot parking lanes) with a detached sidewalk in conformance with Chapter 11.15 of the Yuba County Ordinance Code, the Yuba County Improvement Standards or as approved by the Public Works Director.
- 15) Owner shall provide and offer to dedicate to Yuba County an easement, 12 feet in width, measured from the right of way line, for landscaping, pedestrian sidewalks, street signs, traffic safety signs and street lights along all interior streets, or as approved by the Public Works Director.
- 16) Owner shall provide and offer to dedicate to Yuba County a public services easement, 22 feet in width, measured from the right of way line, along all interior streets and 12 feet in width along cul-de-sac streets.
- 17) Owner shall construct temporary street and sidewalk barricades and turn-around areas at the end of the improved section of unfinished streets to be completed in a subsequent phase.
- 18) Owner shall provide a streetlight plan to be approved by the Public Works Department. Streetlights shall be LED type models and be maintained by Pacific Gas & Electric (PG&E). Owner shall maintain all streetlights until accepted by the Public Works Department. Prior to map recordation the Owner shall pay the County for two (2) years of service for the streetlights in accordance with rates (LS-1E) set by PG&E.
- 19) 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.
- 20) 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.
- 21) Owner shall submit a Preliminary Soils Report prepared by a registered civil engineer and based upon adequate test borings to the Public Works Department for review in compliance with section 66490 of the Subdivision Map Act. Should such preliminary soils report indicate the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the decision-making authority (section 11.40.040 (G) of Yuba County Ordinance Code).

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- 22) 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.
- 23) Owner shall provide a one-year warranty bond for all street and drainage improvements required by these conditions of approval. The warranty bond period will commence after the Notice of Completion is recorded.
- 24) 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 and Reclamation District 784 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.
- 25) Owner shall pay drainage fees as derived from the Reclamation District 784 Master Drainage Plan and the Drainage Improvement Nexus Study for Drainage Basin C, currently assessed at \$10,000 per gross acre, prior to submittal of the Final Map to the Board of Supervisors for approval of the Final Map for the subdivision or phases of the subdivision.
- 26) 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.
- 27) 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.
- 28) 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.
- 29) 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.

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- 30) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map.
- 31) 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.
- 32) Owner shall provide all necessary street signs and pavement markings, including, but not limited to, street name signs, stop signs, speed limit signs, stop legends, limit lines, and crosswalks, as required by the Public Works Department.
- 33) Owner shall offer to dedicate suitable drainage easements for drainage or pipeline purposes as necessary.
- 34) Owner shall remove or relocate any existing fences located within the limits of the county right of way prior to the final map filing. 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.
- 35) 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 Service Easement. Owner shall provide a letter from the Postal Service to the County Surveyor stating that the location of the centralized mail delivery unit or units comply with their requirements and that they have no objection to the filing of the final map.
- 36) Approximate centerlines of all perennial streams or ditches within this division shall be shown on the Final Map.
- 37) 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.
- 38) 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.
- 39) Owner shall be required to pay all applicable development impact fees per Yuba County Code of Ordinances.
- 40) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Final 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.
- 41) Owner shall petition to be assessed for County Service Area 70 (CSA 70), as well as any other applicable CSA prior to filing the Final Map.
- 42) On terms and conditions acceptable to County, Owner shall petition to be assessed for zone of benefit for County Service Area 66 for the purpose of receiving extended services provided by the CSA, 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

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maintenance, drainage system maintenance, fire services, and emergency services; prior to filing the Final Map.

- 43) Owner shall have the property surveyed and have corner monuments place 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.)
- 44) 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.
- 45) Prior to filing the Final Map, written approvals shall be submitted to the County Surveyor from all of the appropriate public service providers servicing the subdivision that their requirements have been met and that financial arrangements have been made to insure their facilities will be installed and that they are satisfied with the public utility easements as shown on the Final Map.
- 46) All easements of record that affect this property are to be shown on the Final Map.
- 47) 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.
- 48) A copy of the Final Map 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 Final Map can be filed with the Yuba County Recorder.
- 49) 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.
- 50) 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.
- 51) 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 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.
- 52) 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.
- 53) Owner shall submit a copy of the final map to the Linda Fire Protection District (LFPD) for 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 Linda Fire Protection District is to be submitted to the County

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Surveyor which states that the District's requirements have been met and that there are no objections to filing the final map.

**ENVIRONMENTAL HEALTH DEPARTMENT:**

- 54) Owner shall connect parcel(s) 1-108 to Olivehurst Public Utility District for water and sewer services and facilities prior to building permit final inspection for occupancy.
- 55) Owner shall submit to Environmental Health a "Will Serve" letter from Olivehurst Public Utility District for water and sewer services and facilities for parcel(s) 1-108.
- 56) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 57) All existing trash and debris shall be removed from the subject site.
- 58) 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".

**BUILDING DEPARTMENT:**

- 59) All new/proposed buildings and structures shall obtain a building permit prior to construction. 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.

**CODE ENFORCEMENT:**

- 60) 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.

**BROADBAND:**

- 61) Owner shall be responsible for giving 60 days notice to AT&T, Comcast, and any other broadband providing entities whose service area overlap with the project, prior to any new construction or development of the project. This requirement shall require the owner to secure a Will-Serve Letter from at least one broadband providing entity whose service area overlap with the project.
- 62) If the requirement to secure a Will-Serve Letter in Broadband COA #61 is not met, the Owner shall be responsible for installing conduit to situate future fiber optic connectivity per 2018 CalTrans Specifications, Section 86-1.02B, as amended dated 4-15-22. Installed conduit shall be sufficient to enable future fiber optic connectivity for each residential parcel.

**FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT:**

- 63) Owner shall meet all requirements of the Feather River Air Quality Management District during any project related construction.
- 64) The District recommends that the project prepare a Fugitive Dust Control Plan for the constructional phase of development.
- 65) The project will be responsible during construction phase to adhere to District Rule 3.16 which states that the developer or contractor is required to control dust emissions from earth moving activities, handling, or storage activity from leaving the project site.

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**PG&E:**

- 66) The following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):
- I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.
- 67) The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed. Please work with PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for additional services you may require, or for any modification and/or relocation requests.

**RECLAMATION DISTRICT NO. 784:**

- 68) 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.
- 69) Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
- 70) 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.
- 71) 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.
- 72) No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of RD 784.
- 73) If applicable, 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.
- 74) If applicable, the 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans. Improvements plans shall be in NAVD 88 datum or provide a conversation to NAVD 88.
- 75) If applicable, all industrial, residential properties, or open space with allowed recreational uses adjacent to RD 784 facilities/right-of-way shall have a six (6) foot 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 RD 784 lands.

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- 76) The applicant shall submit a formal application and a plan check/review deposit to RD 784 (i.e. site plan review, grading plan, improvement plans, impact fee agreement) for approvals.

**PLANNING DEPARTMENT:**

- 77) Lot design on the Final Subdivision 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 lots shall not exceed that shown on the approved tentative map.
- 78) Prior to recordation of each phase of development, the owner shall improve and dedicate recreation floodway corridors and all other landscaped setback areas in accordance with conditions of the tentative map. Improvements shall be subject to the review and approval of the Public Works Director.
- 79) Landscaping shall be designed and constructed in conformance with Yuba County Development Code Chapter 11.24 and any other applicable ordinance code section.
- 80) Prior to issuance of a Final Building Permit, residential fences shall be constructed with steel posts.
- 81) Individual owners and/or contractors shall coordinate with PG&E prior to beginning construction to identify construction safety measures. A record of consultation with the utility shall be placed on record with the Community Development Department prior to issuance of building permits.
- 82) Prior to the approval of the final map, the developer shall pay a bike path construction/maintenance in lieu fee of \$1000 per lot. Proof of payment shall be submitted to the Planning Department as a condition precedent to the final map approval. This fee is intended to contribute to the construction and maintenance of bike paths in the surrounding area to promote alternative transportation options and enhance the overall livability of the community.

**THE FOLLOWING NASA EIR MITIGATION MEASURES SHALL BE INCLUDED AS CONDITIONS OF APPROVAL:**

- 83) Prior to issuance of building permits, all buildings shall be required to contribute a fair share allocation of funding to Countywide Development Impact Fees, PLSP/NASA Traffic Impact Fees, and SYTIA Impact fees.
- 84) Dust and particulates from construction and grading must be minimized by regular sprinkling of exposed soils, and curtailing grading activities on days when sustained winds exceed 20 miles per hour. A grading and dust control plan will be required as a part of Improvement plan review and approval. Specific methods for dust control shall be approved by the Director of the Public Works Department and Feather River Air Quality Management District. Best available mitigation measures are to be implemented.
- 85) All new residential units constructed on the subject site which are to have wood stoves and/or fire places shall be equipped with catalytic systems certified as meeting or exceeding EPA standards. Units that include wood burning stoves and/or fire places shall not receive final permit clearance until verification of compliance is filed with the Community Development Department.
- 86) No light or glare which could impair the vision of the motorists on Arboga Road or Plumas Arboga Road shall be produced by the project.
- 87) A 50-foot building setback is required from the eastern property line, with a minimum six-foot solid sound wall (i.e. masonry block wall, concrete, brick, proto II) at the lot line. The main line track is located in the center of the 100-foot railroad right-of-way so the 50 foot setback from eastern property line result in a 100 foot setback from the center of the main line track. There are some turnout rails (one

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of which is not functional) closer but the criteria shall be the main line track. The design of the wall shall be subject to review and approval of the Community Development Director.

- 88) Exterior walls facing the railroad tracks shall be designed and constructed to meet a Sound Transmission Control (STC) Rating of 34. Windows shall have a minimum Sound Transmission Control (STC) Rating of 34. Sliding glass doors and other doors facing towards the railroad tracks shall have a minimum STC Rating of 34. Proposed design standards shall be submitted and approved by the Building Department prior issuance of building permits.
- 89) Prior to map recordation, any bus stops and shelter pads, if required per Yuba-Sutter Transit Authority and Departments of Public Works and Community Development, shall be shown in the improvement plans.
- 90) Pre-construction surveys for nesting Swainson's hawks shall be conducted prior to any construction activities including removal of any trees on site. If active nests are found, a qualified biologist shall determine the need for any temporal restrictions on construction pursuant to criteria set forth by the California Department of Fish and Game.
- 91) Prior to map recordation, a solid fence a minimum of six feet in height shall be constructed for all lots with property bordering active agricultural uses. At the time of this map approval there are not active agricultural uses on adjacent properties.
- 92) 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.



Ciara Fisher  
Planner III

# Marysville Joint Unified School District

1919 B Street • Marysville, CA 95901

(530) 741-6000 • Fax (530) 742-0573



## Board of Trustees

Randy L. Davis  
Doug F. Criddle  
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Frank J. Crawford  
Gary J. Criddle  
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Chong Yang, Ed.D.

February 21, 2024

County of Yuba  
Community Development & Services Agency  
Planning Department  
915 8th Street  
Marysville, CA. 95901  
Attn: Clara Fisher, Planner II

TSTM-24-0001, Feather Glen South II

## District Administration

Fal Asrani, Ed.D.  
*Superintendent*

Bryan Williams  
*Assistant Superintendent  
Administrative Services*

Jennifer Passaglia  
*Assistant Superintendent  
Business Services*

Jay Trujillo  
*Assistant Superintendent  
Educational Services*

Jessica Romeo  
*Interim Assistant  
Superintendent  
Personnel Services*

Dear Ms. Fisher,

Please accept this preliminary response to the project impact on school facilities within Marysville Joint Union School District (MJUSD). This response is not intended to replace our comments as allowed under California Environmental Quality Act (CEQA) requirements, rather, to assist the County of Yuba in scoping the environmental review required by CEQA.

Developer Fees Government Code Section 65995 and California Education Code Section 17620 allows school districts to levy fees on residential and or commercial/industrial construction projects within a school district's boundaries. The intent of the fee is to mitigate the impact the development will have on the school(s) that the student will attend.

The impact on school facilities is significant. MJUSD schools will be required to build additional classrooms as well as increase core facilities such as libraries, multiple purpose rooms, restrooms, and other spaces to accommodate the growth. The cost to increase facilities for this growth is the responsibility of the developer.

Marysville Joint Unified School District looks forward to analyzing the growth and discussion mitigation strategies that will provide the students generated from new development with quality public school facilities. MJUSD appreciates your request for preliminary comments.

Sincerely,

Jennifer Passaglia  
Assistant Superintendent, Business Services



March 15, 2024

Ciara Fisher  
County of Yuba  
915 8th Street  
Marysville, CA 95901

Re: TSTM-24-0001 Feather Glent South II

Dear Ciara:

Thank you for giving us the opportunity to review the proposed Feather Glent South II Tentative Map. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Please work with PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for additional services you may require, or for any modification and/or relocation requests.

Sincerely,



**Pacific Gas and  
Electric Company**

A handwritten signature in blue ink that reads 'Justin Newell'.

Justin Newell  
Land Management  
916-594-4068



March 1, 2024

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

RE: Project: TSTM-24-0001, Feather Glen South II

TPM 2024-0001  
EARLY CONSULTATION COMMENTS

In response to your Application Routing dated February 20, 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 C and is zoned RS single family residential 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 C and all future revisions to the Drainage Basin C Master Drainage Plan for portions within Drainage Basin C.
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 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.
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 RD 784.

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. Improvements plans shall be in NAVD 88 datum or provide a conversion to NAVD 88.
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, 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 C (along with the other Basins) and the storm water quality will be enforced. The water will directly flow into the Lateral 15 and will be pumped directly into the Feather River. RD 784 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 contact RD784.

Sincerely,



Patrick Meagher  
General Manager  
Reclamation District 784

cc: District Engineer

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

**OLIVEHURST PUBLIC UTILITY DISTRICT**

*Our mission is to provide high quality services to enhance our community's quality of life.*



**BOARD OF DIRECTORS**

Dennise Burbank   John Floe   MaryJane Griego   Lacey Nelson   Marc Perrault

**GENERAL MANAGER**

John Tillotson

March 25, 2022

Yuba County Environmental Health  
915 8th Street, Suite 123  
Marysville, California 95901

RE: Feather Glen Phases 1C and 1D

To Whom it May Concern,

I have received a request for a "will-serve" letter for the subject subdivision referenced above. The subject property is within the boundaries of the Olivehurst Public Utility District (the District) for the purposes of serving drinking water and wastewater service. The District will serve drinking water and wastewater service to the subject property in accordance with the following:

- Ample water for normal use and fire protection if any, is available and will be furnished to those pulling building permits on a first come first served basis and;
- Ample wastewater capacity is available and will be furnished to those pulling building permits on a first come first served basis and;
- Water and wastewater will be furnished on demand, without exception, to each and every lot upon payment of any capacity or related fees due and;
- Water and wastewater will be furnished on demand, without exception, to each and every lot upon completion and acceptance of the water and wastewater infrastructure per OPUD specifications and;
- The water for domestic use is potable

Sincerely

A handwritten signature in blue ink that reads "John Tillotson".

John Tillotson, P.E.  
General Manager, OPUD