



County of Yuba

Community Development & Services Agency

Planning Department

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DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: July 11, 2019

TO: Development Review Committee

FROM: Kevin Perkins, Planning Manager

RE: Tentative Parcel Map (TPM) 2005-0024
Map Revision and Extension

REQUEST: The applicant is requesting approval to revise approved fire related conditions of approval for Tentative Parcel Map (TPM) 2005-0024 and extend the life of the map two years pursuant to AB 2973.. The project site is identified as Assessor's Parcel Numbers 056-250-050 and 056-250-051. The property is zoned Agricultural Residential (AR) 20-acre minimum parcel size and is designated on the General Plan Land Use Diagram Natural Resources.

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 15061(b)(3), approve the revision to Tentative Parcel Map (TPM) 2005-0024's Conditions of Approval, and approve a two-year map extension pursuant to Assembly Bill 2973, subject to making the necessary findings and the conditions of approval contained herein..

BACKGROUND/DISCUSSION: The project applicant has submitted a map revision that seeks to remove and replace previously approved fire related conditions of approval (COA #55-68) and replace them with current Calfire and Yuba County Development Code standards for fire suppression for parcel maps.

Originally, the former Staff Development Committee approved TPM2005-0024 on September 27, 2006 by a 3-0 vote and subject to project conditions of approval. The project is located within the Calfire State Responsibility Area and specifically in within the Very High Severity zone. As such fire protection was of paramount importance during the project processing and the Dobbins/Oregon House Fire Protection District (DOHFPD) was concerned about the project and submitted a number of fire related conditions of approval for the project that were adopted by the Staff Development Committee in the project related conditions of approval. It was current County

practice at the time of this map approval for local fire departments to provide fire related conditions of approval. This practice was removed shortly after the approval of this project for a variety of reasons that centered on inconsistency in conditions of approval between fire districts and County Counsel making a determination that Calfire had conditioning/land use authority on all project located in the SRA.

As the applicant has moved forward with the necessary steps to record the tentative parcel map, the applicant has come to the determination that some of the fire conditions of approval from the DOHFPD are either no longer applicable and/or greater than the minimum standards that are currently required by Calfire for subdivision projects located in the Calfire SRA. The applicant is seeking that the Development Review Committee remove all of the DOHFPD's fire related conditions of approval and replace them with current Calfire standards which would be the following:

- Install a 50,000-gallon water storage tank for fire suppression purposes
- Said tank must be supplied with a constant water source.
- Any new residences associated with project related lots that are further than 1,000 feet from the 50,000 gallon water storage tank shall meet all County fire standards (3,000 individual water tanks)
- A maintenance agreement for the water storage tank must be signed off by CDSA

Since the adoption of the Development Code in 2015, all new subdivision maps that are located in the Calfire SRA are subject to Section 11.22.060 Emergency Water Supply Standards that requires Calfire to design and approve water storage tank sizes for new subdivisions. In this particular instance, Battalion Chief Webb of Calfire has required the 50,000-gallon water storage tank and other requirements in the aforementioned water system bullet points.

To ensure that DOHFPD was involved and signed off with shifting the fire suppression system design and approval from them to Calfire, County staff and the applicant met with representatives of the Board of Directors from DOHFPD on June 4, 2019. At the meeting, the representatives of the DOHFPD agreed to bring the idea of shifting the responsibility of the fire conditions of approval from their board to Calfire at their next scheduled board meeting of June 25, 2019. On June 27, 2019, County staff spoke to the director of the DOHFPD who stated that the DOHFPD supported the shifting of responsible agencies for fire related conditions. Before your Committee (Attachment 3) are revised conditions of approval for fire related conditions that are consistent with both Calfire and the Yuba County Development Code.

Additionally, since the applicant submitted their request for revisions to the fire related conditions of approval, the California State Assembly passed a bill (AB2973) giving the County the right to extend the life of subdivision maps for a period of two years for maps that were approved between January 1, 2006 and July 1, 2013. TPM2005-0024 was approved on September 27, 2006 which is within the guidelines of AB 2973. The map is scheduled to expire on September 27, 2019, but by the Development Review Committee granting the State extension the new expiration would be September 27, 2021.

ENVIRONMENTAL REVIEW: Staff has determined that the map revision and extension is exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15061(b)(3), General Rule, which exempts projects from further environmental review when a public agency has determined that the project will have no effect on the environment. The previously approved project, TPM2005-0024, had an adopted Mitigated Negative Declaration as part of its project approval. All mitigation measures associated with the previous approval are still valid and apply to the map revision and extension.

Mitigation Measures from the East Linda Specific Plan EIR and pertinent to the project were included as Conditions of Approval in TSTM2003-0016. Those conditions will remain. Furthermore, the rough grading for the project site has already occurred and there are no trees or any other sensitive biological and/or cultural resources known on the project site. In addition, the 2030 General Plan EIR analyzed traffic increases in the East Linda area and potential traffic impacts.

COMMENTS: The Planning Department circulated the project internally and to outside agencies and received the follows comment letters:

Calfire
Dobbins/Oregon House Fire Protection District
PG&E

FINDINGS: The following findings have been made, pursuant to County of Yuba Title XI, Section 11.40.040(E):

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 is not changing any of the number or geometry of the already approved lots; instead the map revision has been requested to change fire conditions requirements to make them consistent with the Yuba County Development Code which requires Calfire to create fire suppression system requirements and sign off on all project fire conditions of approval for map recordation and building permit purposes.

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

Again, the subdivision design is not changing from what was previously approved.

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 applicant has previously met all water availability requirements and furthermore the subdivision does not involve more than 500 units which triggers Section 66473.7 of the Subdivision Map Act.

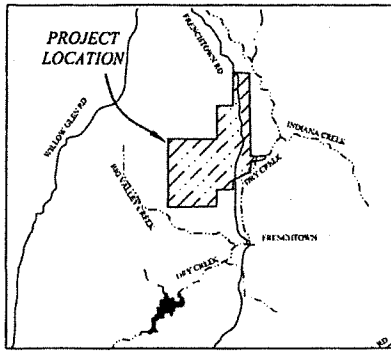
Report Prepared By:



Kevin Perkins, Planning Manager

ATTACHMENTS

1. Site Map
2. Original Conditions of Approval
3. Revised Conditions of Approval
4. Comment Letters
5. Current Map Expiration Worksheet



VICINITY MAP

NOT TO SCALE

PROJECT NOTES:

OWNER/DEVELOPER/SUBDIVIDER:

JAMIE & DANE SILLER
752 COLIMA AVE.
YUBA CITY, CA 95991

ENGINEERING:

CALIFORNIA ENGINEERING COMPANY, INC.
PROJECT MANAGER:
G. MICHAEL VASQUEZ, RCE 62460
1110 CIVIC CENTER BLVD., SUITE 401
YUBA CITY, CALIFORNIA 95993

EXISTING USE:

VACANT

PROPOSED USE:

SINGLE RESIDENTIAL 26 UNITS
PHASING PER MARKET CONDITIONS

SEWAGE:

INDIVIDUAL ONSITE SEPTIC

WATER:

INDIVIDUAL ONSITE WELLS

ELECTRICAL:

PG & E

TELEPHONE:

SBC

NATURAL GAS:

ONSITE PROPANE

TOTAL DEVELOPMENT AC:

56.8+

DENSITY:

30 ACRE MINIMUM

ZONING:

AR - R20

CONTOURS:

CONTOURS WERE EXPANDED FROM USGS
QUADRANGLE

LEGEND:

- AC - ACRES
- APN - ASSESSOR'S PARCEL NUMBER
- EX - EXISTING
- TYP - TYPICAL
- - EXISTING ROADS
- - CREEKS/DRAINAGE SWALS
- - EXISTING PROPERTY LINES
- - PROPOSED LOT LINES

DRAFT

**TENTATIVE PARCEL MAP
FRENCHTOWN ESTATES
COUNTY OF YUBA, CALIFORNIA**

MAY 9, 2005

BEING THE WEST HALF OF THE WEST HALF OF SECTION 13, THE EAST HALF
OF THE SOUTHEAST QUARTER OF SECTION 14, SECTION 23 EXCEPTING
THEREFROM THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND
A PORTION OF THE WEST HALF OF SECTION 24, ALL WITHIN TOWNSHIP 18
NORTH, RANGE 6 EAST, M.D.B. & M.

APPROVED TENTATIVE MAP

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SCALE 1" = 500'

**CONDITIONS OF APPROVAL
YUBA COUNTY STAFF DEVELOPMENT COMMITTEE**

Applicant: California Engineering, Inc.
Owner: Dane & Jamie Siller
APN: 056-250-050 & 056-250-051

Case Number: TPM2005-0024
Approval Date: September 27, 2006

CONDITIONS OF APPROVAL:

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. Owner or an agent of the 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.
3. As a condition for Tentative and Final Map 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, Staff Development Committee, or other County advisory agency, appeal board, or legislative body concerning the subdivision. 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.

PUBLIC WORKS DEPARTMENT

4. Improvement plans and necessary calculations for all improvements and associated drainage facilities required by these conditions shall be submitted to and approved by the Public Works Department prior to any construction; such approvals shall include the alignment and grades of roads and drainage facilities. The improvement plans for any improvements required by these conditions shall be completed and approved, along with an engineer's estimate of such improvements, by the Public Works Department prior to the filing of the Parcel Map for the entire subdivision, phases or units of the subdivision.
5. The Public Works Director may 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.
6. Owner shall provide a nonexclusive easement, to be reserved in deeds, for road and public utility purposes, 60 feet in width, connecting the "Remainder" parcel to Frenchtown Road. The easement shall be located in such a manner as to permit the construction of a roadway in compliance with the requirements of Section 11.15.660 (c)(d)(e) and (f) of the Yuba County Ordinance Code.
7. Road construction for the access road to the "Remainder" parcel as shown on the Tentative Map, shall meet, as a minimum, the standards for a Rural Driveway as defined in Section 11.15.660(c) and (f) and shall also include the installation of an approved driveway encroachment at Frenchtown Road under permit issued by the Department of Public Works.

8. Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide an 84-foot strip of land along Frenchtown Road lying within the bounds of this property.
9. In-lieu of road construction along Frenchtown Road fronting this property to meet the full width requirements for a Rural Minor Collector Road standard in conformance with Chapter 11.15.660(c) of the Yuba County Ordinance Code, the Developer, at his option and as approved by the Public Works Director, shall provide his paver and one laborer to overlay that portion of Frenchtown Road from Thousand Trails north to Frenchtown Dobbins Road, approximately 6400 lineal feet within 1 year from the date of filing the parcel map, subject to entering into a Subdivision Improvement Agreement for such work. The Developer shall provide the materials for a 2-inch asphalt concrete overlay with a prime coat and fabric. The County, as directed by the Public Works Department, shall provide all other services, such as trucking, grading, additional labor, shoulder work, ditch reconstruction, etc.
10. Any Construction work within the County right-of-ways shall be accomplished under an encroachment permit issued by the Public Works Department.
11. Owner shall provide a nonexclusive easement, to be reserved in deeds, for road and public utility purposes, 60 feet in width, connecting the "Remainder" parcel to Frenchtown Road. The easement shall be located in such a manner as to permit the construction of a roadway in compliance with the requirements of Section 11.15.660 (c)(d)(e) and (f) of the Yuba County Ordinance Code.
12. Owner shall provide a common driveway between pairs of lots where possible or as approved by the Public Works Department.
13. Whenever construction or grading activities will disrupt an area of 1 acre or more of soil, it is required that a storm water pollution prevention plan (SWPPP) emphasizing storm water best management practices (BMP) to comply with the requirements of the Federal Water Pollution Control Act and the California Water Code be developed before such construction or grading activities commence. Owner shall obtain a National Pollutant Discharge Elimination System Permit prior to County's approval of improvement plans or issuance of a grading permit for the period of construction as necessary. 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 for this project shall be in substantial compliance with the (SWPPP).
14. Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department for review and approval, prior to any construction. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses.
15. 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.
16. Prior to filing the Parcel Map, written approvals shall be submitted to the County Surveyor from the appropriate public service providers that their requirements have been met and that they are satisfied with the public utility easements as shown on the Parcel Map.

17. Owner shall be responsible for giving (60) days notice to the appropriate public service providers (ie. Pacific Gas and Electric, Pacific Bell, Comcast, etc.) prior to any new construction or development for this project.

18. The following road maintenance note applies to this division:

"Access to the lots/parcels created by this division and shown hereon as right-of-way(s) of easements to be reserved in deeds or as an offer of dedication to the County of Yuba are not to be construed to indicate that a passable roadbed exists within the limits described in said deeded instruments or offers of dedication. Road construction or maintenance within these limits will not be accomplished or administered by any public agency and is solely the responsibility of the abutting land owners."

19. Owner shall remove any existing fences fronting Frenchtown Road. Any relocated or new fences installed shall be constructed outside the limits of any dedications required by this division or existing County easements or right-of-ways.

20. Approximate centerlines of all perennial streams or ditches within this division shall be shown on the Parcel Map.

21. Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to recording the Parcel Map.

22. Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Parcel Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Parcel Map. An updated Title Report or Guarantee shall be provided at the time of filing the Parcel Map.

23. Owner shall provide monumentation in conformance with requirements of the County Surveyor, chapter 11.15 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).

24. Owner shall give written consent to the current assessment rate for CSA 70 to the Public Works Department.

25. Development of the "Remainder" parcel as shown on the Tentative Parcel Map shall require a Certificate of Compliance, as provided under Section 66424.6 and Section 66499.34 of the Subdivision Map Act, to be obtained prior to the issuance of any required building permit or other grant of approval.

26. Owner shall provide a concrete base or bases for the placement of a centralized mail delivery unit or units within the subdivision as directed by the United States Postal Service. Specifications and location(s) of such base(s) shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba County Department of Public Works, with due consideration for street light location, traffic safety, security and consumer convenience. Such base(s) shall be located within a Public Utility Easement.

27. The following note shall be included in the Grant Deed to the County of Yuba or within the Clerk of the Board of Supervisors Statement on the Parcel Map:

Should the Board of Supervisors of the County of Yuba determine that the public purpose for which property was dedicated in fee simple no longer exists, or the property or any portion thereof is not needed for public utilities, the County of Yuba shall reconvey the above described property to the Grantor, whose address is __ (fill in address) _____, or to the successor(s) in interest pursuant to Government Code Section 66477.5.

28. All easements of record which affect this property are to be shown on the Parcel Map.
29. Should a fire suppression system be required by these conditions of approval by the Fire Safe Planner for compliance with the Yuba County Fire Safe Ordinance and the Uniform Fire Code, which 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 parcel within the parcel map.
30. Prior to submitting the Parcel Map to the Board of Supervisors, all Public Works and County Surveyor fees for map checking, improvement plan checking and inspection fees have to be paid current.
31. A copy of the Parcel 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 Parcel Map can be filed with the Yuba County Recorder. A statement, executed by the Community Development Department Director, stating the map is found to be in conformity with the approved tentative map shall be submitted to the County Surveyor before the Parcel Map can be filed.
32. A copy of the Parcel Map shall be submitted to and reviewed by the Environmental Health Department for conformance with the Environmental Health Department's conditions of approval before the Parcel Map can be filed with the Yuba County Recorder. A statement, executed by the Environmental Health Department Director, stating that the Parcel Map has been found it to be in conformity with the Environmental Health Department conditions and in conformance with the requirements of Chapter 7.07 of the Yuba County, shall be submitted to the County Surveyor before the Parcel Map can be filed.
33. The Owner's surveyor or engineer shall provide the County Surveyor with a copy of the Parcel Map in a DWG digital format showing parcel lines, bearings and distances, lot numbers and street names or additional information as may be required by the Yuba County Assessor.
34. A copy of the parcel map shall be submitted to and reviewed by the Yuba County Fire Safe Planner for conformance with the Yuba County Fire Safe Ordinance and the Uniform Fire Code requirements and approved by the Fire Safe Planner before the parcel map can be filed with the Yuba County Recorder. A letter of map approval, executed by the Fire Safe Planner is to be submitted to the County Surveyor stating that the Fire Safe Planner's requirements have been met in order to allow the map to be filed and that there is no objection to filing the parcel map.

ENVIRONMENTAL HEALTH DIVISION:

35. Owner shall submit for Environmental Health review and approval the results of soils studies for parcel(s) 1-6, 10-22, 24-26, conducted in accordance with the Yuba County Sewage Disposal Ordinance, Sections 7.07.440 through 7.07.530.

36. All soil profiles must be witnessed by Environmental Health Division staff. Schedule soil profile appointments with Environmental Health Division staff in advance of the testing.
37. Owner shall submit a file map to Environmental Health showing that parcel(s) 1-6, 10-22, 24-26, contain the minimum useable sewage disposal area as established by the Yuba County Sewage Disposal Ordinance, Section 7.07.500, 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.
38. The total minimum useable sewage disposal area shall be delineated for parcel(s) 1-6, 10-22, 24-26, on a separate document (Yuba County Health Certificate), recorded and cross referenced to the recorded final map.
39. 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.
40. Owner shall submit a file map to Environmental Health showing the precise location of all existing sewage disposal systems and that parcel(s) 7, 8, 9 & 23 contain(s) a 100% useable sewage disposal repair area for all existing systems. This file map shall also show slope, all bodies of water (seasonal and year-round), water wells, and all existing structures.
41. All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
42. All existing trash and debris shall be removed from the subject site.
43. 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".
44. The following statement shall apply to this division:
 - a. "There is no assurance that underground water sources exist within the limits
 - b. of the hereon shown parcel(s) which will be adequate in sufficient quantity or
 - c. quality to meet present or future needs. Purchaser(s) of the parcel(s) herein
 - d. created will be responsible for the development of an adequate on-site water
 - e. supply. Surface water is not an approved domestic potable water source."

PLANNING AND BUILDING INSPECTION DIVISIONS:

45. Lot design on the Final Subdivision Map shall be in conformance with the approved Tentative Map as filed with 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.
46. Notwithstanding the provisions of any other of these Conditions of Approval, this map cannot be recorded until expiration of the 15-day appeal period which begins the day following the date of approval.

47. This tentative map shall expire 24 months from the effective date of approval unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code.
48. A 50-foot structural setback shall be maintained from seasonal swales or creeks.
49. Owner shall pay an in-lieu fee for parkland dedication per Yuba County Ordinance Code Chapter 11.15.661 prior to recordation of the Parcel Map.
50. Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense. There shall be no building of structures allowed under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
51. Should any prehistoric or historic artifacts or human remains be exposed during construction and excavation operations, work would be required to cease immediately and the Community Development Department immediately notified. A qualified archaeologist and/or County Coroner shall be consulted to determine whether any such materials or remains are significant prior to resuming construction.
52. All mitigation measures within the mitigation monitoring plan for the Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act, shall be considered as conditions of approval.
53. Prior to recordation of the Final Map, applicant shall submit for approval by the Community Development Department an oak tree/vegetation survey prepared by a Registered Forester, Certified Arborist, or Landscape Architect. The map shall indicate the location and species of existing oak trees on an exhibit contained therein. The survey shall define the percentage of oak tree canopy coverage existing for each parcel being created by the Final Map. In addition, the exhibit shall depict all oak trees five (5) inches or more in diameter at breast height (dbh) proposed for removal.

Based on the amount of existing canopy area on the project site, the following table will determine the amount of canopy cover that must be retained:

| <u>Existing Canopy Cover*</u> | <u>Percent Canopy Cover to be Retained*</u> |
|-------------------------------|---|
| 80-100% | 60% of existing canopy |
| 60-79% | 70% of existing canopy |
| 40-59% | 80% of existing canopy |
| 20-39% | 85% of existing canopy |
| 19% or less | 90% of existing canopy |

*Includes Permanent Open Space Areas

Whenever project objectives can be otherwise achieved, it shall be the policy of the County to avoid oak tree removal. Future homeowners shall be provided with literature on oak tree protection. Removal of any oak trees shall constitute conversion of oak woodland and will require an Oak Woodlands Mitigation Plan to provide for appropriate mitigation.

54. Perimeter fencing on each lot shall be of a type recommended by the State Department of Fish and Game to allow the free passage of deer, and approved by the County Agricultural Commissioner. Fencing for ongoing agricultural operations shall meet standards necessary to contain livestock or protect agriculture, provided that findings can be made by the County Agricultural Commissioner, in

consultation with Fish and Game, that fencing restrictions would adversely impact an economically viable agricultural activity.

DOBBINS/OREGON HOUSE FIRE PROTECTION DISTRICT

55. Any homes built to a size greater than 3600 sq ft. will be required to have an individual sprinkler system.
56. The project has agreed to install an 8" water line along Frenchtown road and install 3 way fire hydrants with location at the direction of DOHFPD with a minimum pressure of 20 PSI, not to exceed 135 PSI.
57. The project has requested a commitment from YCWD to support 40GPM replacement water flow indefinitely. The project should increase the water flow to 125 GPM for 24 hours minimum. If YCWD cannot commit to this level of flow, the project will install valves which can be operated by the fire department in case of an emergency to minimize the time to refill water storage tanks in the event they are depleted.
58. Dwellings will be allowed up to 400-feet from Frenchtown Road without additional water hydrants. For dwellings more than 400-feet from Frenchtown Road, we require a 4" water line and wharf valve to be placed at 150-feet from the dwelling.
59. The Dobbins/Oregon House Fire Protection District shall review each building's fire suppressant plan before construction begins in order to determine if there is a need for more wharf valves.
60. DOHFPD will review and concur with maintenance plans for the tank, water lines, valves, and other aspects of the fire suppressant water system for the development. This plan is contingent upon a secondary agreement between the developer and YCWD that deeds the water system to YCWD with the district accepting responsibility for the system maintenance.
61. The project must meet residential water chlorination requirements and water needs for fire suppression. DOHFPD agrees to staging the water storage tanks in the following manner:
 - a. Before construction of the first dwelling in the development on lots 16, 17, 18, 19, 20; located in Foothill fire district, the project will construction a 60,000 gallon water storage tank.
 - b. Before construction of the 4th dwelling in the development in DOHFPD fire district, the developer will construct another 60,000 gallon water tank and install the 8" main and the fire hydrants located in the DOHFPD area.

Both tanks will flow to the 8" water line to provide the full 120,000 gallon water reserve suggested by the California Fire Code for this type of subdivision.
62. The water tanks and distribution system will be deeded to YCWD who will then assume responsibility for maintenance and up keep.
63. All residences shall meet all requirements of the Yuba County Fire Safe regulations, State Public Resource Code 4291 and Government Code 51182, latest revisions.
64. All roads shall meet the County specifications of an all weather road capable of handling emergency fire equipment up to 40 ton.

65. Driveways that exceed 150-feet in length will require turnouts at the midpoint or every 400 feet if it exceeds 800 feet in length. The turnout(s) need to be 10-feet wide, 30 feet long with 25-foot tapers on each end. See Yuba County Department of Works Rural Driveway specifications #127, available at: <http://www.co.yuba.ca.us>.

66. If the developers cannot agree to these requirements, Mitigation Measure 7. 1 shall apply, which states "the applicant will hire one of two professional Fire Prevention Planner Contractors used by Yuba County".

67. All residences shall require the following:

1) Meet all requirements of the Yuba County Fire Safe regulations, State Public Resource Code 4291 and Government Code 51182, latest revisions.

2) All roads shall meet the County specifications of an all weather road capable of handling emergency fire equipment up to 40 ton.

3) Driveways that exceed 150 feet in length will require turnouts at the midpoint or every 400 feet if it exceeds 800 feet in length. The turnout(s) need(s) to be 10 feet wide, 30 feet long with 25 foot tapers on each end. A turn around or hammerhead is required at the building site.

4) Provide street numbers at the driveway entrance.

68. The applicant is required to meet the above conditions as set out by the DOHFPD; and/or other conditions required by DOHFPD or the Yuba County Fire Planner.

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CDF)- NEVADA-YUBA-PLACER UNIT

69. Prior to any final occupancy for any new construction on this map, vegetation clearance around structures shall meet the minimum requirements of Public Resources Code Section 4291. Structures shall maintain a fire break by removing and clearing away all brush, flammable vegetation or combustible growth within 100 feet from structures or to the property line, whichever is closer. All brush species and dead trees are to be removed and live trees thinned. The resulting vegetation to consist of short ground cover and scattered trees that will not sustain a continuous crown fire through the tree canopy. Clearing does not apply to individual isolated trees, ornamental shrubbery or similar plants which are used for ground cover unless such vegetation forms a means of rapidly transmitting fire from ground vegetation to canopy trees. Additional clearing may be required by the Fire Marshal if extra hazardous conditions exist.

70. All parcels 1 acre or larger shall provide a minimum 30-foot setback from buildings and accessory buildings from all property lines and/or the center of the road.

71. This map shall comply with all requirements of the Yuba County Fire Planner to comply with the Yuba County Fire Safe Regulations and the California Uniform Fire Code, State Public Resources Code 4291 and Government Code 51182, latest revisions.

Prepared By:



Audrey Anderson
Contract Planner

Approved By:



Wendy Hartman or Paul Mugan
Assistant Planning Director

REVISED CONDITIONS OF APPROVAL FOR TPM2005-0024

DOBBINS/OREGON HOUSE FIRE PROTECTION DISTRICT

55. ~~Any homes built to a size greater than 3600 sq. ft will be required to have an individual sprinkler system.~~
56. ~~The project has agreed to install an 8" water line along Frenchtown Road and install 3 way fire hydrants with location at the direction of DOHFPD with a minimum pressure of 20 PSI, not to exceed 135 PSI.~~
57. ~~The project has requested a commitment from YCWD to support 40GPM replacement water flow indefinitely. The project should increase the water flow to 125 GPM for 24 hours minimum. If YCWD cannot commit to this level of flow, the project will install valves which can be operated by the fire department in case of an emergency to minimize the time to refill water storage tanks in the event they are depleted.~~
58. ~~Dwellings will be allowed up to 400 feet from Frenchtown Road without additional water hydrants. For dwellings more than 400 feet from Frenchtown Road, we require a 4" water line and wharf valve to be placed at 150 feet from the dwelling.~~
59. ~~The Dobbins/Oregon House Fire Protection District shall review each building's fire suppression plan before construction begins in order to determine if there is a need for more wharf valves.~~
60. ~~DOHFPD will review and concur with maintenance plans for the tank, water lines, valves, and other aspects of the fire suppressant water system for the development. This plan is contingent upon a secondary agreement between the developer and YCWD that deeds the water system to the YCWD with the district accepting responsibility for the system maintenance.~~
61. ~~The project must meet residential water chlorination requirements and water needs for fire suppression. DOHFPD agrees to staging the water storage tanks in the following manner:~~
 - a) ~~Before construction of the first dwelling in the development on lots 16, 17, 18, 19, 20; located in Foothill Fire District, the project will construction a 60,000 gallon water storage tank.~~
 - b) ~~Before construction of the 4th dwelling in DOHFPD fire district, the developer will construct another 60,000 gallon water tank and install the 8" main and the fire hydrants located in the DOHFPD area. Both tanks will flow to the 8" water line to provide the full 120,000 gallon water reserve suggested by the California Fire Code for this type of subdivision.~~

- ~~62. The water tanks and distribution system will be deeded to YCWD who will then assume responsibility for maintenance and up-keep.~~
- ~~63. All residences shall meet all requirements of the Yuba County Fire Safe Regulations, State Public Resource Code 4291 and Government Code 51182, latest revisions.~~
- ~~64. All roads shall meet the County specifications of an all-weather road capable of handling emergency fire equipment up to 40-ton.~~
- ~~65. Driveways that exceed 150 feet in length will require turnouts at the midpoint or every 400 feet if it exceeds 800 feet in length. The turnout(s) need to be 10 feet wide, 30 feet long with 25-foot tapers on each end. See Yuba County Department of Works Rural Driveway specifications #127, available at: <http://www.co.yuba.ca.us>~~
- ~~66. If the developers cannot agree to these requirements, Mitigation Measure 7.1 shall apply, which states "the applicant will hire one of two professional Fire Prevention Planner Contractors used by Yuba County".~~
- ~~67. All residences shall require the following:~~
- ~~1) Meet all requirements of the Yuba County Fire Safe regulations, State Public Resource Code 4291 and Government Code 51182, latest revisions.~~
 - ~~2) All roads shall meet the County specifications of an all-weather road capable of handling emergency fire equipment up to 40-ton.~~
 - ~~3) Driveways that exceed 150 feet in length will require turnouts at the midpoint or every 400 feet if it exceeds 800 feet in length. The turnout(s) need(s) to be 10 feet wide, 30 feet long with 25 tapers on each end. A turn-around or hammerhead is required at the building site.~~
 - ~~4) Provide street numbers at the driveway entrance.~~
- ~~68. The applicant is required to meet the above conditions as set out by the DOHFPD; and/or other conditions required by DOHFPD or the Yuba County Fire Planner.~~

NEW REPLACEMENT CONDITIONS OF APPROVAL

55. The applicant shall construct a 50,000-gallon water storage tank for fire suppression purposes as approved by Calfire.

Owner/Applicant: James & Dane Siller
Case Number: TPM 2004-0024

APN: 056-250-050 and 056-250-051
DRC Hearing Date: July 11, 2019

56. The 50,000-gallon water storage tank shall be supplied with a constant water source. The water source can either be by water from the North Yuba Water Agency or a water well.
57. Any project related residences located beyond 1,000 feet travel distance from the approved Calfire water storage tank will be required to adhere to all rural water standards as prescribed by Yuba County.
58. Prior to map recordation, the applicant shall submit and receive approved from Yuba County CDSA a maintenance plan and agreement for the Calfire required 50,000-gallon water storage tank. Yuba County or Dobbins/Oregon House Fire Protection District shall not be required to maintain any project related fire suppression system.

Kevin Perkins
Planning Manager

Perkins, Kevin

From: Webb, Tom@CALFIRE <Tom.Webb@fire.ca.gov>
Sent: Sunday, June 30, 2019 10:06 AM
To: Perkins, Kevin
Cc: Webb, Tom@CALFIRE
Subject: Re: Frenchtown Estates Fire Conditions

Kevin, sorry for the delay...

The builder will be required to provide a min. of a 50,000 tank for fire suppression, this tank will either be supplied/maintained by the North Yuba Water Agency or well provided by the developer.
Any residents outside of a 1000 feet travel distance from an approved Fire Department Connection for the tank will be required to adhere to the rural water standards as prescribed by the county.

From: Perkins, Kevin <kperkins@CO.YUBA.CA.US>
Sent: Tuesday, June 4, 2019 4:31 PM
To: Webb, Tom@CALFIRE
Subject: Frenchtown Estates Fire Conditions

Warning: this message is from an external user and should be treated with caution.
Chief Webb,

Can you please let me know if you were going to condition Dane Siller's map on Frenchtown Road what would your requirements be? It is 26 lots (map attached).

We meet today and Dobbins/Oregon House Fire Protection District would like to know what your requirement would be on the subdivision so they can go back to their Board. Thanks and let me know if you need additional info.

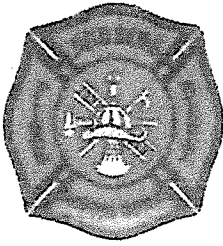
Kevin Perkins
Planning Manager
County of Yuba
530-749-5470

DOBBINS/OREGON HOUSE FIRE PROTECTION DISTRICT

9150 Marysville Rd. P.O. BOX 164

Oregon House, CA 95962

Tax I.D. #26-3695179



Fire Chief

Mike Butler
530-692-2496

Board of Directors

Michael Lee
Chair
530-701-9656

Greg Holman
Vice Chair

Kim Hawthorne
Bill Rogers
Jared Ware
Board Members

Lani Pessoa
Clerk of the Board
530-692-2079

Auxiliary Officers

Catherine Brundinet
President
530-692-6317

Janice Hammond
Vice President
530-692-3435

Marion Lucero
Secretary
530-692-1111

Laine Pincile
Treasurer

Auxiliary Address:
P.O. Box 164
Oregon House, CA 95962

March 21, 2019

Response to the YCCDSA – Planning Department
Ref: Frenchtown Estates APN 056-250-050

The Dobbins/Oregon House Fire Protection District (DOHFPD) has examined the request submitted by the applicant and has the following response(s).

The applicant states that the recommendations of the Cal Fire employee should be followed for his project. We do not find this recommendation acceptable for the following reasons: The water tank conditions stated are for a wild land/brush environment that would fall under the SRA statutes. However, it is the stated intent of the applicant to sell these properties for the purpose of individual homes. In addition, California real estate law defines a property split of greater than four parcels as a development. Therefore, the resulting project is subject to LRA requirement and DOHFPD stands by the signed and agreed upon documents.

The applicant states in his latest letter that requests to meet and discuss the project with either district's chief or board chair have been ignored. This is not a true statement. Repeatedly, the applicant has been advised that we will meet with him and the appropriate county officials at any time. This offer is still valid.

As the county knows from the debacle that occurred with the Skyview project, putting in a water tank and having a legal obligation to keep it functional and filled are two very different matters. The applicant has chosen not to address this aspect in his latest submission. In the interest of safety for those we will serve, this is unacceptable.

The size of the tank was negotiated down from the original 200k gallons to two 60k gallon tanks that would be staged based on the projects build out. We feel that this is a minimum with the before mentioned requirements to establish a maintenance fill procedure agreeable to the parties.

The promise of putting in a 4" line if the applicant deems it necessary is unacceptable. The applicant agreed to put in a 6" line as a condition of the project. We accepted this condition and will continue to require it.

Respectfully submitted,

Michael Lee
Chair



March 18, 2019

Yuba County
915 8th Street
Marysville, CA 95901

Re: Tentative Parcel Map TPM2005-0024
15418 Frenchtown Road, Dobbins

Thank you for giving us the opportunity to review the subject plans. The proposed tentative parcel map is within the same vicinity of PG&E's existing facilities that impact this property. PG&E has existing overhead electric distribution facilities crossing the tentative parcel map that were installed via an easement acquired by PG&E. Please note that while PG&E has no issue with the parcel map as such, this easement is building restricted, meaning at no time may any portion of any building or structure be placed within the easement footprint. Please send any future building plans for parcels within this tentative parcel map to PGEPlanReview@pge.com so they may be reviewed to ensure compliance with PG&E's easement rights.

Please contact the Building and Renovation Center (BRSC) for facility map requests at BRSCSSR@pge.com and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

If you have any questions regarding our response, please contact me at john.spigott@pge.com.

Sincerely,

John Spigott
Land Management
925-328-5122



February 27, 2019

County of Yuba
915 8th Street
Marysville, CA 95901

Ref: Gas and Electric Transmission and Distribution

To Whom It May Concern,

Thank you for submitting Map Revision 2018-0001 - 15418 Frenchtown Rd plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

| | |
|-------------------|-------------------------|
| DATE | 12/30/2016 |
| PROJECT NAME(S) | Siller, Frenchtown Road |
| PROJECT NUMBER(S) | TPM 2005-0024 |

**EXPIRATION DATE
PARCEL MAP WORKSHEET**



To Be Completed By Public Works Department Prior to Submitting Map Extension

| | |
|--|--------------------------------|
| Project Originally Approved On | _9/27/2006_ |
| Original Expiration Date | _9/27/2008_ |
| 1 Year Map Extension Approved on _10/6/2010_ (ME_2010-02_) (For TPM's Upon Application, 1 Year Extensions Up to a Total of 2 Years Possible) | _9/27/2013_(4 th)_ |
| 1 Year Map Extension Approved on _____ (ME_____) | _____ |
| PLSP/NASA Area Projects - Moratorium Period _____ Days (Levee Moratorium Between 2/22/05 thru 5/14/07 (811 Days)) | _____ |
| SB1185 Extends Active Maps 1 Year if Map Expires Prior to 1-1-11 (SMA 66452.21) Effective 7-15-08 | _9/27/2009_(1 st)_ |
| Ordinance 1460 - Extended Active Maps 1 Year Effective 9-19-08 (12 months is added to original expiration date if approved after effective date of Ord. 1460) | _9/27/2010_(2 nd)_ |
| Assembly Bill 333 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-12 (SMA 66452.22) Effective 7-15-09 | _9/27/2012_(3 rd)_ |
| Assembly Bill 208 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-14 (SMA 66452.23) Effective 7-15-11 | _9/27/2015_(5 th)_ |
| Assembly Bill 116 – Extends Active Maps 2 Years if Approved After 1-1-00 (SMA 66452.24) Effective 7-11-13 | _9/27/2017_(6 th)_ |
| Assembly Bill 1303 – Extends Active Maps 2 Years if Approved After 1-1-02 and before 7-11-13 (SMA 66452.25) Effective 10-10-15 | 9/27/2019 (7 th) |
| Amended Expiration Date | 9/27/2019 |

By: JB Olsen
Jeff Olsen, Assistant Surveyor