

# The County of Yuba

## Community Development and Services Agency

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### DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**MEETING DATE:** February 5<sup>th</sup>, 2026

**TO:** Development Review Committee

**FROM:** Jacob Farmer, Planner II

**RE:** Map Extension "ME26-0001"  
TSTM 2022-0008 Griffith Ranch

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REQUEST: The applicant is requesting approval of a Map Extension for Tentative Subdivision Tract Map TSTM 2022-0008, Griffith Ranch.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) approve the extension of the expiration date of TSTM 2022-0008 to February 15<sup>th</sup>, 2032.

BACKGROUND/DISCUSSION: The project consists of a tentative subdivision tract map (TSTM) proposing to create 56 residential lots on an 11.89 acre property. The applicants are proposing the TSTM to be comprised of two phases that will be referred to as units for the remainder of this report. Unit 1 proposes 36 lots on 6.97 acres with 5.16 dwelling units per acre. Unit 2 proposes 20 lots on 3.68 acres with 5.43 dwelling units per acre. Lot 36 within Unit 1 is proposed as a residential lot; should it be determined that a detention pond is required, lot 36 will convert to "Lot A". The subject site is designated on the General Plan Land Use diagram as Valley Neighborhood and is located in the Single-Family Residential Use zoning district.

TSTM 2022-0008 was originally approved on February 15<sup>th</sup>, 2023, by the Board of Supervisors with an original expiration date of February 15<sup>th</sup>, 2026. With the approval of this Map Extension (ME26-0001) the map will have a new expiration date of February 15<sup>th</sup>, 2032.

#### ATTACHMENTS:

ATT A      Expiration Worksheet  
ATT B      Griffith Ranch Subdivision Map  
ATT C      TSTM 2022-0008 COAs

Report Prepared By:

***Jacob Farmer***

Jacob Farmer, Planner II



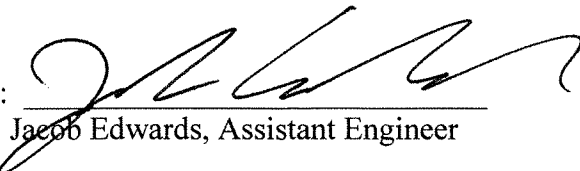
## EXPIRATION DATE TRACT MAP WORKSHEET

DATE	1/15/2026
PROJECT NAME(S)	Griffith Ranch
PROJECT NUMBER(S)	TSTM 2022-0008

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

Project Originally Approved On	2/15/2023
Original Expiration Date	2/15/2026
Development Agreement DA# _____ Doc# _____ Term _____	
Assembly Bill 2729 – Automatically Grants 18 Months if Issued Prior to 1-1-24 and Would Expire Prior to 12-31-25	N/A
Map Extension Approved on <u>2/15/2026</u> (ME-26-0001) (For TSTM's Upon Application, not to exceed a total of six years) SMA 66452.6(e)	2/15/2032
Final Map for _____, _____ Filed On _____, 3 Year Extension (With qualifying offsite improvements, not to exceed ten years from original approval date) SMA 66452.6(a)	
Final Map for _____, _____ Filed On _____, 3 Year Extension	
Final Map for _____, _____, Filed On _____, 1 or 2 Year Extension (Depending on application of Ord 1460, not to exceed ten years from original approval)	
PLSP/NASA Area Projects - Moratorium Period _____ Days (Levee Moratorium Between 2/22/05 thru 5/14/07 (811 Days))	N/A
SB1185 Extends Active Maps 1 Year if Map Expires Prior to 1-1-11 (SMA 66452.21) Effective 7-15-08	N/A
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)	N/A
Assembly Bill 333 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-12 (SMA 66452.22) Effective 7-15-09	N/A
Assembly Bill 208 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-14 (SMA 66452.23) Effective 7-15-11	N/A
Assembly Bill 116 - Extends Active Maps 2 Years if Approved After 1-1-00 (SMA 66452.24) Effective 7-11-13	N/A
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	N/A
Assembly Bill 1561 – Automatically Grants 18 Months if Issued Prior to 3-4-20 and Would Expire Prior to 12-31-21	N/A
Assembly Bill 2973 – Extends Active Maps 2 Years if Approved After 1-1-06 and before 7-11-13 (SMA 66452.26) Effective 1-1-2019	N/A
Amended Expiration Date	<b>2/15/2032</b>

By:

  
 Jacob Edwards, Assistant Engineer

# TENTATIVE SUBDIVISION TRACT MAP TSTM 22-00XX (GRIFFITH RANCH)

COUNTY OF YUBA, CALIFORNIA  
MAY 11, 2022

**LEGAL DESCRIPTION:**  
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YUBA, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

LOT NO. 13 OF THE "BOYER TRACT, SUBDIVISION NO. 1" AS THE SAID LOTS AND SUBDIVISION ARE LAID DOWN AND DESIGNATED ON THAT CERTAIN SUBDIVISION MAP OF SAID BOYER TRACT SUBDIVISION NO. 1 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YUBA, STATE OF CALIFORNIA IN BOOK 3 OF MAPS, PAGE 25.

**COUNTY OF YUBA APPROVAL:**  
THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 22-00XX APPROVING TENTATIVE PARCEL MAP NO. 2022-00XX DURING THE PLANNING COMMISSION MEETING ON \_\_\_\_\_, 2022.

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

**SURVEYORS STATEMENT:**  
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY PLACER TITLE COMPANY ORDER NUMBER P-475475 DATED MARCH 2, 2021.



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

### LAND USE SUMMARY

LOT SUMMARY*			
VILLAGE NO. 1 =	36 LOTS**	06.97 AC	5.16 DU/AC
VILLAGE NO. 2 =	20 LOTS	03.68 AC	5.43 DU/AC
SUBTOTAL =		56 LOTS	10.65 AC
HAMMONTON SMARTSVILLE ROAD		00.86 AC	
LOT A - DETENTION POND**		00.00 AC	
(POTENTIAL - WILL USED AS LOT IF NOT NEEDED - 0.15 AC)**			
SUBTOTAL =		00.86 AC	
TOTAL =		11.51 AC	

\*ALL ACREAGES AND DENSITIES EXCLUDE MAJOR ROADWAYS. THE MAJOR ROAD IS HAMMONTON SMARTSVILLE ROAD.  
\*\*UNIT 1 LOT 36 IS INCLUDED BUT IF IT BECOMES A DETENTION POND WILL BECOME LOT A AND WILL TOTAL 0.15 AC.

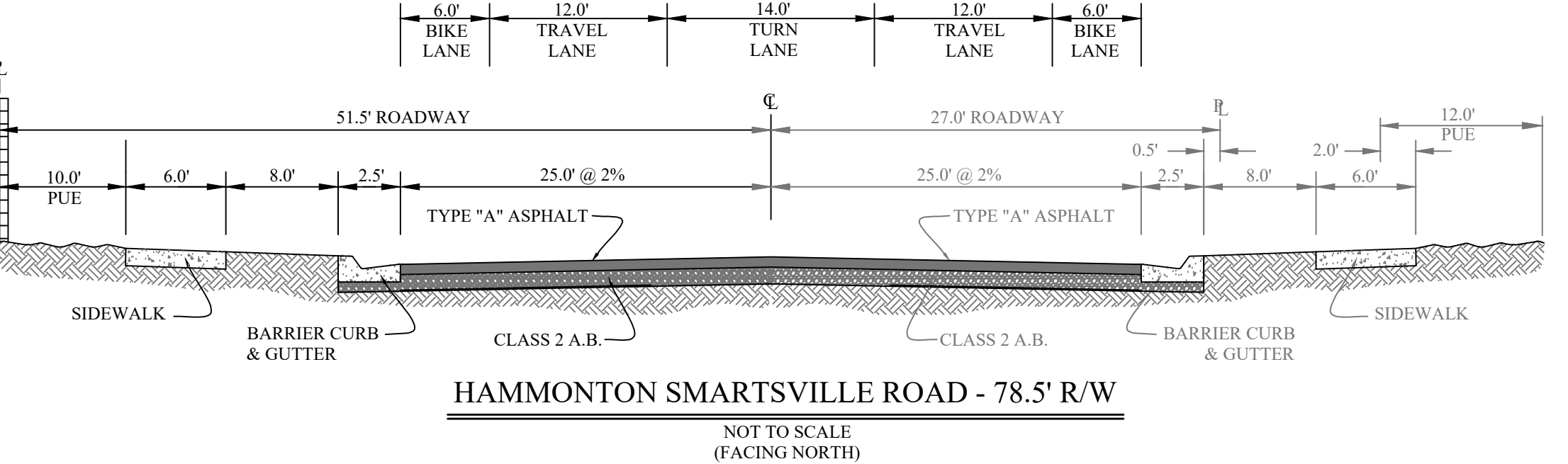
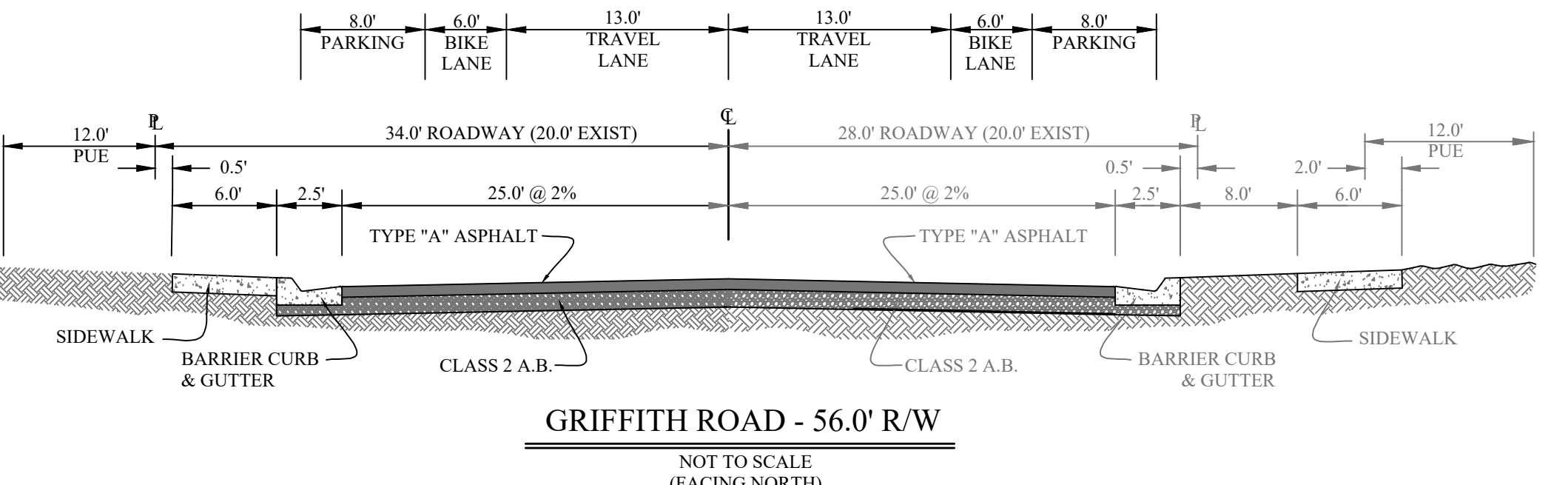
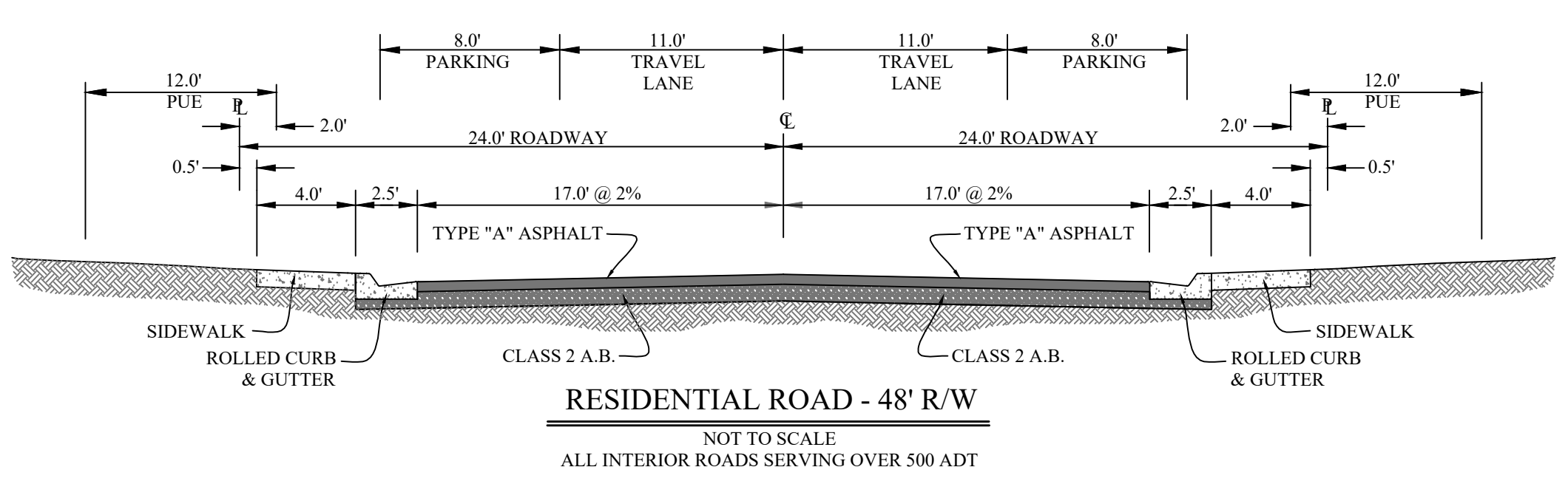
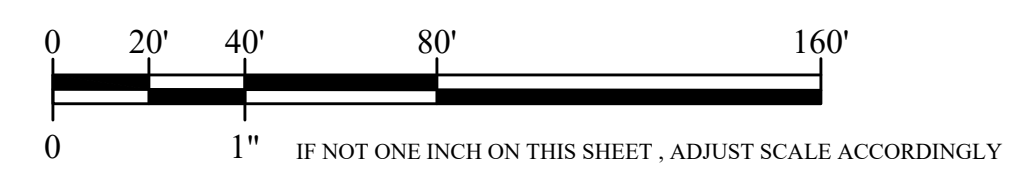
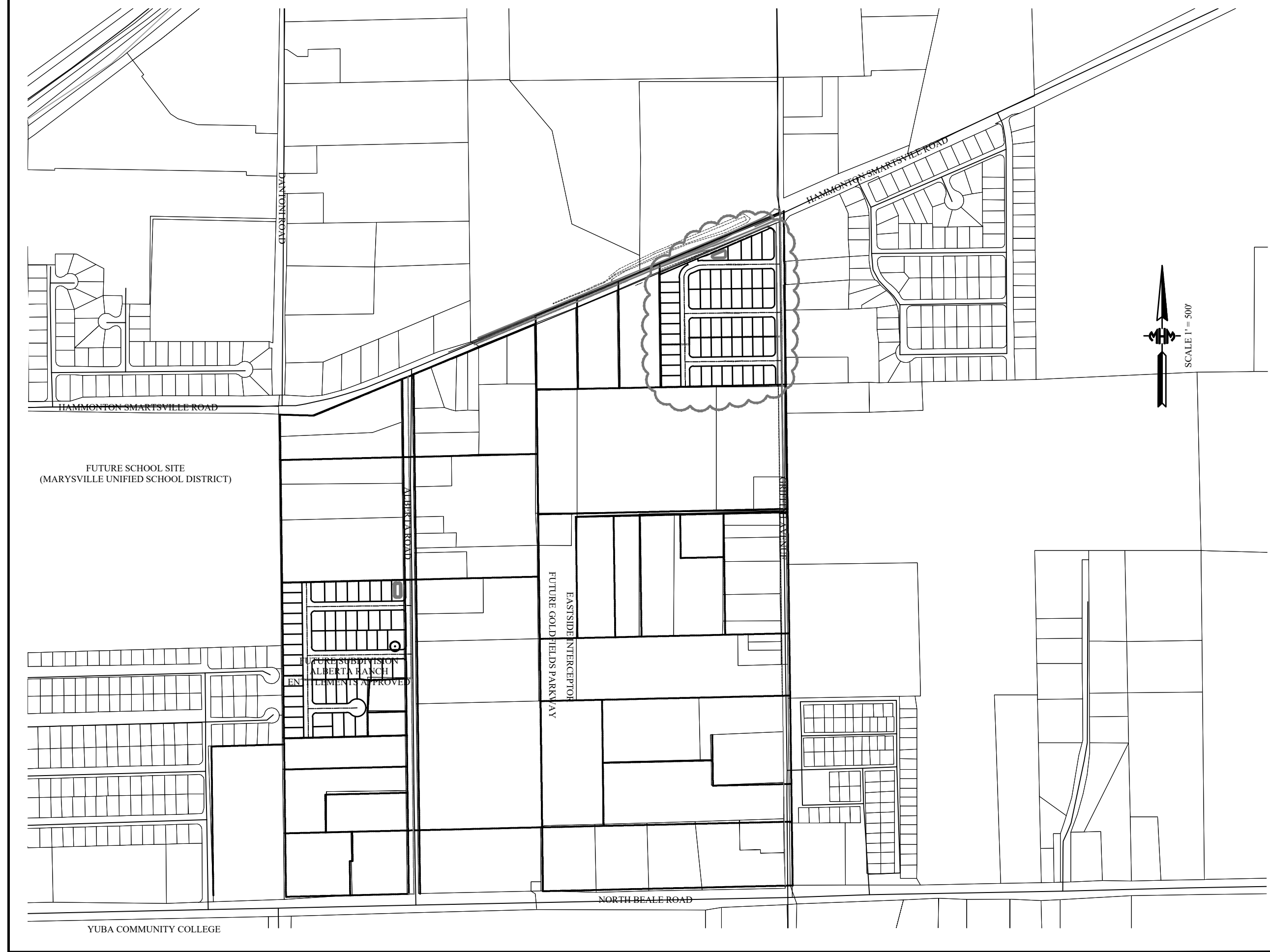


### PROJECT NOTES

- |  |   |   |
|--|---|---|
| <b>OWNER</b><br>TEJINDER MAAN<br>4090 NICOLAUS ROAD<br>LINCOLN, CA 95648<br>CONTACT: TEJ MAAN<br>PHONE: (530) 300-7800   | <b>AREA OF TENTATIVE MAP</b><br>11.51 GROSS ACRE                  | <b>FIRE PROTECTION</b><br>LINDA COUNTY FIRE DISTRICT      |
| <b>EXISTING USE</b><br>VACANT  | <b>EXISTING GENERAL PLAN DESIGNATION</b><br>VALLEY NEIGHBORHOOD   | <b>SANITARY SEWER</b><br>LINDA COUNTY WATER DISTRICT      |
| <b>APPLICANT</b><br>TEJINDER MAAN<br>4090 NICOLAUS ROAD<br>LINCOLN, CA 95648<br>CONTACT: TEJ MAAN<br>PHONE: (530) 300-7800                                       | <b>PROPOSED GENERAL PLAN DESIGNATION</b><br>VALLEY NEIGHBORHOOD   | <b>DOMESTIC WATER</b><br>LINDA COUNTY WATER DISTRICT      |
| <b>ENGINEER/SURVEYOR</b><br>MHM INCORPORATED<br>1204 E STREET, P.O. BOX B<br>MARYSVILLE, CA 95901<br>CONTACT: SEAN MINARD, P.E., P.L.S.<br>PHONE: (530) 742-6485 | <b>EXISTING ZONING</b><br>RS - SINGLE FAMILY RESIDENTIAL DISTRICT | <b>STORM DRAINAGE</b><br>COUNTY OF YUBA                   |
| <b>ASSESSOR'S PARCEL NO.</b><br>APN 019-270-029  | <b>PROPOSED ZONING</b><br>RS - SINGLE FAMILY RESIDENTIAL DISTRICT | <b>ELECTRICITY</b><br>PACIFIC GAS AND ELECTRIC            |
| <b>GENERAL NOTES:</b>  | <b>LEVEE PROTECTION</b><br>RECLAMATION DISTRICT NO. 784           | <b>NATURAL GAS (OPTIONAL)</b><br>PACIFIC GAS AND ELECTRIC |
|  | <b>SCHOOL DISTRICT</b><br>MARYSVILLE UNIFIED SCHOOL DISTRICT      | <b>COMMUNICATION</b><br>AT&T AND COMCAST                  |
|  |   | <b>CABLE (OPTIONAL)</b><br>COMCAST                        |

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
- A 12.0 FOOT PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ON ALL STREETS LOCATED 10 FEET BEHIND SIDEWALK AND 2.0 FEET LOCATED UNDER SIDEWALK. NO PUE SHALL BE PROVIDED ON HENSLEY DRIVE (30 FOOT ACCESS TO MARY AVENUE).
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.

### LOCATION MAP



2 INDICATES PROPOSED PHASE

**FINAL CONDITIONS OF APPROVAL  
YUBA COUNTY PLANNING COMMISSION**

**Applicant: Tejinder Maan**  
**APN: 019-270-029**

**Case Number: TSTM 2022-0008**  
**Public Hearing Date: February 15, 2023**

**ACTIONS FOR CONSIDERATION:** Staff recommends the Planning Commission take the following actions:

- I. After review and consideration, staff has prepared an initial study for the project and subsequent Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Section 15070 (b)(1) (DECISION TO PREPARE A MITIGATED NEGATIVE DECLARATION).
- II. Approve Tentative Subdivision Tract Map TSTM 2022-0008 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI 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 attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 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 February 27, 2023 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) Owner shall dedicate to the County of Yuba sufficient right-of-way in combination of fee simple and easement to provide a 44 foot strip of land adjoining the centerline of Griffith Avenue, classed as an Urban Collector Road, lying within the bounds of this property. Owner shall also provide a 3 foot wall

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footing and maintenance easement along the back side (lot side) of the solid wall (i.e. concrete, masonry, proto II, brick, stucco) along Griffith Avenue.

- 9) Owner shall dedicate to the County of Yuba sufficient right-of-way in combination of fee simple and easement to provide a 66 foot strip of land adjoining the centerline of Hammonton-Smartsville Road, classed as an Urban Arterial Road, lying within the bounds of this property. Owner shall also provide a 3 foot wall footing and maintenance easement along the back side (lot side) of the solid wall (i.e. concrete, masonry, proto II, brick, stucco) along Hammonton-Smartsville Road.
- 10) Road construction along Griffith Avenue fronting this property shall meet the half-width requirements for an Urban Collector Road in conformance with the Yuba County Standard (Drawing No. 102) or as modified by the Public Works Director. Such standard includes curbs, gutters, attached sidewalk, landscaping, and masonry wall. The median shall be substituted for turn pockets/two-way left turn lanes, etc based upon a recommendation from a civil engineer and approval by Public Works.
- 11) Road construction along Hammonton-Smartsville Road fronting this property shall meet the half-width requirements for an Urban Arterial Road in conformance with the Yuba County Standard (Drawing No. 103) or as modified by the Public Works Director. Such standard includes curbs, gutters, detached sidewalk, landscaping, and solid wall (i.e. concrete, masonry, proto II, brick, stucco). The median shall be substituted to accommodate the existing roadway layout.
- 12) Owner shall provide a streetlight plan for streetlights along Hammonton-Smartsville Road and Griffith Avenue 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.
- 13) Owner shall provide a streetlight plan for streetlights interior to the subdivision to be approved by the Public Works Department. Streetlights shall be LED type models and be owned and maintained by PG&E.
- 14) 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.
- 15) 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.
- 16) Owner's engineer shall submit a written certification to the Public Works Department that the improvements as required by the herein Conditions of Approval have been completed and have been constructed to the standards required by the Subdivision Ordinance and Standards of Yuba County or as may be approved or modified by the Public Works Department.

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- 17) 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).
- 18) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.
- 19) Owner shall warranty all improvements required by these Conditions of Approval for a period of 12 months from the time the improvements are accepted by the Public Works Department and a Notice of Completion is recorded.
- 20) 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.
- 21) 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. The drainage design for the project shall result in a zero percent increase in the storm water discharge from the project compared to the pre-development state using a 100-year storm event peak discharge. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses. In lieu of using the drainage basin on lot 36, as shown on the Tentative Subdivision Tract Map, stormwater shall be discharged to another system such as the County's future eastside interceptor canal or basin located at the intersection of Griffith Avenue and Hammonton-Smartsville Road. The owner's engineer shall include in the drainage plan a verification that the system accepting this stormwater discharge has adequate capacity and confirmation that the system complies with the MS4 requirements as required in the Post-Construction Standards Plan.
- 22) Owner shall comply with all the requirements set forth in the County's *Post-Construction Standards Plan*. Owner shall also comply and be legally responsible for all post-construction requirements contained within the General Permit for Waste Discharge Requirements for storm water discharges from small municipal separate storm sewer systems (Order No. 2013-0001-DWQ). Prior to approval of any improvement plans, owner shall submit to the Public Works Department all pertinent information as required in the County's *Post-Construction Standards Plan*, Section 5.6 for review and approval.
- 23) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.
- 24) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than

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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.

- 25) 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.
- 26) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map.
- 27) 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.
- 28) Owner shall name all roads in a manner determined by Chapter 9.70 of the Yuba County Ordinance Code and be approved by the Address Coordinator at the Department of Public Works.
- 29) 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.
- 30) 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.
- 31) Approximate centerlines of all perennial streams or ditches within this division shall be shown on the Tentative Map.

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- 32) Should a fire suppression system be required by the Fire Safe Planner for compliance with the Yuba County Fire Safe Standards and the latest California Fire Code, which facilities may include a community water supply system, wells, water storage tanks, etc., Owner shall provide easements as necessary for such system for the benefit of each lot within the final map.
- 33) 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.
- 34) 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.
- 35) 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.
- 36) Upon submitting the Final Map to the County Surveyor for submittal for Final Map approval, the owner's surveyor or engineer shall also provide a copy of the Final Map in a DWG digital format showing lot lines, bearings and distances, lot numbers and street names or additional information as may be required by the Yuba County Assessor.
- 37) Prior to filing the Final Map, the owner shall annex into County Service Area 52 and zone of benefit 52C (provided by Government Code section 25210.1 and following) or other entity acceptable to County to provide for services along Hammonton-Smartsville Road and Griffith Avenue such as road, drainage, solid wall (i.e. concrete, masonry, proto II, brick, stucco), landscaping and irrigation maintenance, and other required services on terms and conditions acceptable to the County.
- 38) Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Final Map.
- 39) Owner shall have the property surveyed and have corner monuments placed at all lot corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
- 40) 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.
- 41) All easements of record that affect this property are to be shown on the Final Map.
- 42) 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.
- 43) 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

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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.

- 44) 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.
- 45) Owner shall submit a copy of the final map for review by the Yuba County Fire Safe Planner to determine conformance with the Planner's conditions of approval, the Yuba County Fire Safe Ordinance and the latest California Fire Code requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Fire Safe Planner shall be submitted to the County Surveyor which states that the Fire Safe Planner's requirements have been met and that there are no objections to filing the final map.
- 46) Owner shall submit a copy of the final map to the Linda County Water District (LCWD) for review to determine conformance with the LCWD requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Linda County Water District is to be submitted to the County Surveyor which states that the LCWS 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.
- 47) 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 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:**

- 49) Prior to map recording, owner shall submit to Environmental Health a "Will Serve" letter from Linda County Water District (LCWD) for water and sewer services and facilities for parcel(s) 1-56.
- 50) Prior to building final inspection for occupancy, owner shall connect parcel(s) 1-56 to LCWD for water and sewer services and facilities prior to building permit final inspection for occupancy.
- 51) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 52) All existing trash and debris shall be removed from the subject site.
- 53) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

**BUILDING DEPARTMENT:**

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- 54) All improvements to the parcels shall require permits from the appropriate agency and jurisdiction and shall be in compliance with all local and state regulations.
- 55) All new development must meet applicable requirements of the most current adopted version of the California Code of regulations, Title 24 and the Yuba County ordinance Code Title X, which includes, but is not limited to: building, accessibility and fire code requirements.

**LINDA FIRE PROTECTION DISTRICT:**

- 56) The project proponent shall meet all hydrant requirements of the district.
- 57) The project proponent shall meet all fire apparatus access requirements of the current fire code.
- 58) Owner shall design and construct all fire suppression facilities in conformance with the requirements of the Linda Fire Protection District and the current California Fire Code.

**PACIFIC GAS AND ELECTRIC COMPANY:**

- 59) 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.
- 60) Any relocation or arrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures allowed under or over any PG&E easements that exist within the subject area.

**FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT:**

- 61) Owner shall meet all requirements of the Feather River Air Quality Management District during any project related construction.
- 62) The District recommends that the project prepare a Fugitive Dust Control Plan for the constructional phase of development.
- 63) 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.

**PLANNING DEPARTMENT:**

- 64) 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 is shown on the approved tentative map.
- 65) Satisfy the Mitigation Monitoring Plan for the project in accordance with the California Environmental Quality Act.
- 66) 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

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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.

- 67) Prior to the issuance of any building final occupancy permits, the project shall comply with the Noise and Vibration Section from Yuba County General Plan Chapter 6, Public Health and Safety.
- 68) Owner shall provide a Master Landscape Plan for the frontages of Hammonton-Smartsville Road and Griffith Avenue. Landscape plans shall reflect applicable standards from Chapter 11.24 *Landscape*.
- 69) Owner shall ensure all residential fences shall be constructed with steel posts. Prior to issuance of a Final Building Permit, all fence posts on will be inspected.

**BROADBAND DEPARTMENT:**

- 70) 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.
- 70) If the requirement to secure a Will-Serve Letter in Broadband COA #1 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.

**YUBA SUTTER TRANSIT AUTHORITY:**

- 71) Owner shall construct a 4' by 16' concrete pad for the placement of a bus stop bench and future placement of a shelter. Placement of the shelter will be required when ridership increases to a level that would justify the shelter. The exact location of the bus stop bench should be determined jointly by transit and County staff in conjunction with the developer prior to or during construction based on specific site conditions. If consultation is not done prior to subdivision construction, consultation shall be made during the processing of the first building permit. A letter of acknowledgement for the consultation shall be provided to the Planning Department from the owner/Yuba Sutter Transit Authority and will be notated as a final inspection on the first building permit.

*Vanessa Franken*

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