



County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

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DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: May 7th, 2026

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Jacob Farmer, Planner II

RE: TENTATIVE PARCEL MAP TPM-25-0007 (Fowler)

REQUEST: The applicant requests to subdivide an existing 12-acre parcel into two (2) parcels. Parcel 1 will be 5.03 acres and Parcel 2 will be 7.71 acres. Parcel 1 has an existing residence (2,248 sq ft) and garage, and Parcel 2 has an existing residence (952 sq ft) along with a shop.

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 15301 (Existing Facilities) and approve Tentative Parcel Map TPM-25-0007 subject to making the necessary findings and the conditions of approval contained herein.

BACKGROUND/DISCUSSION: The 2030 General Plan designates the subject site land use as Rural Community (RC) and the zoning as Rural Residential with a 5-acre minimum (RR-5). The project site is located at 2885 Hooper Rd in the community of Hallwood, identified as Assessor's Parcel Number 006-120-032. Applicant requests to subdivide a 12-acre parcel, located in the community of Hallwood, into two parcels. Parcel 1 is proposed to be 5.03 acres and Parcel 2 is proposed to be 7.71 acres in size Parcel 1 has an existing residence (2,428 sq ft) and garage, and Parcel 2 has an existing residence (953 sq ft.) along with a shop. Parcels 1 and 2 meet the minimum density requirements for the zoning district they are located within. Access to the proposed parcels would be from Hooper Rd.

All proposed wells and septic systems must comply with Yuba County Environmental Health Department standards, with each parcel required to be self-sufficient for water supply and sewage disposal since public utilities are not available. Septic systems must meet all applicable agency requirements, avoid sensitive features such as waterways (including required setbacks and exclusion zones), and include verified soil testing, repair areas, and mapping prior to approval, while any abandoned systems must be properly destroyed.

SURROUNDING USES

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
North	Valley Neighborhood	AE-40	Vacant
East	Valley Neighborhood	RR-5/Extractive	Single Family Residential/Mineral & Precious Metal Extraction
South	Valley Neighborhood	RR-5	Single Family Residential
West	Valley Neighborhood	RR-5	Single Family Residential

Surrounding properties range from less than an acre to 126 acres in size. The surrounding properties to the west, south, and part of the east are all zoned RR-5. The majority of the immediate adjacent properties are currently developed with single family residences besides the property to the part of the east which is zoned as Extractive and is currently used to extract minerals and precious metals. The property to the North is zoned Agricultural Exclusive, 40-acre minimum and is currently vacant. The General Plan Land Use Diagram has a General Plan designation of Natural Resources for the northern and part of the eastern property while the subject property as well as the southern, western and part of the eastern properties have a General Plan designation of Rural Community.

GENERAL PLAN/ZONING: The project site is designated Rural Community as shown on the 2030 General Plan Land Use Map. The Rural Community land use designation is intended to accommodate low-density residential development and limited supporting uses that are compatible with the surrounding rural character. The purpose of this designation is to provide for rural residential living while allowing for small-scale services and uses that support the local community, consistent with maintaining open space, agricultural uses, and the overall rural environment within the County. Section 11.06.010(A)(1) of the Yuba County Development Code states that the purpose of RR-5 is to allow for the appropriate development of very low density, large-lot single family homes and related uses in the rural community areas of the County. The proposed project is consistent with land use designations, as the map will create parcels that may be utilized for rural residential purposes.

The project complies with the following General Plan Policies:

- 1. Action HS3.10: New developments proposing private well and septic systems shall demonstrate compliance with the County's standards for water wells and sewage disposal systems, which are designed to protect public and environmental health.*

Each proposed parcel will be served by individual well and septic systems, subject to approval by Yuba County Environmental Health. The project will be required to demonstrate compliance with all applicable design, and monitoring standards to ensure that water quality and public health are protected. The conditions of approval will include requirements for well and septic system permits to ensure proper implementation and long-term functionality.

2. *Policy CD9.1 Foothill and mountain development project shall be designed to preserve the existing rural character.*

Each proposed parcel will be designed to preserve the existing rural character by meeting the designated parcel minimum of 5-acres. The division of the 12-acre parcel into two parcels of 5.03 acres and 7.71 acres maintains low-density development patterns consistent with the surrounding Rural Residential zoning and Rural Community General Plan designation. Existing residential and accessory structures will remain on-site, and no increase of land use is proposed beyond what is currently established ensuring that the rural setting and character of the Hallwood community are maintained.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions).

Section 15301 (Existing Facilities) exempts projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features when the project results in negligible or no expansion of the existing or former use. This exemption applies to activities such as interior or exterior alterations, additions that are minor in nature, and the continued use of existing facilities in a manner consistent with their current operation, provided the project does not result in a substantial increase in capacity or intensity of use and remains within the existing physical footprint.

The proposed project meets the requirements of CEQA Guidelines Section 15301 (Existing Facilities), as it does not involve new development or an expansion of existing development, as each resulting parcel will contain an existing residence. The subdivision does not introduce additional structures or intensify land use beyond what is currently established on the site. Instead, it formalizes the division of land while maintaining the existing residential footprint and use on each parcel.

COMMENTS: Planning staff has received the following comment letters:

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

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

Tentative Parcel Map:

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

The proposed subdivision, together with its design and improvements, is consistent with the Yuba County 2030 General Plan, as well as applicable provisions of the County Code. The project site is designated RC and zoned RR-5, and the proposed division of the 12-acre parcel into two parcels of 5.03 acres and 7.71 acres complies with the minimum lot size and density requirements of the zoning district. The subdivision maintains the existing rural residential character of the area, as both resulting parcels will retain established residential and accessory structures and will continue to rely on on-site water and wastewater systems consistent with County standards. The project is compatible with General Plan policies promoting orderly rural development, preservation of low-density residential uses, and utilization of existing access via Hooper Road, and no conflicts with any applicable specific plan or County Code provisions have been identified.

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 will create two residential properties and, therefore does not include more than 500 dwelling units.

Report Prepared By:

Jacob Farmer

Jacob Farmer
Planner II

ATTACHMENTS

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

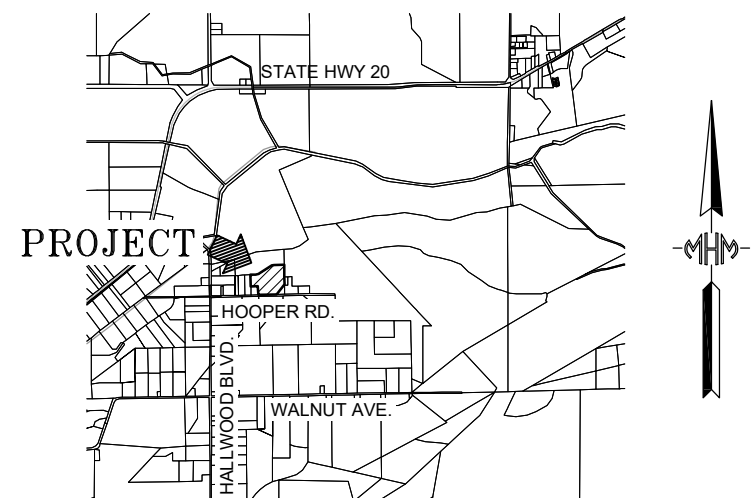
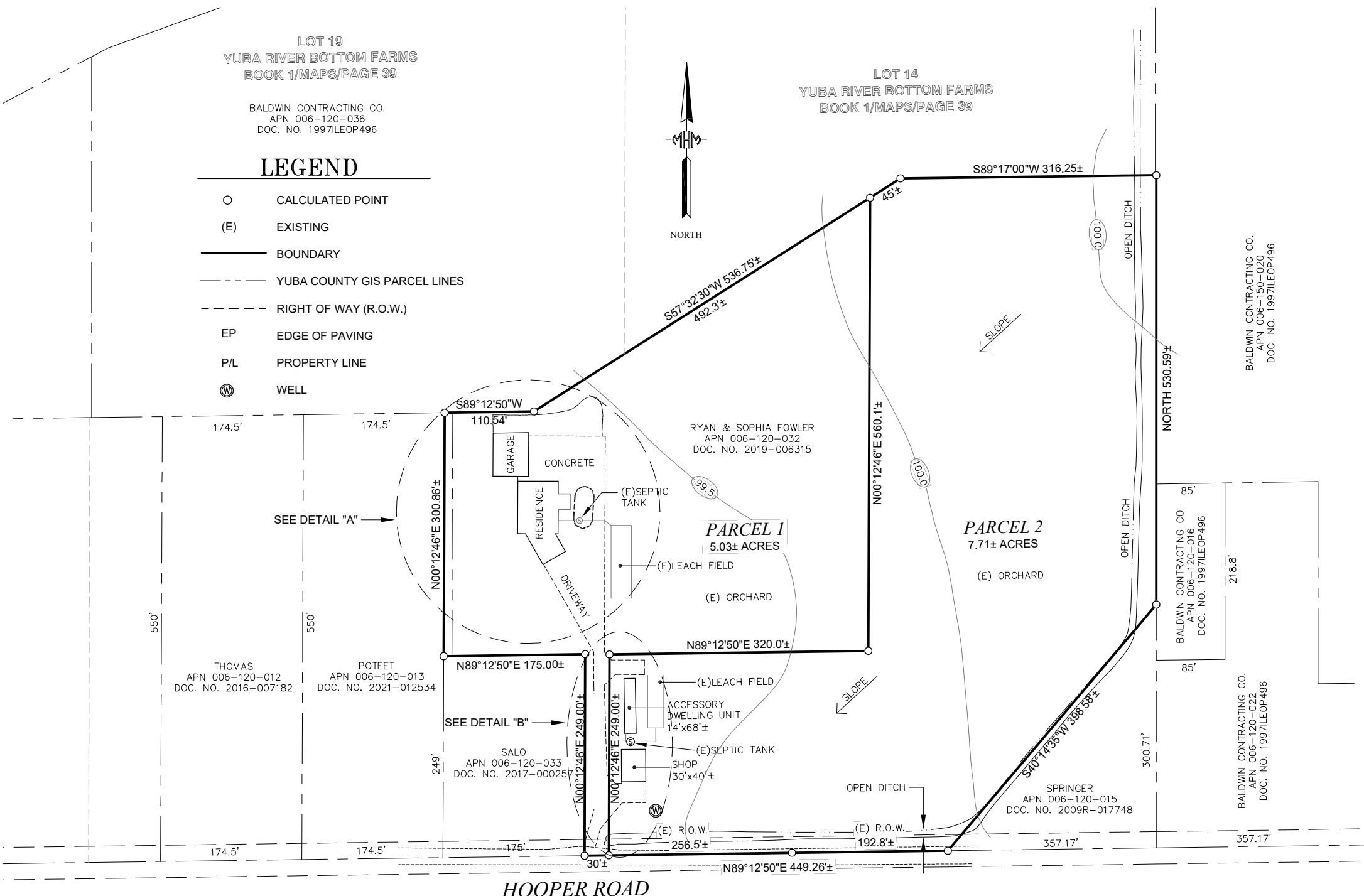
LOT 19
YUBA RIVER BOTTOM FARMS
BOOK 1/MAPS/PAGE 39

BALDWIN CONTRACTING CO.
APN 006-120-036
DOC. NO. 1997ILEOP496

LEGEND

- CALCULATED POINT
- (E) EXISTING
- BOUNDARY
- - - YUBA COUNTY GIS PARCEL LINES
- - - RIGHT OF WAY (R.O.W.)
- EP EDGE OF PAVING
- P/L PROPERTY LINE
- ⊙ WELL

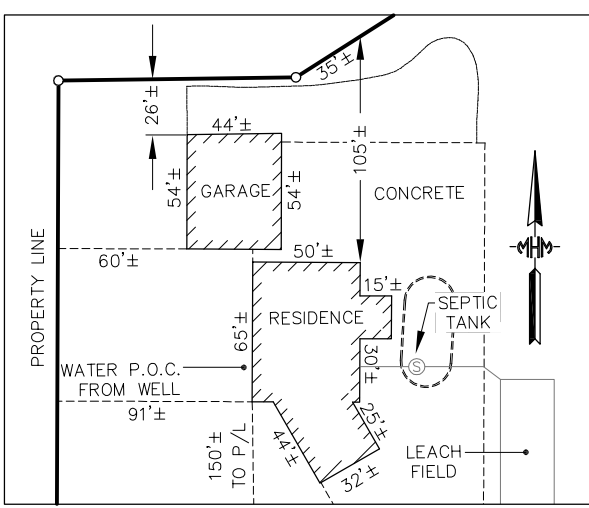
LOT 14
YUBA RIVER BOTTOM FARMS
BOOK 1/MAPS/PAGE 39



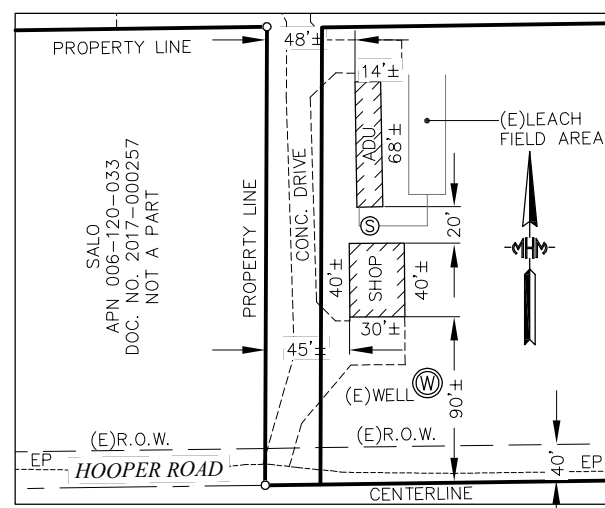
LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- WATER:
DOMESTIC WELL
- SEWER:
INDIVIDUAL SEPTIC TANK & LEACH FIELD SYSTEM
- DRAINAGE:
NATURAL DRAINAGE TO REMAIN AS EXISTS
- BUILDINGS:
RESIDENCE & ACCESSORIE DWELLING UNIT (ADU)
- EXISTING LAND USE:
RURAL RESIDENTIAL & ORCHARD
- ZONE:
RR-5 (RURAL RESIDENTIAL DISTRICT 5 ACRES)
- APN 006-120-032 RR-5
- EXISTING A.P. NUMBERS & AREAS
APN 006-120-032 12.8± ACRES
- PROPOSED AREAS:
PARCEL 1 5.2 ± ACRES
PARCEL 2 7.6 ± ACRES
- COMMUNICATIONS:
OWNER/APPLICANT & ENGINEER TO RECEIVE ALL COMMUNICATIONS



DETAIL "A"
SCALE: 1"= 60'



DETAIL "B"
SCALE: 1"= 70'

APPLICANT:

RYAN FOWLER
P.O. BOX 870
MARYSVILLE, CA 95901
PHONE: (530) 713-5481
ryan@skylinevaquero.com

OWNER:

RYAN FOWLER & SOPHIA FOWLER
P.O. BOX 870
MARYSVILLE, CA 95901
PHONE: (530) 713-5481
ryan@skylinevaquero.com

ENGINEER/SURVEYOR:

MHM, INC. a Verdantas Company
1204 "E" STREET
P.O. BOX "B"
MARYSVILLE, CA. 95901
PHONE (530) 742-6485
ATTN: ROGER HANLIN, PLS
rhanlin@mhm-inc.com

TENTATIVE PARCEL MAP NO. 2025 -00

FOR
RYAN & SOPHIA FOWLER
BEING A PORTION OF LOTS 14 AND 19 AS SHOWN UPON THE MAP ENTITLED "YUBA RIVER BOTTOM FARMS" AS FILED IN BOOK 1 OF MAPS AT PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER YUBA COUNTY, CALIFORNIA.
COUNTY OF YUBA
CALIFORNIA
JULY 2025
SCALE: 1"= 100'

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

Applicant/Owner: Ryan Fowler
APN: 006-120-032

Case Number: TPM-25-0007
DRC Hearing Date: May 7th, 2026

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

- I. After review and consideration, make a determination the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities).
- II. Approve Tentative Parcel Map TPM-25-0007 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040.

GENERAL CONDITIONS

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
- 4) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is May 17th, 2026. Tentative Parcel Map TPM-25-0007 shall be designed in substantial conformance with the approved tentative map filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.
- 5) This tentative parcel map shall expire 36 months from the date of approval May 7th, 2026 unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.
- 6) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.

PUBLIC WORKS DEPARTMENT:

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.
- 8) Owner shall dedicate to the County of Yuba sufficient right-of-way easement to provide a 30-foot strip of land adjoining the centerline of Hooper Road, classed as a rural local road, lying within the bounds of this property.

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- 9) Owner shall provide a nonexclusive access easement to be reserved in deeds for the benefit of Parcel 2, as shown on the tentative map. The width and location of the easement shall be in such manner as to permit the construction of a rural driveway in compliance with the requirements of the Yuba County Improvement Standards. The provided access easement shall not be offered for dedication or deeded to the County.
- 10) Road construction along Hooper Rd fronting this property shall meet the half-width requirements for a Rural Local Road in conformance with the Yuba County Standard (Drawing No. 121) or as modified by the Public Works Director, should existing improvements not currently meet the County standard.
- 11) The required road construction along Hooper Rd fronting this property may be suspended by the Public Works Director under Section 11.15.683(a) of the Yuba County Ordinance Code finding that such waiver would not be injurious to health or safety; and would meet the intent of Section 12.20.090 of the Yuba County Ordinance Code, and under Section 11.35.040(a) of the Yuba County Ordinance Code, finding the lack of complementary facilities on the adjacent frontage or reasonably appurtenant to such frontage; and there are no planned or budgeted work by the county or other appropriate agency to provide such complementary facilities. Such waiver is granted subject to the Owner entering into a Deferred Improvement Agreement with the County of Yuba, as a recorded covenant to run with the land, to defer the above frontage improvements until such time as a building permit or other grant of development of the property is issued by the County or until such time the County determines that the extent of development along the street, the volume of traffic, or other factors such as the necessity to provide drainage, pedestrian walkways or bicycle paths, is such that the County, at its sole discretion, finds that the improvements are necessary.
- 12) All existing or proposed driveway encroachments onto Hooper Rd shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.
- 13) 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.
- 14) 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.
- 15) 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.

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- 16) 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.
- 17) 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. CAS000002, Order No. 2022-0057-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.
- 18) 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.
- 19) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the Parcel Map.
- 20) 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.
- 21) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, existing County easements or right-of-ways. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s).
- 22) Approximate centerlines of all perennial streams or ditches within this division shall be shown on the Tentative Map.

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- 23) 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 Parcel Map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
- 24) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Parcel Map.
- 25) 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 Subdivision Map Guarantee shall be provided 1 week prior to filing the Parcel map with the Yuba County Recorder.
- 26) 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).
- 27) 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.
- 28) All easements of record that affect this property are to be shown on the Parcel Map.
- 29) Prior to submitting the Parcel Map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
- 30) Owner shall submit a copy of the Parcel Map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the Parcel Map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.
- 31) Owner shall submit a copy of the Parcel Map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the Parcel Map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
- 32) Owner shall submit a copy of the Parcel Map for review by Yuba County and the appropriate Fire Protection Authority to determine conformance with the conditions of approval, the Yuba County Fire Safe Ordinance and the latest California Fire Code. Before the Parcel Map can be filed with the Yuba County Recorder, a letter from the Fire Protection Authority shall be submitted to the

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County Surveyor which states that the Fire Safe requirements have been met and that there are no objections to filing the Parcel Map.

- 33) Owner shall submit a copy of the Parcel Map for review by the Central Valley Flood Protection Board to determine conformance with their requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a letter (or email) from the Central Valley Flood Protection Board shall be submitted to the County Surveyor which states that their requirements have been met and that there are no objections to filing the Parcel Map.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 34) Septic systems crossing ditches, drainages, or creeks will need to meet all Environmental Health or other agency (i.e. DFG, Army Core, etc.) requirements prior to approval.
- 35) 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.
- 36) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.
- 37) The following shall apply to all land divisions where domestic water is to be supplied by individual wells: Prior to final map wells will be required on 10% of the parcels to be developed that meet or exceed the requirements for creation of new parcels as outlined in Ordinance 1400, as it amends chapter 7.03 of Title VII of the Yuba County Ordinance Code regarding water wells. All wells drilled to meet this requirement shall have a minimum yield of 2 gallons per minute if tested with the airlift method and 3 gallons per minute if a production test is run. If a well is drilled that does not meet these standards it can be destroyed or placed inactive until used and a replacement well drilled. Before approval of test wells, a well log, a drillers report on production and lab tests must be submitted for each test well. The following statement shall also apply to this division: "There is no assurance that underground water sources exist within the limits of the hereon shown parcel(s) which will be adequate in sufficient quantity or quality to meet future needs. Developer(s) of the parcel(s) herein created will be responsible for demonstrating that adequate on-site water is available for the proposed use of the parcel(s). Surface water (i.e. Springs, Creeks, Irrigation ditch's, etc.) is not an approved domestic potable water source."
- 38) Owner shall submit a file map to Environmental Health showing that parcel(s) 1 and, contain an a 100% repair area, as established by the Yuba County Sewage Disposal Ordinance, 7.07. File map shall also show the precise location of all existing sewage disposal systems, and shall clearly identify the location of all soil mantles and percolation tests. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.
- 39) All soil profiles must be witnessed by Environmental Health Department staff. Schedule soil profile appointments with Environmental Health Department staff in advance of the testing.
- 40) Owner shall submit the results of soils studies for parcel(s) 1 and 2, for Environmental Health review and approval conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.
- 41) All existing trash and debris shall be removed from the subject site.

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- 42) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner 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". Environmental Health Division-Conditions of Approval.
- 44) All proposed wells and septic systems shall comply with Yuba County Environmental Health Department standards.

BUILDING DEPARTMENT:

No Conditions.

CODE ENFORCEMENT:

- 45) 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.
- 46) No person or entity while making use of their entitlement shall cultivate marijuana or hemp in violation of the Yuba County Ordinance Code. Violations related to marijuana or hemp shall have a daily Administrative Penalty imposed immediately upon the issuance of an Order to abate the public nuisance.

PLANNING DEPARTMENT:

- 47) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 48) Any relocation or rearrangement 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 under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 49) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 50) 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.
- 51) Each parcel shall be served by an individual on-site water well and septic system, constructed and maintained in accordance with Yuba County Environmental Health Department standards.

PG&E

- 52) The applicant shall comply with all applicable PG&E requirements for gas and electric facilities, as outlined in the project-specific response letter dated December 8, 2025.

Yuba County CDSA

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Jacob Farmer

Jacob Farmer
Planner II



December 8, 2025

Jacob Farmer
Planner I
915 8th Street, Suite 123
Marysville, CA 95901

Ref: Gas and Electric Transmission and Distribution

Dear Jacob Farmer,

Thank you for submitting the **TPM-25-0007 Fowler** project 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/account/service-requests/building-and-renovation.html>.
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



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.