



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: June 4th 2026

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Jacob Farmer, Planner II

RE: TENTATIVE PARCEL MAP TPM26-0002 (Vega)

REQUEST: The applicant is requesting approval of a Tentative Parcel Map to subdivide a .78-acre parcel, located in the community of West Linda into 3 parcels.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division) and approve Tentative Parcel Map TPM26-0002 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 Valley Neighborhood (VN) and the zoning as Medium Density Residential (RM). The project site is located at 5661 Arboga Rd in the community of West Linda, identified as Assessor's Parcel Number 020-300-016. Applicant requests to subdivide a .78-acre parcel, located in the community of Olivehurst, into three parcels. Parcel 1 is proposed to be 0.13 acres, Parcel 2 is proposed to be .34 acres and Parcel 3 is proposed to be .31 acres in size. Parcel 1 is currently developed with a residence and an unpermitted garage that will be removed, Parcel 2 currently has a shed that will also be removed, and Parcel 3 is currently vacant. Parcels 1, 2 and 3 meet the minimum density requirements for the zoning district they are located within. Access to the proposed parcels would be provided from Arboga Road. Parcels 1 and 2 would have direct access from Arboga Road, while Parcel 3 would have access via a shared driveway with Parcel 2.

Staff has identified two unpermitted structures on the subject property that will require removal as conditions of approval. The first structure is an 18x26 (468 square feet) garage located on Parcel 1. This structure was constructed without obtaining a building permit and does not conform to the applicable setback standards required for the zoning district. Because the garage cannot be brought into compliance with current setback requirements, it is not eligible for retroactive permitting. As a condition of approval, the applicant will be required to obtain a demolition permit and remove the structure prior to, or concurrent with, recordation of the final

map. The second structure is an accessory shed located on what will be designated as Parcel 2 upon recordation of the subdivision. Under the Yuba County Zoning Ordinance, accessory structures are only permitted on parcels where a primary residential or commercial structure exists or is concurrently proposed. As no primary structure currently exists on Parcel 2, nor is one proposed as part of this application, the shed lacks a legally recognized principal use to which it may be considered accessory. Accordingly, the shed must be removed from the parcel as a condition of approval. The applicant may relocate the shed to Parcel 1, provided all applicable setback and permitting requirements are met, or remove it from the property entirely.

The subject property is located adjacent to the Union Pacific Railroad right-of-way. Per General Plan Policy CD3.2, new residential projects near railroads shall provide buffers and site design to avoid adverse noise, vibration, light, and glare impacts. Additionally, General Plan Policy HS10.13 requires that new developments proposing vibration-sensitive uses within 100 feet of a railroad analyze and mitigate potential vibration impacts to the greatest extent feasible. New residential construction is also required to achieve interior noise levels not exceeding 45 dB LDN, consistent with General Plan Policy HS10.2 and Table Public Health & Safety-1. The Conditions of Approval include requirements that all new residential construction incorporate sound-rated building materials and construction techniques sufficient to meet these standards. All three parcels will be served by the Linda County Water District for both water and sewer service. Existing water meter and sewer connections are present on-site, and each new parcel will be required to obtain separate service connections as a condition of the subdivision. Fire protection services for all three parcels are provided by the Linda Fire Protection District. Reclamation District No. 784 submitted conditions for TPM26-0002. The project lies within RD 784 Drainage Basin C and must comply with the Basin C Master Drainage Plan.

SURROUNDING USES

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
North	Valley Neighborhood	Public Facilities	Vacant
East	Valley Neighborhood	Medium Density Residential	Residential
South	Valley Neighborhood	Medium Density Residential	Residential
West	Valley Neighborhood	Medium Density Residential	Residential

Surrounding properties range from less than an acre to 1.5 acres in size. The surrounding properties to the west, east, and north are all zoned Medium Density Residential. The property to the north is zoned Public Facilities, as it is a railroad property. The majority of the immediate adjacent properties are currently developed with single family residences or multifamily residences besides the property to the north which is zoned is currently vacant. The General Plan Land Use Diagram has a General Plan designation of Valley Neighborhood for the subject property as well as surrounding parcels.

GENERAL PLAN/ZONING: The project site is designated Valley Neighborhood as shown on the 2030 General Plan Land Use Map. The Valley Neighborhood land use classification is a mixed land use designation that allows for a variety of residential, commercial, and other land uses. The intent of the General Plan designation is to provide for the full range of housing types, commercial and public services, retail offices, and other components of a complete neighborhood in valley portions of the County. Section 11.07.010(G)(1) of the Yuba County Development Code states that the purpose of RM is to allow for a diversity of housing types in a medium density setting where public water and sewage facilities are available. The proposed project is consistent with land use designations, as the map will create parcels that may be utilized for residential purposes. The project complies with the following General Plan Policies:

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

The project site is designated Medium Density Residential (RM) under the Yuba County General Plan and Zoning Ordinance, a designation intended to accommodate a variety of housing types and densities in order to address the County's diverse residential needs. This designation permits a range of housing product types, including single-family residences, duplexes, and multifamily housing developments, providing flexibility in how the site may ultimately be developed and reflecting the County's goal of promoting infill development and expanding housing options in areas already served by existing infrastructure and public services.

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

Section 15315 (Minor Land Divisions) exempts land divisions of four or fewer parcels when the division of property is in an urbanized area zoned residential, commercial or industrial in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previously two years, and the parcel does not have an average slope greater than 20 percent. The .78 acre project site is relatively flat, is void of any wetlands or watercourses, and contains no habitat for protected biological resources.

The proposed project meets all the requirements of Sections 15315 and 15303(b). The project is the creation of three parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via Arboga Rd; all parcels have existing wastewater and water services, PG&E provides gas and electrical services; the project has not been subdivided in the last 2 years; no variances or exceptions to County standards are required; and the project does not have an average slope over 20 percent.

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

- County Staff – The Public Works Department, Environmental Health Department, Building Department, and Code Enforcement Department have reviewed the project

and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.

- PG&E – PG&E provided standard conditions for gas and electrical in their initial response as well as a no impact letter.
- RD784 Project COAs

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 is consistent with the Yuba County General Plan. The subject parcel carries a General Plan land use designation of Valley Neighborhood, which supports medium-density residential development. The property is zoned RM which is consistent with that designation and permits the type of residential development anticipated on the three proposed parcels. The proposed lot sizes of 0.13, 0.34, and 0.31 acres are consistent with the dimensional and density standards of the RM zone. The subdivision is designed to facilitate infill residential development within an existing residential community (West Linda), which aligns with General Plan policies supporting efficient use of land and expansion of housing opportunities within established neighborhoods. No specific plan applies to this property. The proposed subdivision has been reviewed for compliance with the Yuba County Code, including applicable subdivision and zoning regulations, and has been conditioned accordingly to ensure consistency with all relevant standards.

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 proposed subdivision has been reviewed for consistency with Section 66473.1 of the Subdivision Map Act regarding passive and natural heating and cooling opportunities. The three proposed parcels are of sufficient size and configuration to allow future residential structures to be designed and oriented in a manner that takes advantage of passive solar heating and natural ventilation.

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

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

Report Prepared By:

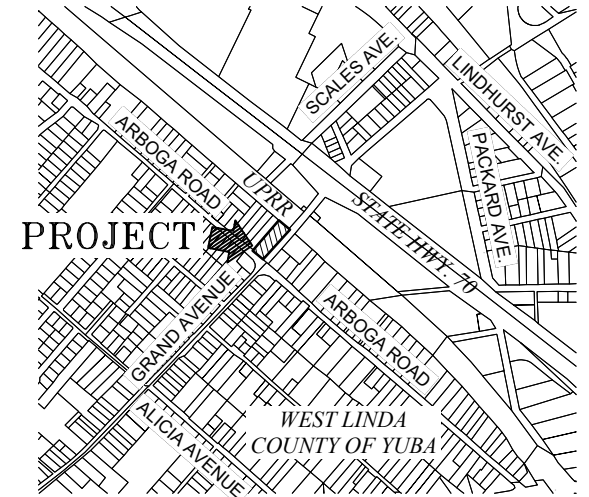
Jacob Farmer

Jacob Farmer

Planner II

ATTACHMENTS

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



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- WATER:
LINDA COUNTY WATER DISTRICT SYSTEM
- SEWER:
LINDA COUNTY WATER DISTRICT SYSTEM
- DRAINAGE:
NATURAL DRAINAGE TO REMAIN AS EXISTS
- BUILDINGS:
1 SINGLE FAMILY RESIDENCE
- EXISTING LAND USE:
RESIDENTIAL
- GENERAL PLAN:
VALLEY NEIGHBORHOOD
- ZONE:
RM (MEDIUM DENSITY RESIDENTIAL)
- APN 020-300-009 RM
- EXISTING A.P. NUMBERS & AREAS
APN 020-300-009 0.79± ACRES (34,364± SF)
- OPTION 1 - PROPOSED AREAS:

PARCEL 1	0.13 ± ACRES (5,687± SF)
PARCEL 2	0.34 ± ACRES (15,024± SF)
PARCEL 3	0.31 ± ACRES (13,653± SF)
- COMMUNICATIONS:
OWNER/APPLICANT & ENGINEER TO RECEIVE ALL COMMUNICATIONS

TENTATIVE PARCEL MAP NO. 2026 -00__

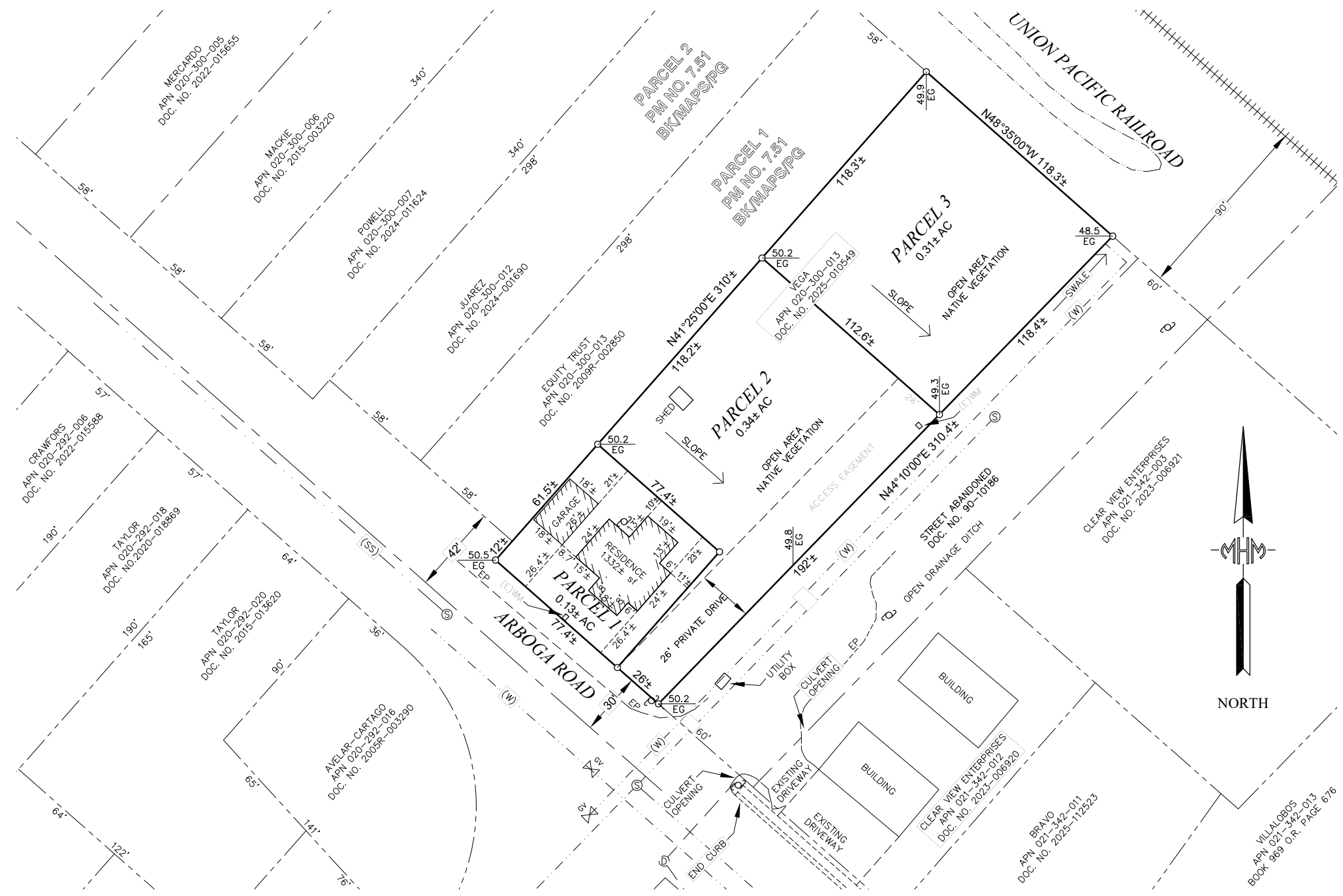
FOR
JOGE L. VEGA

BEING A PORTION OF LOT 58 AS SHOWN UPON THAT CERTAIN MAP ENTITLED "TRACT NO. 8, OF YUBA GARDENS" ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, STATE OF CALIFORNIA IN BOOK 3 OF MAPS AT PAGE 21.

COUNTY OF YUBA
STATE OF CALIFORNIA

FEBRUARY 2026
SCALE: 1"= 40'

PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA. 95901
25-665 SHEET 1 OF 1



LAND DIVISION APN 020-300-009

- 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
 - Ⓢ SEWER MANHOLE
 - SS SANITARY SEWER
 - W WATER



NOT TO SCALE

STREET VIEW

APPLICANT:

JORGE VEGA
2249 CAMINITO PRECIOSA NORTE
LA JOLLA, CA 92037
PHONE: (619) 261-5577
jorge@crgsd.com

OWNER:

VEGA FAMILY LIVING TRUST
DATED JULY 7, 2007
2249 CAMINITO PRECIOSA NORTE
LA JOLLA, CA 92037
PHONE: (619) 261-5577
jorge@crgsd.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

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

Applicant/Owner: Jorge Vega
APN: 020-300-016

Case Number: TPM26-0002
DRC Hearing Date: June 4th, 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 15315 (Minor Land Division).
- II. Approve Tentative Parcel Map TPM26-0002 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 June 14th, 2026. Tentative Parcel Map TPM26-0002 shall be designed in substantial conformance with the approved tentative map (Attachment 1) filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.
- 5) This tentative parcel map shall expire 36 months from the date of approval June 4th, 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.

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- 8) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 34-foot strip of land adjoining the centerline of Arboga Road, classed as a Urban Collector Road, lying within the bounds of this property.
 - 9) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services purposes along the road frontages of this property measured from the County's right of way.
 - 10) Owner shall provide a non-exclusive easement to be reserved in deeds, for road and public utility purposes, 30 feet in width connecting Parcel 3 to Arboga Road. The easement shall be located along the southeasterly line of the parcel, also being the centerline of Grand Ave. The easement shall be located in such a manner as to permit the construction of a roadway 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. Owner or owner's surveyor shall coordinate with Yuba County to ensure the easement properly aligns with the proposed road improvements of the West Linda Comprehensive Safe Routes to School Project.
 - 11) Driveway construction for the driveway on Parcel 2 and to Parcel 3 as shown on the Tentative Map, shall comply with the standards for a paved Rural Driveway as defined in the Yuba County Standards (Drawing No. 127 and 128) and Standard Specifications or as modified by the Public Works Director prior to the issuance of a Certificate of Occupancy on Parcel 2 and Parcel 3 and as provided by Section 66411.1(b) of the Subdivision Map Act and shall also include the installation of an approved driveway encroachment onto Arboga Road under permit issued by the Department of Public Works. Owner may use the existing paved portion of Grand Avenue, abandoned per instrument 90-10186 and lying within the bounds of this property, should the existing road meet County standards and California Fire Code requirements.
 - 12) All existing or proposed driveway encroachments onto Arboga Road shall conform to the current Yuba County Standards for a Standard Driveway (Drawing No. 200) 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) 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.

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- 16) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
 - 17) 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.
 - 18) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the parcel map.
 - 19) 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.
 - 20) Owner shall name the access road 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.
 - 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) 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 parcel map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the parcel map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
 - 23) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Parcel Map.

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- 24) 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.
 - 25) 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).
 - 26) 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.
 - 27) All easements of record that affect this property are to be shown on the Parcel Map.
 - 28) 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.
 - 29) 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.
 - 30) 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.
 - 31) Owner shall submit a copy of the parcel map to Reclamation District 784 to determine conformance with Reclamation District 784 requirements. Before the parcel map can be filed with the Yuba County Recorder, a letter from Reclamation District 784 is to be submitted to the County Surveyor which states that RD 784's requirements have been met and that any public service or drainage easements as may be shown on the parcel map are satisfactory and that there are no objections to filing the parcel map.
 - 32) Owner shall submit a copy of the parcel map to the Linda County Water District (LCWD) for review to determine conformance with the LCWD requirements. Before the parcel 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 parcel map are satisfactory and that there are no objections to filing the parcel map.

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- 33) Owner shall submit a copy of the parcel map to Yuba County and the Linda Fire Protection District (LFPD) for review to determine conformance with the District's requirements and Yuba County Fire Safe Ordinance. Before the parcel 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 parcel map.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 34) Prior to building final, applicant shall connect parcel(s) 2 and 3 to LCWD for water and sewer services.
- 35) All existing trash and debris shall be removed from the subject site.
- 36) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 37) Prior to recording, applicant 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) 2 and 3.

BUILDING DEPARTMENT:

- 38) All new/proposed buildings and structures shall obtain a building permit prior to construction.
- 39) All new/proposed development must meet applicable requirements of most current adopted version of the California Code of regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Plumbing, Electrical, Mechanical, Accessibility and Fire Code requirements.
- 40) All existing unpermitted buildings and structures must obtain as-built building permits prior to final approval of conditions. See Building Department for as-built application requirements.
- 41) The existing unpermitted garage does not meet required setback standards and is ineligible for permitting. The structure shall be demolished, all materials removed from the property, and a final inspection scheduled with the Building Department upon completion. A demolition permit must be obtained prior to commencement of work.
- 42) The existing shed on proposed Parcel 2 shall be removed, as no primary structure exists on the parcel for which it may serve as an accessory structure. All materials shall be removed from the property and a final inspection scheduled with the Building Department upon completion.

CODE ENFORCEMENT:

- 43) 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.
- 44) No person or entity while making use of their special agricultural 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.

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PLANNING DEPARTMENT:

- 45) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 46) 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.
- 47) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 48) 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.
- 49) All new noise-sensitive uses, (residences), shall incorporate noise attenuation measures sufficient to achieve and maintain an interior noise level of 45 Ldn.
- 50) New developments that propose vibration sensitive uses within 100 feet of a railroad or industrial facility shall analyze and mitigate potential vibration impacts to the greatest extent feasible.

RD784:

- 51) The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin C and all future revisions to the Drainage Basin C Master Drainage Plan for portions within Drainage Basin C.
- 52) If determined applicable, developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
- 53) Developer shall pay all Drainage Basin C impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin C whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system.
- 54) The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of “reducing pollutants in urban runoff to the maximum extent practicable” established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual.
- 55) No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of the District.
- 56) All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan, Yuba County, and FEMA.

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

Applicant/Owner: Jorge Vega
APN: 020-300-016

Case Number: TPM26-0002
DRC Hearing Date: June 4th, 2026

57) The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.

PG&E:

58) The applicant shall comply with all applicable PG&E requirements for gas and electric facilities, as outlined in the project-specific response letter dated March 18th, 2026.

Yuba County CDSA

Jacob Farmer

Jacob Farmer
Planner I



May 28, 2026

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

RE: TPM26-0002
 APPLICANT: VEGA
 APN: 020-300-009

RD784 CONDITIONS OF APPROVAL

In response to the Notice Of Public Hearing for TPM26-0002 received by the District on May 26, 2026, Reclamation District No. 784 (RD 784) provides the following comments and recommends that they be incorporated into the conditions of approval.

This project lies within Reclamation District No. 784 Drainage Basin C and is zoned Medium Density Residential (RM), according to the routing document provided. RD 784 recommends that the following conditions of approval be incorporated:

1. The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin C and all future revisions to the Drainage Basin C Master Drainage Plan for portions within Drainage Basin C.
2. If determined applicable, developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
3. Developer shall pay all Drainage Basin C impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin C whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system.
4. The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of “reducing pollutants in urban runoff to the maximum extent practicable” established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual.

5. No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of the District.
6. All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan, Yuba County, and FEMA.
7. The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.

Owner shall submit a copy of the parcel map to the District to determine conformance with RD784 requirements. Before the parcel map can be filed with Yuba County Recorder, a letter from RD784 is to be submitted to the County Surveyor stating that RD784's conditions of approval have been met, including the payment of drainage impact fees, and that any public service or drainage easements as may be shown on the parcel map are satisfactory and that there are no objections to filing the parcel map. The parcel map submission shall include if available; a site plan, grading plan, and improvement plans. The required plan check deposit for RD784 to review the plans will be \$600.00

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

Thank you,

Patrick Meagher

Patrick Meagher
General Manager
Reclamation District 784
Patrick@rd784.org



March 30, 2026

County of Yuba
C/O: Jacob Farmer
915 8th St.
Marysville, CA 95901

RE: TPM26-0002 Vega

Dear County of Yuba,

Thank you for providing PG&E with the opportunity to review your proposed plans for the development project indicated in the subject line. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management



March 18, 2026

**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 **TPM26-0002, Vega** 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.