

# The County of Yuba

## Community Development and Services Agency

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### DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**MEETING DATE:** August 7<sup>th</sup>, 2025

**TO:** Development Review Committee

**FROM:** Alex Becerra, Planner I

**RE:** Map Extension "ME-25-0005"  
TSTM 2022-0007 Ardmore Village

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**REQUEST:** The applicant is requesting approval of a Map Extension for Tentative Subdivision Tract Map TSTM 2022-0007 (Ardmore Village).

**RECOMMENDATION:** Staff recommends that the Development Review Committee (DRC) approve the extension of the expiration date of TSTM 2022-0007 to April 19<sup>th</sup>, 2033.

**BACKGROUND/DISCUSSION:** In 2022, the applicant applied for a Tentative Subdivision Tract Map (TSTM 2022-0007) requesting to create 6 residential lots on 1.32 acres in the Olivehurst Community. The project includes duplexes on Lots 1 and 6 and single-family residences on Lots 2 through 5, for a total of 8 residential units. The project site is located near the intersection of Ardmore Avenue and 14th Street, approximately 200 feet north of the intersection, on the east side of Ardmore Avenue, across from 13th Street (APN: 014-022-020). The site is currently vacant and is within the Valley Growth Boundary. The 2030 General Plan designates the land use as Valley Neighborhood and the zoning is "RM" Medium Density Residential. The Ardmore Village subdivision proposes 8 residences on 1.32 acres, consistent with the RM zoning, which allows a density of 6 to 17 dwelling units per acre. The project is also consistent with applicable General Plan policies and Development Code standards.

TSTM 2022-0007 was originally approved on October 19th, 2022, by the Planning Commission with an original expiration date of October 19th, 2025. With the approval of this Map Extension (ME-25-0005) the map will have a new expiration date of April 19th, 2033.

#### ATTACHMENTS:

ATT A Expiration Worksheet  
ATT B Ostrom Ranch Subdivision Map  
ATT C TSTM 2022-0007 COAs

Report Prepared By:

*Alex Becerra*

Alex Becerra, Planner I



## EXPIRATION DATE TRACT MAP WORKSHEET

DATE	7/14/2025
PROJECT NAME(S)	Ardmore Village
PROJECT NUMBER(S)	TSTM 2022-0007

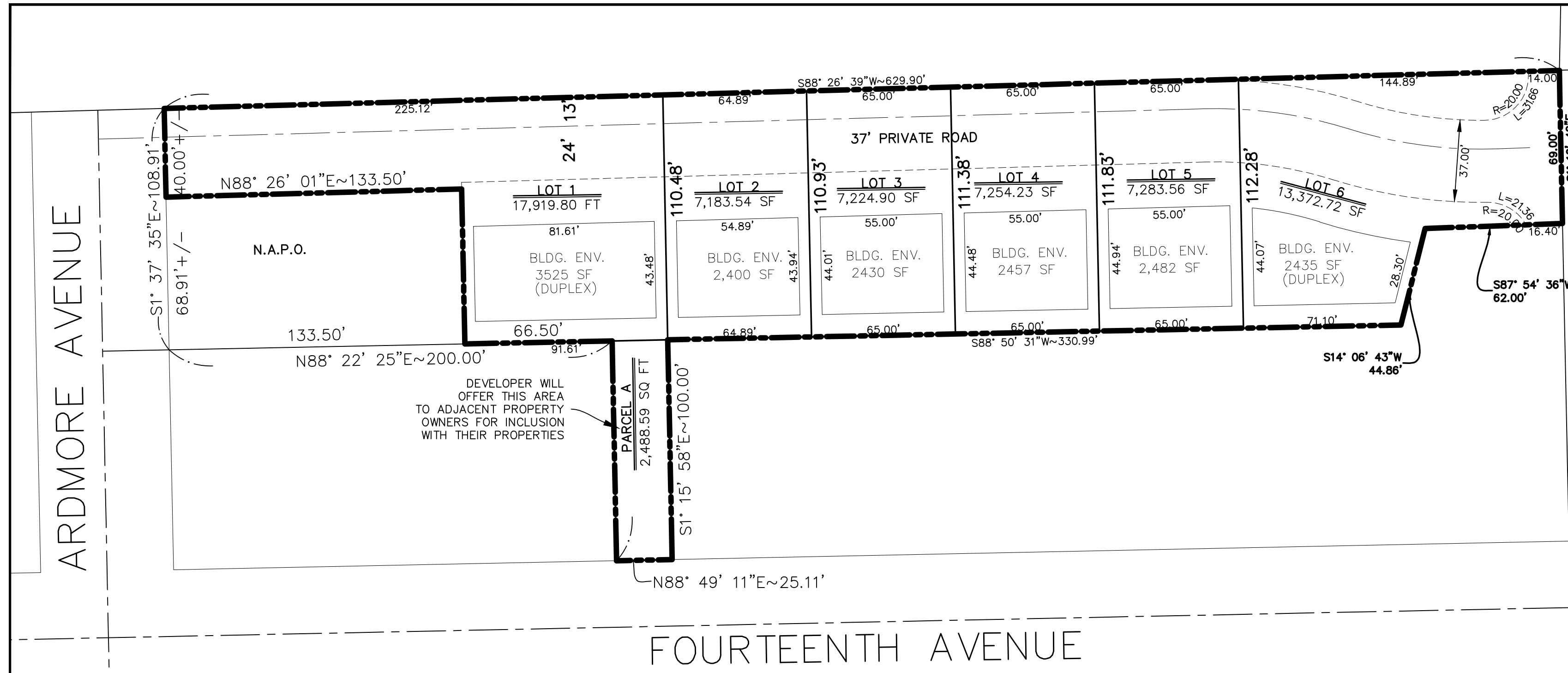
### To Be Completed By Public Works Department Prior to Submitting Map Extension

Project Originally Approved On	10/28/2022
Original Expiration Date	10/19/2025
Development Agreement DA# _____ Doc# _____ Term _____	
Assembly Bill 2729 – Automatically Grants 18 Months if Issued Prior to 1-1-24 and Would Expire Prior to 12-31-25	4/19/2027
Map Extension Approved on <u>8/7/2025</u> (ME-25-0005) <small>(For TSTM's Upon Application, not to exceed a total of six years from original approval date) SMA 66452.6(e)</small>	4/19/2033
Final Map for _____, _____ Filed On _____, 3 Year Extension <small>(With qualifying offsite improvements, not to exceed ten years from original approval date) SMA 66452.6(a)</small>	
Final Map for _____, _____ Filed On _____, 3 Year Extension	
Final Map for _____, _____ Filed On _____, <small>1 or 2 Year Extension (Depending on application of Ord 1460, not to exceed ten years from original approval)</small>	
PLSP/NASA Area Projects - Moratorium Period _____ Days <small>(Levee Moratorium Between 2/22/05 thru 5/14/07 (811 Days))</small>	N/A
SB1185 Extends Active Maps 1 Year if Map Expires Prior to 1-1-11 <small>(SMA 66452.21) Effective 7-15-08</small>	N/A
Ordinance 1460 - Extended Active Maps 1 Year Effective 9-19-08 <small>(12 months is added to original expiration date if approved after effective date of Ord. 1460)</small>	N/A
Assembly Bill 333 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-12 <small>(SMA 66452.22) Effective 7-15-09</small>	N/A
Assembly Bill 208 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-14 <small>(SMA 66452.23) Effective 7-15-11</small>	N/A
Assembly Bill 116 - Extends Active Maps 2 Years if Approved After 1-1-00 <small>(SMA 66452.24) Effective 7-11-13</small>	N/A
Assembly Bill 1303 – Extends Active Maps 2 Years if Approved After 1-1-02 and before 7-11-13 (SMA 66452.25) Effective 10-10-15	N/A
Assembly Bill 1561 – Automatically Grants 18 Months if Issued Prior to 3-4-20 and Would Expire Prior to 12-31-21	N/A
Assembly Bill 2973 – Extends Active Maps 2 Years if Approved After 1-1-06 and before 7-11-13 (SMA 66452.26) Effective 1-1-2019	N/A
<b>Amended Expiration Date</b>	<b>4/19/2033</b>

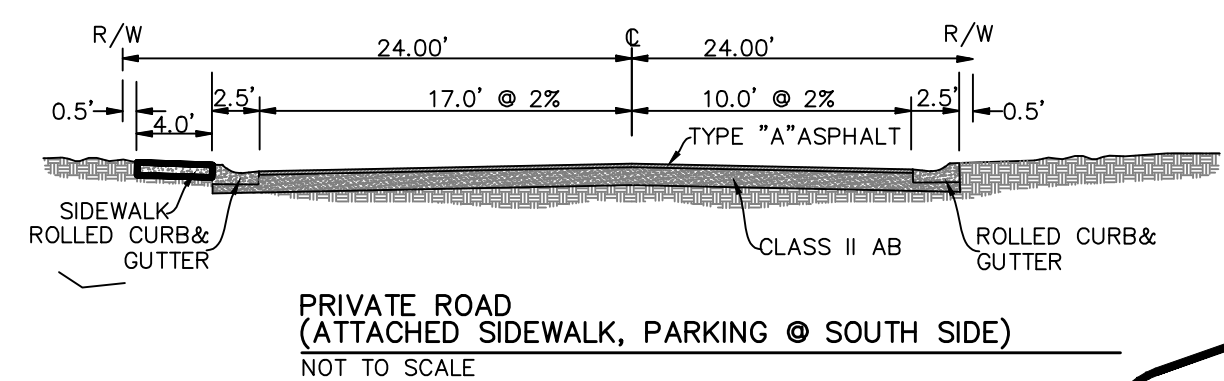
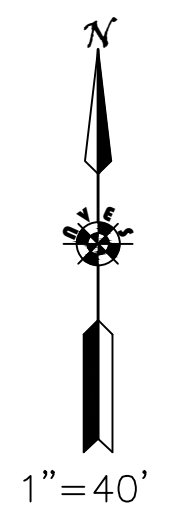
By:



Jacob Edwards, Assistant Engineer



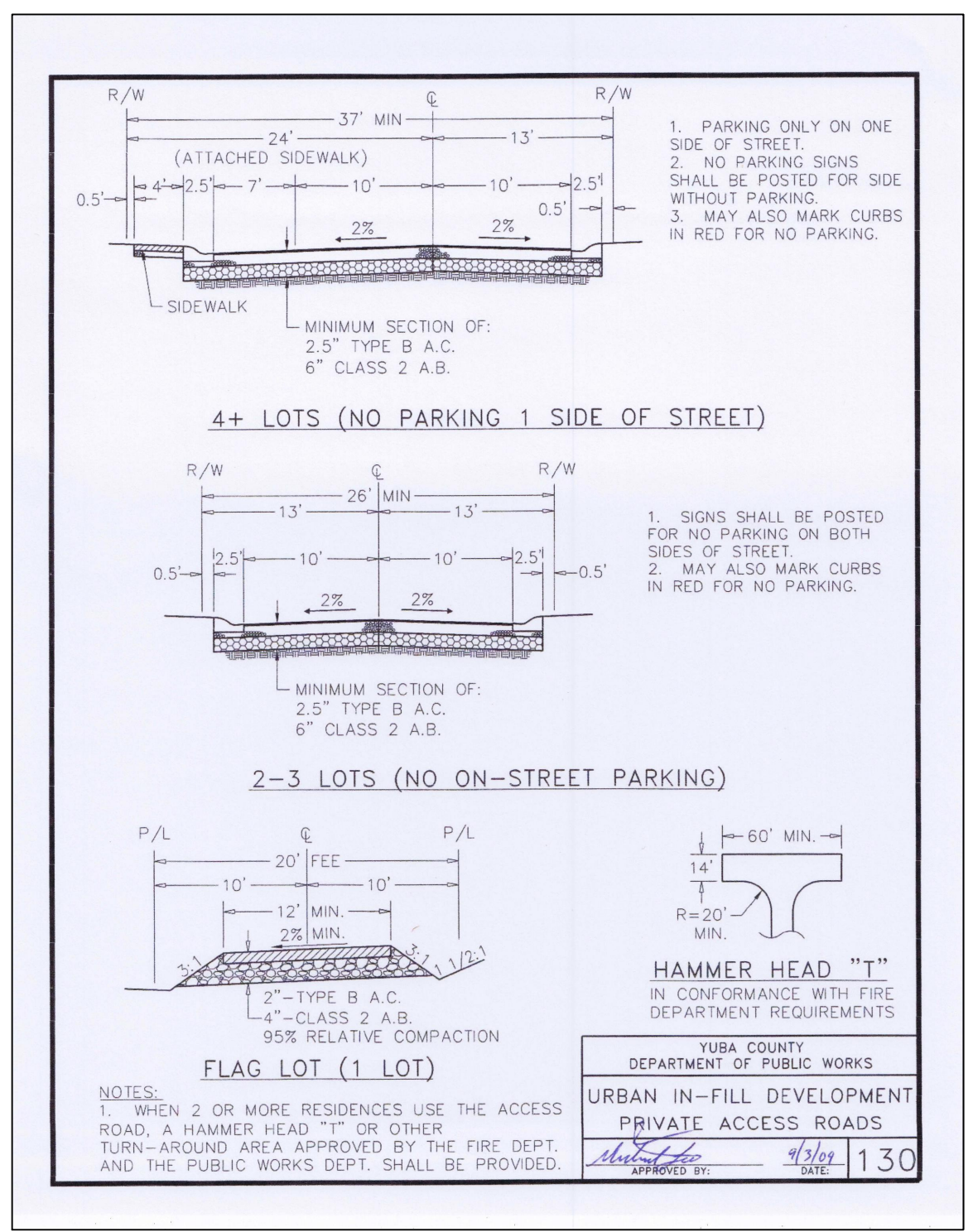
**Approved by the Yuba County Planning Commission**  
 Date of Approval: Oct 19, 2022



**DRAFT**  
 SUBJECT TO CHANGE THROUGH COUNTY APPROVAL PROCESS

**PROJECT NOTES:**

- |   |  |   |  |
|---|--|---|--|
| <b>ENGINEER/SURVEYOR:</b><br>NORTH VALLEY ENGINEERING AND SURVEYING<br>GEORGE L. MUSALLAM PE, LS<br>1547 STARR DRIVE SUITE "J"<br>YUBA CITY, CA 95993<br>530-713-0417 | <b>ASSESSOR'S PARCEL NUMBER:</b><br>POR. OF APN'S: 014-022-019 & 020 | <b>EXISTING GENERAL PLAN DESIGNATION:</b><br>MEDIUM DENSITY RESIDENTIAL | <b>UNDERGROUND ALERT SERVICES:</b><br>1-800-642-2444   |
| <b>OWNER:</b><br>TARMINDER S. BAINS<br>4493 ARDMORE AVENUE<br>OLIVEHURST, CA 95961<br>(530) 790-7064  | <b>AREA OF PARCEL:</b><br>1.32 GROSS ACRES +/-                       | <b>PROPOSED GENERAL PLAN DESIGNATION:</b><br>MEDIUM DENSITY RESIDENTIAL | <b>ELECTRIC &amp; NATURAL GAS:</b><br>PACIFIC GAS AND ELECTRIC   |
| <b>PROPOSED ZONING:</b><br>RM   | <b>EXISTING ZONING:</b><br>RM  | <b>BUILDINGS &amp; STRUCTURES:</b><br>NONE                              | <b>COMMUNICATIONS:</b><br>AT & T AND COMCAST   |
| <b>PROPOSED ZONING:</b><br>RM   | <b>EXISTING ZONING:</b><br>RM  | <b>WATER, SEWER:</b><br>OPUD  | <b>CABLE:</b><br>COMCAST   |
|   | <b>PROPOSED ZONING:</b><br>RM  | <b>STORM DRAINAGE:</b><br>YUBA COUNTY                                   | <b>DENSITY CALCULATIONS:</b><br>REQUIRED: 6-17 UNITS/ACRE<br>PROVIDED:<br>8 UNITS/1.32 ACRES=6.06 UNITS/ACRE |



**TENTATIVE SUBDIVISION MAP**

TARM BAINS  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.B.&M. YUBA COUNTY, CALIFORNIA  
 MARCH 2022

PREPARED BY:  
**NVES**  
 NORTH VALLEY ENGINEERING AND SURVEYING  
 1547 STARR DRIVE SUITE "J"  
 YUBA CITY, CA 95993  
 (530) 713-0417

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

**Applicant: Tarminder S. Bains**  
**APN: 014-022-020**

**Approved by the Yuba County  
Planning Commission**  
Case Number: YSTM 2022-0007  
**Public Hearing Date: October 19, 2022**

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

- I. After review and consideration, make a determination the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15061(b)(3), Review for Exemption.
- II. Approve Tentative Subdivision Tract Map TSTM 2022-0007 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 Section 11.40.040.

**GENERAL CONDITIONS:**

- 1) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.
- 2) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 3) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations including the requirements provided by the Subdivision Map Act (Government Code Section 66410 and following) and Chapter 11.15 of the Yuba County Ordinance Code.
- 4) Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean a map or maps prepared for recordation of each phase of development if the project is to be phased.
- 5) Notwithstanding the provisions of any other of these Conditions of Approval, this map cannot be recorded until expiration of the 10-day appeal period which begins the day following the date of approval. The expiration date of the appeal period is October 31, 2022 at 5:00 p.m.
- 6) This tentative map shall expire 36 months from the effective date of approval unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code.

**PUBLIC WORKS DEPARTMENT:**

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.
- 8) Improvements required by the herein stated conditions due to health, safety, and any required mitigating measure shall be completed prior to recording the Final Map.

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- 9) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 24-foot strip of land adjoining the centerline of Ardmore Avenue, classed as an Urban Residential (local) road within the bounds of this property. The following note shall be included in the Grant Deed to the County of Yuba: "Should the Board of Supervisors of the County of Yuba determine that the public purpose for which property was dedicated in fee simple no longer exists, or the property or any portion thereof is not needed for public utilities, the County of Yuba shall reconvey the above described property to the Grantor, or to the successor(s) in interest pursuant to Government Code Section 66477.5.
- 10) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services along Ardmore Avenue, measured from the County's right of way
- 11) Per Yuba County Development Code section 11.44.100A, owner shall provide a non-exclusive easement for road and public utility purposes having a width of not less than 30 feet to serve all parcels lying within the boundaries of this property. The provided access easement shall not be offered for dedication or deeded to the County.
- 12) Owner shall guarantee all improvements required by these Conditions of Approval for a period of 12 months from the time the improvements are accepted by the Public Works Department and a Notice of Completion is recorded.
- 13) Owner shall provide a one-year warranty bond for all street and drainage improvements required by these conditions of approval. The warranty bond period will commence after the Notice of Completion is recorded.
- 14) Proposed design for the interior street as shown on the tentative map shall meet the requirements for an urban in-fill development private access road in conformance with Yuba County Standards (Drawing 130) or as modified by the Public Works Director.
- 15) Street construction along Ardmore Avenue shall meet the half-width requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standards (Drawing 101) or as modified by the Public Works Director. Such standard includes curbs, gutters, and attached sidewalk.
- 16) The required road construction along Ardmore Avenue fronting this property is hereby deferred by the Public Works Director under Section 11.46.060 of the Yuba County Ordinance Code finding that such deferment would not be injurious to health or safety. Such deferment 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 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, or in conjunction with a County funded improvement project.
- 17) All existing or proposed driveway encroachments onto Ardmore Avenue shall conform to the current Yuba County Standards for a Standard Driveway (Drawing No. 200) under permit issued by the Department of Public Works.
- 18) If the deferred Improvement Agreement option is chosen, all existing or proposed driveway encroachments onto Ardmore Avenue shall conform to the current Yuba County Standards for a paved Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.

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- 19) Improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements (if any), and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.
- 20) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.
- 21) Owner, 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. Such fence removal or relocation may be 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) at the owner's expense. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, or existing County easements or right-of-ways.
- 22) Owner shall submit a Preliminary Soils Report prepared by a registered civil engineer and based upon adequate test borings to the Public Works Department for review in compliance with section 66490 of the Subdivision Map Act. Should such preliminary soils report indicate the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the decision-making authority (section 11.40.040 (G) of Yuba County Ordinance Code). This condition may be waived if existing soil data in the area is sufficient to determine that expansive clays are not present on the site.
- 23) 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.
- 24) Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department 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.
- 25) 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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- 26) 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, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and 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.
- 27) Owner shall comply with all the requirements set forth in the County's Post-Construction Standards Plan. Owner shall also comply and be legally responsible for all post-construction requirements contained within the General Permit for Waste Discharge Requirements for storm water discharges from small municipal separate storm sewer systems (Order No. 2013-0001-DWQ). Prior to approval of any improvement plans, owner shall submit to the Public Works Department all pertinent information as required in the County's Post-Construction Standards Plan, Section 5.6 for review and approval.
- 28) Prior to approval of any improvement plans, owner shall submit to the Public Works Department an Operation & Maintenance (O&M) Plan and a Statement of Responsibility committing to conduct regular inspections and maintenance of the installed storm water treatment control facilities. The Statement of Responsibility indicates the current property owner's acceptance of responsibility for the on-going operation, inspection, and maintenance of the treatment control measures until the property and/or responsibility is legally transferred to another entity (such as the new property owner or a maintenance district).
- 29) 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.
- 30) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail and shall be approved by the Public Works Department.
- 31) Owner's engineer shall submit a written certification to the Public Works Department that the improvements as required by the herein Conditions of Approval have been completed and have been

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constructed to the standards required by the Subdivision Ordinance and Standards of Yuba County or as may be approved or modified by the Public Works Department.

- 32) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map.
- 33) 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.
- 34) Owner shall name the interior street 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.
- 35) Owner shall provide all necessary street signs and pavement markings, including, but not limited to, street name signs, stop signs, speed limit signs, stop legends, no parking signs, limit lines, and crosswalks, as required by the Public Works Department.
- 36) Owner shall provide a concrete base or bases for the placement of a centralized mail delivery unit or units within the subdivision as directed by the United States Postal Service. Specifications and location(s) of such base(s) shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba County Department of Public Works, with due consideration for streetlight location, traffic safety, security and consumer convenience. Such base(s) shall be located within a Public Service Easement. Owner shall provide a letter from the Postal Service to the County Surveyor stating that the location of the centralized mail delivery unit or units comply with their requirements and that they have no objection to the filing of the final map.
- 37) Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the lots being created by this final map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the final map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.
- 38) Applicant shall do its best to transfer Parcel A to either or both of the adjacent property owners through a lot line adjustment.
- 39) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Final Map.
- 40) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Final Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Final Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the final map with the Yuba County Recorder.
- 41) Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Final Map.
- 42) 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).

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- 43) 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.
- 44) All easements of record that affect this property are to be shown on the Final Map.
- 45) Prior to submitting the final map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.
- 46) Prior to filing the Final Map, written approvals shall be submitted to the County Surveyor from all of the appropriate utility service providers that their requirements have been met and that financial arrangements have been made to insure their facilities will be installed and that they are satisfied with the public utility easements as shown on the Final Map.
- 47) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the final map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.
- 48) Owner shall submit a copy of the final map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the final map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.
- 49) Owner shall submit a copy of the final map to the Olivehurst Public Utility District (OPUD) for review to determine conformance with the OPUD requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Olivehurst Public Utility District is to be submitted to the County Surveyor which states that the OPUD requirements have been met and that any public service easements as may be shown on the final map are satisfactory and that there are no objections to filing the final map.
- 50) Owner shall submit a copy of the final map to the Olivehurst Fire Department for review to determine conformance with the District's requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Olivehurst Fire Department is to be submitted to the County Surveyor which states that the Department's requirements have been met and that there are no objections to filing the final map.
- 51) Owner shall submit a copy of the final map for review by the Yuba County Fire Safe Planner to determine conformance with the Planner's conditions of approval, the Yuba County Fire Safe Ordinance and the Uniform Fire Code requirements. Before the final map can be filed with the Yuba County Recorder, a letter from the Fire Safe Planner shall be submitted to the County Surveyor which states that the Fire Safe Planner's requirements have been met and that there are no objections to filing the final map.

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- 52) Before the final map can be filed with the Yuba County Recorder, a letter from Recology shall be submitted to the County Surveyor that states the applicant has signed a liability waiver that waives any damages to the private road by Recology.

**ENVIRONMENTAL HEALTH DEPARTMENT:**

- 53) Owner shall submit to Environmental Health a "Will Serve" letter from Olivehurst Public Utility District (OPUD) for water and sewer services and facilities for parcel(s) 1-6.
- 53) Owner shall connect parcel(s) 1-6 to OPUD for water and sewer services and facilities prior to building permit final inspection for occupancy.
- 54) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 55) All existing trash and debris shall be removed from the subject site.
- 56) 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".
- 57) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

**BUILDING DEPARTMENT:**

- 54) All new 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, accessibility and fire code requirements.
- 55) All new buildings and structures must obtain a building permit prior to construction.

**RECOLOGY:**

- 56) Owner shall complete & submit a liability waiver to waive any potential damage to the proposed private road from service provided.

**OLIVEHURST PUBLIC UTILITY DISTRICT:**

- 57) The project proponent shall meet all hydrant requirements of the district. A minimum of one fire hydrant shall be provided at center of property or two fire hydrants, one to be placed at both front & rear of property.
- 58) The project proponent shall provide a utility easement for OPUD water & sewer on property.
- 59) Owner shall design and construct all fire suppression facilities in conformance with the requirements of the Linda Fire Protection District and the current California Fire Code.

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**PACIFIC GAS AND ELECTRIC COMPANY:**

- 60) The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.
- 61) Any relocation or arrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures allowed under or over any PG&E easements that exist within the subject area.
- 62) The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E.

**FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT:**

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

**PLANNING DEPARTMENT:**

- 66) Lot design on the Final Subdivision Map shall be in conformance with the approved Tentative Map as filed with the Community Development Department. The Community Development Director may approve minor modifications to the final configuration; however, the number of lots shall not exceed that shown on the approved tentative map.
- 67) 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.
- 68) Prior to the issuance of any building final occupancy permits, landscaping shall be installed in compliance with Chapter 11.24 Landscape of the Yuba County Development Code.
- 69) Prior to issuance of any building final occupancy permits, the project shall comply with the Noise & Vibration Section from the Yuba County General Plan Chapter 6, Public Health & Safety.
- 70) Owner shall remove any existing fences that cross over property lines from the property.

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

**Applicant: Tarminder S. Bains**  
**APN: 014-022-020**

**Case Number: TSTM 2022-0007**  
**Public Hearing Date: October 19, 2022**

- 71) Prior to parcel map recordation, Parcel A shall be transferred to neighboring parcels by Lot Line Adjustment application.

**BROADBAND DEPARTMENT:**

- 72) Owner shall be responsible for giving 60 days notice to AT&T, Comcast, and any other broadband providing entities whose service area overlap with the project, prior to any new construction or development of the project. This requirement shall require the owner to secure a Will-Serve Letter from at least one broadband providing entity whose service area overlap with the project.
- 73) If the requirement to secure a Will-Serve Letter in Broadband COA #1 is not met, the Owner shall be responsible for installing conduit to situate future fiber optic connectivity per 2018 CalTrans Specifications, Section 86-1.02B, as amended dated 4-15-22. Installed conduit shall be sufficient to enable future fiber optic connectivity for each residential parcel.

*Vanessa Franken*

Vanessa Franken  
Planner II