

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: March 6th, 2025

TO: Development Review Committee

FROM: Jacob Farmer, Planner I

RE: Map Extension "ME-25-0001"
TPM2008-0002 Feather River Gateway

REQUEST: The applicant is requesting approval of a Map Extension for Tentative Parcel Map TPM2008-0002, Feather River Gateway.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) approve the extension of the expiration date of TPM2008-0002 to September 18th, 2027.

BACKGROUND/DISCUSSION: In 2008, the applicants applied for a Tentative Parcel Map (TPM2008-0002) requesting to create to create twenty-three (23) commercial lots, one (1) lot for the project entry and one (1) lot designated as Open Space. The project site is currently undeveloped. The division of land will create commercial lots ranging in size from 0.4 acres to 12.7 acres. The twenty-three (23) commercial lots will be developed with approximately 492,680 square feet of commercial floor area to be occupied by such uses as general retail and restaurants. The project site is located north of the Plumas Lake Blvd. interchange, between Hwy. 70 to the east and the future River Oaks Blvd. to the west. The site is identified as Assessor's Parcel Number 014-400-026. The property is shown on the General Plan Land Use Diagram as within the Plumas Lake Specific Plan with a Specific Plan designation of Highway Commercial. The project is within the Planning Reserve zoning district.

TPM2008-0002 was originally approved on March 18th, 2009, by the Staff Development Committee with an original expiration date of March 18th, 2012. With the approval of this Map Extension (ME-25-0001) the map will have a new expiration date of September 18th, 2027.

ATTACHMENTS:

ATT A Expiration Worksheet
ATT B Feather River Gateway Map
ATT C TPM2008-0002 COAs

Report Prepared By:

Jacob Farmer

Jacob Farmer, Planner I



EXPIRATION DATE TRACT MAP WORKSHEET

DATE	1/21/2025
PROJECT NAME(S)	Feather River Gateway
PROJECT NUMBER(S)	TPM2008-0002

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

Project Originally Approved On	3/18/2009
Original Expiration Date	3/18/2012
Development Agreement DA# _____ Doc# _____ Term _____	
Final Map for _____, _____ Filed On _____, 3 Year Extension (With qualifying offsite improvements, not to exceed ten years from original approval date) SMA 66452.6(a)	
Final Map for _____, _____ Filed On _____, 3 Year Extension	
Final Map for _____, _____ Filed On _____, 1 or 2 Year Extension (Depending on application of Ord 1460, not to exceed ten years from original approval)	
PLSP/NASA Area Projects - Moratorium Period _____ Days (Levee Moratorium Between 2/22/05 thru 5/14/07 (811 Days))	N/A
SB1185 Extends Active Maps 1 Year if Map Expires Prior to 1-1-11 (SMA 66452.21) Effective 7-15-08	N/A
Ordinance 1460 - Extended Active Maps 1 Year Effective 9-19-08 (12 months is added to original expiration date if approved after effective date of Ord. 1460)	N/A
Assembly Bill 333 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-12 (SMA 66452.22) Effective 7-15-09	N/A
Assembly Bill 208 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-14 (SMA 66452.23) Effective 7-15-11	3/18/2014
Assembly Bill 116 - Extends Active Maps 2 Years if Approved After 1-1-00 (SMA 66452.24) Effective 7-11-13	3/18/2016
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	3/18/2018
Map Extension Approved on <u>2/07/2018</u> (ME2018-0001) 1 year (For TSTM's Upon Application, not to exceed a total of six years from original approval date) SMA 66452.6(e)	3/18/2019
Map Extension Approved on <u>3/07/2019</u> (ME2019-0005) 2 years (For TSTM's Upon Application, not to exceed a total of six years from original approval date) SMA 66452.6(e)	3/18/2021
Map Extension Approved on <u>6/03/2021</u> (ME2021-0001) 2 years (For TSTM's Upon Application, not to exceed a total of six years from original approval date) SMA 66452.6(e)	3/18/2023
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	3/18/2025
Assembly Bill 2729 – Automatically Grants 18 Months if Issued Prior to 1-1-24 and Would Expire Prior to 12-31-25	3/18/2026
Map Extension Approved on <u>3/06/2025</u> (ME-25-0001) 1 year (For TSTM's Upon Application, not to exceed a total of six years from original approval date) SMA 66452.6(e)	9/18/2027
Assembly Bill 1561 – Automatically Grants 18 Months if Issued Prior to 3-4-20 and Would Expire Prior to 12-31-21	N/A
Amended Expiration Date	9/18/2027

By: _____

Jacob Edwards, Assistant Engineer

TENTATIVE PARCEL MAP for a COMMERCIAL PROJECT

PRELIMINARY

FEATHER RIVER GATEWAY

PRELIMINARY

COUNTY OF YUBA, CALIFORNIA
JANUARY 18, 2008

PROJECT NOTES

OWNER
GALLELLI & SONS LLC
4240 ROCKLIN ROAD, SUITE 9
ROCKLIN, CA 95677
CONTACT: WARREN B. HUGHES
PHONE: (916) 415-4047

ARCHITECT
MCG ARCHITECTURE
785 MARKET STREET
SAN FRANCISCO, CALIFORNIA 94103-2016
CONTACT: DAVID BLAIR, AIA
PHONE: (415) 574-1556

APPLICANT
GALLELLI REAL ESTATE
4240 ROCKLIN ROAD, SUITE 9
ROCKLIN, CA 95677
CONTACT: WARREN B. HUGHES
PHONE: (916) 415-4047

ENGINEER/PLANNER/SURVEYOR
WOOD-RODGERS INC.
3301 O STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: SIAN WETZ/DETT WILLIAMS PE
PHONE: (916) 341-7760

PUBLIC SERVICES + FACILITY PROVIDERS
IMPROVEMENTS:
YUBA COUNTY STANDARDS

WATER + SEWER:
OLIVEHURST PUBLIC UTILITIES DISTRICT
ATTN: TIM SHAW
1970 4TH AVENUE
OLIVEHURST, CA 94611
PHONE: (530) 743-4657

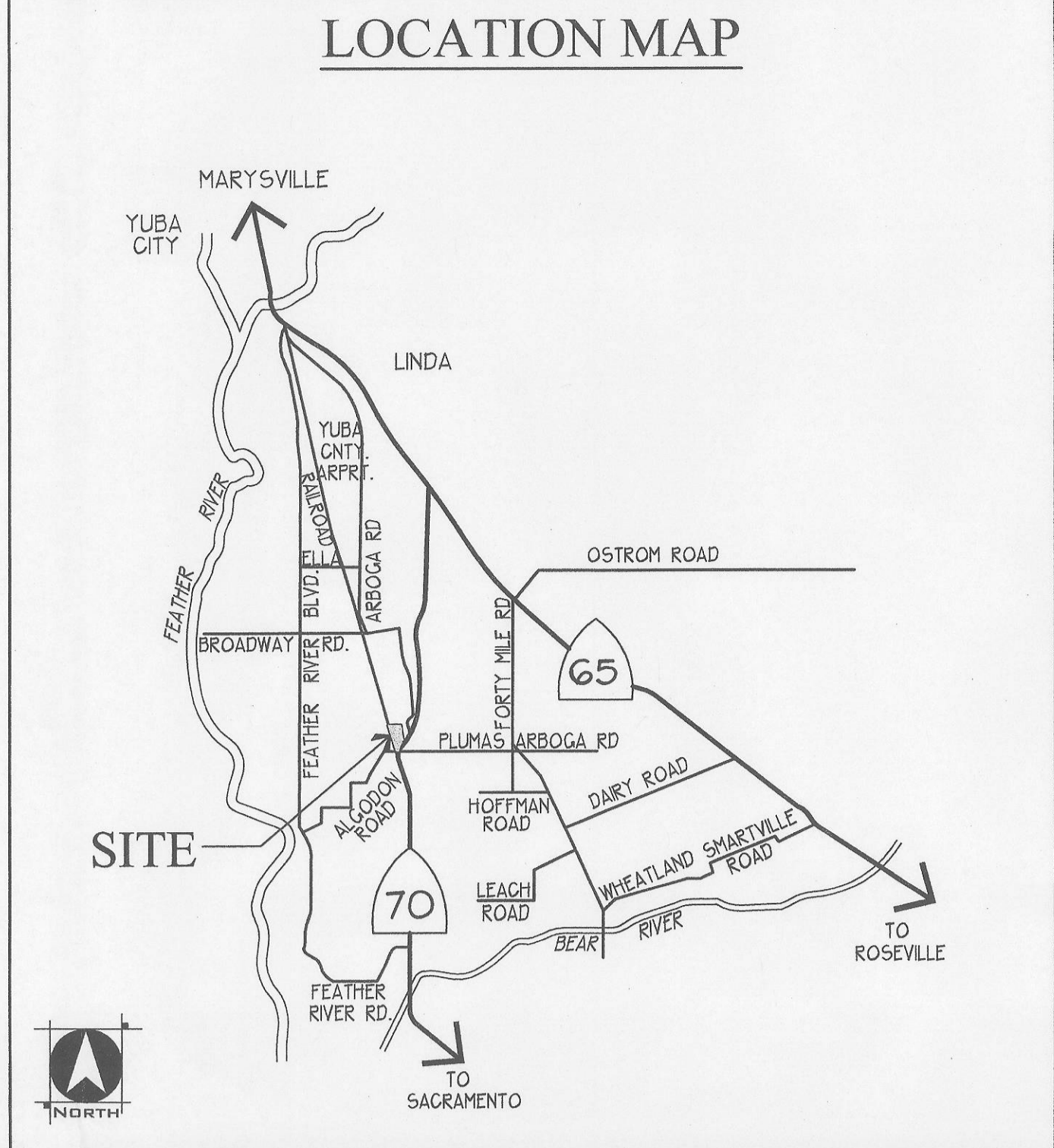
DRAINAGE:
RECLAMATION DISTRICT NO. 784
RICHARD WEBB
1992 BROADWAY STREET
OLIVEHURST, CA 94611-8621
PHONE: (530) 742-0322

ELECTRIC + GAS
PACIFIC GAS AND ELECTRIC
ATTN: CHARMINE DE SOUSA
21 4TH STREET
MARYSVILLE, CA 95901

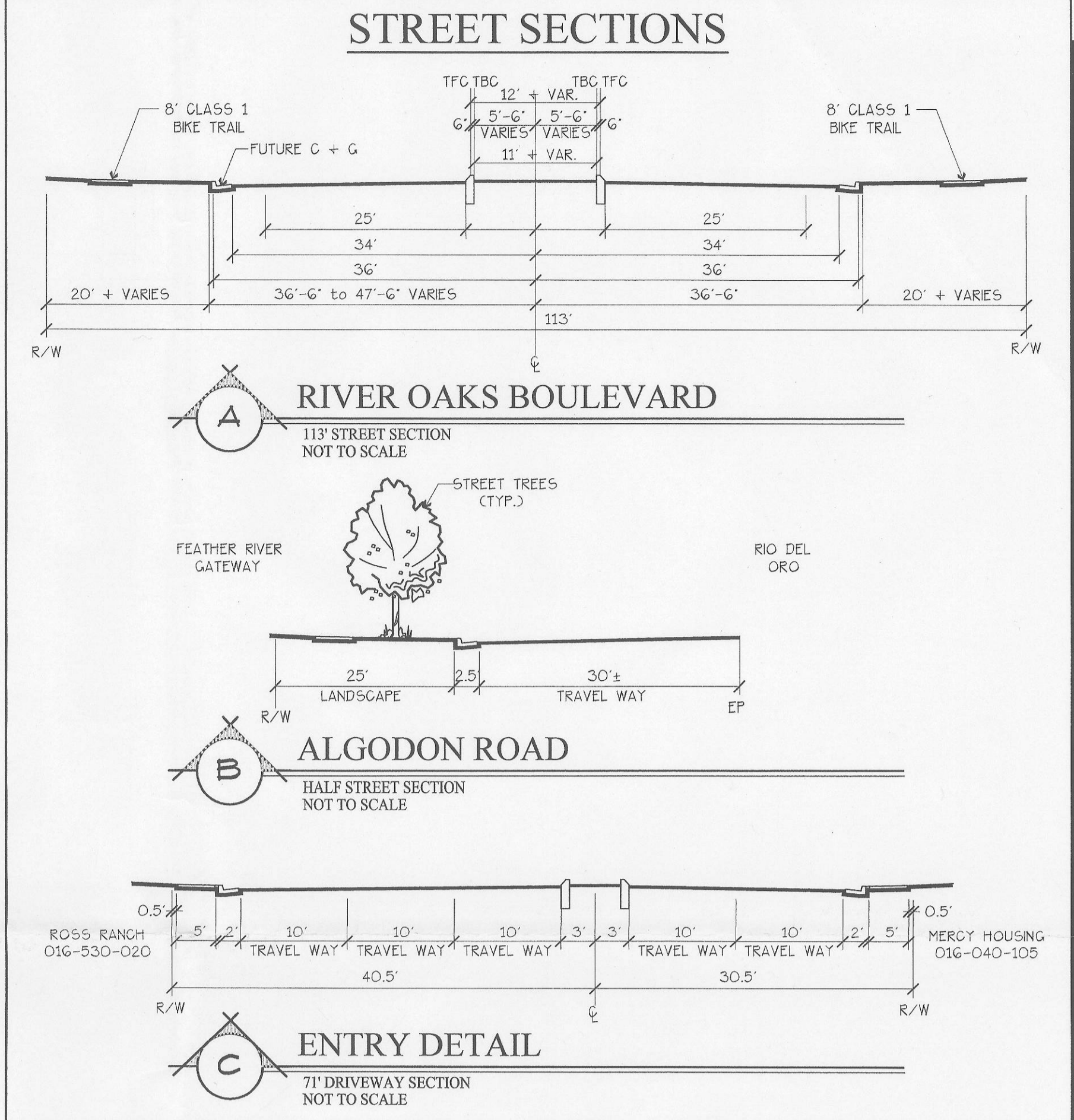
TELEPHONE:
AT-T CALIFORNIA
ATTN: MICHELE COOPER, OSP ENGINEER
12224 EARHART AVENUE
AUBURN, CA 95602
PHONE: (530) 888-2031
FAX: (530) 823-6041

FIRE DISTRICT:
LINDA FIRE DISTRICT
CHIEF RICH WEBB
12224 EARHART AVENUE
MARYSVILLE, CA 95901-6117
PHONE: (530) 743-1553
FAX: (530) 741-4712

LOCATION MAP



STREET SECTIONS



- NOTES:**
- SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL PARCEL MAPS PURSUANT TO SECTION 66463.1 OF THE SUBDIVISION MAP ACT.
 - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - ALL EXISTING TREES TO BE RETAINED ON-SITE.
 - THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN IN MARCH 2006 (1 FOOT CONTOUR INTERVALS).
 - THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - MINOR MODIFICATIONS MAY BE MADE TO LOT LINES AT FINAL PARCEL MAP.
 - THE FOLLOWING EASEMENTS SHALL BE QUILTCLAIMED AND RE-DEDICATED ON FINAL PARCEL MAP OR BY SEPARATE DOCUMENT:
 - ELECTRIC TRANSMISSION EASEMENT PER 64 DEEDS 555 (TO BE QUILTCLAIMED AND RE-DEDICATED).
 - 20' PACIFIC BELL EASEMENT PER 82 O.R. 144 (TO BE QUILTCLAIMED AND RE-DEDICATED).
 - 10' SPRINT EASEMENT AS SHOWN ON 78 R.S. G (TO BE QUILTCLAIMED AND RE-DEDICATED).
 - RIVER OAKS BOULEVARD TO BE CONSTRUCTED BY OTHERS.
 - RECIPROCAL ACCESS EASEMENT AND PARKING RIGHTS TO BE GRANTED TO ALL PARCELS WITHIN THIS PROJECT DOCUMENT.
 - ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.



U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS

WETLAND DETERMINATION ACCOMPLISHED BY BIOLOGICAL STAFF OF MARCUS H. BOLE + ASSOCIATES, 104 BROOK DRIVE, WHEATLAND, CA 95672. PHONE: (530) 633-0117.

LAND USE SUMMARY

PARCEL NUMBER	PROPOSED LAND USE *	SQUARE FOOTAGE	GENERAL PLAN DESIGNATION	ZONING DESIGNATION	SPECIFIC PLAN DESIGNATION	ACRES	PARKING REQUIRED	PARKING PROVIDED
1	ANCHOR A	127,000	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	12.2±	635	738
2	ANCHOR B	122,000	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	12.3±	610	610
3	GARDEN CENTER	23,400	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.8±	16	16
4	SHOPS C	6,500	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.3±	33	33
5	SHOPS D	5,400	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.4±	27	27
6	SHOPS E	10,400	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.2±	52	52
7	MAJOR F	12,600	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.9±	63	63
8	MAJOR G	40,000	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	4.8±	200	314
9	SHOPS H	8,800	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.7±	44	44
10	PAD I	7,800	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.8±	39	39
11	PAD J	6,900	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.5±	30	30
12	PAD K	6,900	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.7±	35	35
13	PAD L	6,360	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.7±	32	33
14	PAD M	5,000	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.4±	25	25
15	PAD N	6,360	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.5±	32	32
16	MAJOR O	26,600	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	2.8±	133	133
17	SHOPS P	7,000	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.6±	30	30
18	SHOPS R	5,000	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.6±	25	25
19	MAJOR S	15,000	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	1.7±	60	75
20	PAD T	4,000	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.2±	20	20
21	PAD U	7,000	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	0.9±	30	35
22	OPEN SPACE	7,100	SPECIFIC PLAN	PLANNING RESERVE	HIGHWAY COMMERCIAL	11.6±		
TOTAL		465,920				56.4± AC.	2,211 STALLS REQUIRED	2,444± STALLS PROVIDED

*COMMERCIAL LAND USES ARE SUBJECT TO CHANGE BASED ON MARKET CONDITIONS.

PRELIMINARY

mog architecture

WOOD RODGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING
3301 O STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

TPM 2008-0002

**FINDINGS, ACTIONS, and FINAL CONDITIONS OF APPROVAL
YUBA COUNTY STAFF DEVELOPMENT COMMITTEE**

Applicant: Gallelli Real Estate
Owner: Gallelli Real Estate
APN: 014-400-026

Case Number: TPM2008-0002
Approval Date:
March 18, 2009

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

- I. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to California Environmental Quality Act.
- II. Approve Tentative Parcel Map TPM 2008-0002 (Gallelli RE) subject to the conditions shown below, or as may be modified at the public hearing, making the following findings, pursuant to California Government Code Sections 66473.5 and 66474:
 1. That the proposed division is consistent with the General Plan, including the Plumas Lake Specific Plan and the land use designation of Highway Commercial and the zoning district of Planning Reserve (PR) allowing for commercial development provided all applicable ordinance provisions are met, and taken in total with the density requirements;
 2. That adequate public services exist within the project area and are available to serve the project, including public roads, utilities, and fire service, as evidenced by correspondence with the Yuba County Public Works Department, public utilities, and fire department.
 3. The site is physically suitable for the type of development and the proposed density of development as evidenced by the fact that the site is will be developed with twenty-three commercial parcels and two lots for the project entrance and open space with adequate area on each proposed parcel that satisfies development standards of Yuba County ordinances;
 4. That the design of the proposed subdivision and its improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 5. That the design of the subdivision or the type of improvements required will not adversely affect the health, welfare or safety of the public;
 6. That the design of the subdivision or the type of improvements required will not conflict with any easement acquired by the public at large for access through or use of, property within the proposed subdivision.

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STANDARD 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 Parcel Map.
2. Except as specifically modified by these conditions herein, the parcel map shall comply with all requirements of Yuba County Code and the Yuba County General Plan to the satisfaction of the Community Development and Services Agency Director and County Surveyor prior to filing of the parcel map.
3. As a condition for tentative and parcel map approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Staff Development Committee, or other County advisory agency, appeal board, or legislative body concerning the subdivision. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
4. 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.
5. All improvements required by the herein stated conditions due to health, safety, or as a mitigating measure shall be completed prior to recording the parcel map.
6. The lot design on the parcel map shall be designed in conformance with the approved tentative map as filed with Community Development and Services Agency.
7. Minor modifications to final configuration of the parcel map may be approved by the Community Development and Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.
8. Notwithstanding the provisions of any other of these Conditions of Approval, the parcel map shall expire on March 18, 2012, unless an extension request is filed before that date with the applicable filing fee in place at that time.

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9. This map cannot be recorded until expiration of the 15-day appeal period following the date of approval. The expiration date of the appeal period is April 2, 2009 at 5:00 p.m.

ENVIRONMENTAL HEALTH DEPARTMENT:

10. Owner shall connect parcel(s) 1-23 to OPUD for water and sewer services and facilities prior to building permit final inspection for occupancy.
11. Owner shall submit to Environmental Health a "Will Serve" letter from OPUD for water and sewer services and facilities for parcel(s) 1-23.
12. All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
13. All existing trash and debris shall be removed from the subject site.
14. 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".
15. All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.
16. At the time building permits are applied for, Owner shall:
- (a) Submit plans for any retail food establishment and/or hotel/motels and/or swimming pools to the Environmental Health Department for approval, and
 - (b) Receive approval of associated construction from the Environmental Health Department and obtain a Permit to Operate prior to commencing operation.
 - (c) Clearance from CUPA for business plans and/or hazardous material handling may also be needed.

PUBLIC WORKS DEPARTMENT:

17. Owner shall establish non-exclusive access easement for ingress and egress for the benefit of each parcel within this development from a publicly maintained road through a reciprocal access easement approved by the County Surveyor.

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18. Owner shall dedicate to the County of Yuba a 25-foot strip of land in fee simple adjoining the centerline of Algodon Road, lying within the bounds of this property or as modified by the Public Works Director. The right of way line shall be located 0.50 feet from the top back of the curb or as directed or approved by the Public Works Director.
19. Algodon Road fronting this property and westerly to River Oaks Boulevard shall be constructed to the full-width requirements of a Major Collector, including the placement of curbs and gutters and a 5-foot meandering detached sidewalk along the north side of the roadway, in conformance with the Plumas Lake Specific Plan and the requirements of the Yuba County Standards or as may be modified by the Public Works Director. The center turn lane may be omitted through the existing bridge section at Algodon Slough. The sidewalk may be attached also through this section. The sidewalk from the bridge westerly to River Oaks Boulevard may be omitted.
20. Owner shall provide and offer to dedicate to the County of Yuba a 23-foot easement, measured from the right of way line, for the purpose of public services, pedestrians, traffic signs and other facilities along the frontage of Algodon Road. Such public service easement shall be widened as necessary to accommodate utility facilities such as underground transformer boxes or for traffic signal control boxes to provide the required setbacks from sidewalks, retaining walls or masonry walls as may be required by the utility companies and the Public Works Department.
21. Owner shall construct the full-width section of River Oaks Boulevard from Algodon Road northerly to the most northerly access into the project to meet the standards for the Amended 4-Lane Parkway Arterial section, including street lights, in conformance with the Plumas Lake Specific Plan and in conformance with the requirements of the Yuba County Standards or as modified by the Public Works Director. If the total building square footage for the project exceeds 500,000 sf, such road section shall be widened to include 1 or 2 turn lanes into the project as may be indicated by a traffic study for the project. The necessity to provide landscaping and a sidewalk along River Oaks Boulevard is waived.
22. The main access easement into the project shall consist of a deeded access acquired by the Owner having an adequate width from River Oaks Boulevard into the project to provide for 5 travel lanes with a center 6-foot median strip and for an 5 foot landscape strip, attached 8-foot bicycle and pedestrian walkway, and a 5 foot landscape and public services strip on the south side of the roadway or as approved by the Public Works Director. The Owner shall be responsible for the installation of a traffic signal on River Oaks Boulevard at the main project entrance

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into the project with the construction of River Oaks Boulevard. The necessity to provide landscaping and a sidewalk along the north side of the entry road is waived. Right of way to be determined to accommodate access road cut/fill areas as determined by the Public Works Department.

23. Secondary access easements into the project from River Oaks Boulevard shall be required if the total building square footage for the project exceeds 500,000 sf, and if deemed necessary with a traffic analysis. Access shall consist of a deeded access acquired by the Owner having an adequate width from River Oaks Boulevard into the project to provide for 2 travel lanes having a right-in, right-out entry onto River Oaks Boulevard with a center 6-foot wide entry island and for an attached 8-foot pedestrian bicycle and pedestrian walkway and a 5-foot landscape strip on the south side of the roadway or as approved by the Public Works Director.
24. If the total building square footage for the project exceeds 500,000 sf, owner shall widen River Oaks Blvd to sufficiently accommodate a second southbound left turn lane on River Oaks Blvd at the main access if a traffic analysis determines that the intersection's level of service (LOS) has dropped below a LOS C and would be improved with the second southbound left turn lane.
25. 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 and Reclamation District 784 for review and approval, prior to any construction. The drainage design for the project may be required to 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 parcels to acceptable drainage facilities.
26. Improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standard Specifications and Standard Plans 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.
27. All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standard Specifications and approved by the Yuba County Department of Public Works.

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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.

28. 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.
29. Prior to the recordation of the parcel map or the approval of any grading permit or improvement plans, owner or his/her successors in interest 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 Game, and pre-construction surveys for special status species.
30. 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. 99-08-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 for this project shall be in substantial compliance with the (SWPPP).

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31. A grading permit shall be applied for and be issued by the Public Works Department prior to any development for each parcel or parcels when grouped as a phase. Owner shall submit an erosion and sediment control plan for the project, designed by a registered civil engineer in accordance with section 11.6 of the Yuba County Improvement Standards to the Department of Public Works for review and approval prior to each phase of construction. Owner shall construct such erosion and sediment control measures as per the approved plans prior to each phase of construction.
32. Erosion control shall conform to section 11.6 of the Yuba County Improvement Standards.
33. Any construction work within the State right-of-way shall be accomplished under an encroachment permit issued by Cal Trans.
34. Owner shall maintain 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.
35. Owner shall be responsible for giving (60) days notice to the appropriate public utilities, Pacific Gas and Electric, AT&T, Comcast, etc., prior to any new construction or development of this project.
36. Owner shall create a road and drainage maintenance agreement that is binding on all of the parcels of the subdivision to provide for the maintenance of the interior access roadways, including Access "A" to River Oaks Boulevard, and any associated stormwater drainage facilities. Such maintenance agreement shall be approved by the County Surveyor and shall be recorded concurrently with the filing of the parcel map. As an alternative, on terms and conditions acceptable to Yuba County, Owner may either form a Home Owner's Association or other entity acceptable to County to provide for the maintenance of the roads, drainage facilities and open space areas or for any other desired functions prior to filing the parcel 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 parcels 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 existing facilities to accommodate this project shall be at the Owner's expense.

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38. 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.
39. Owner shall submit a current Preliminary Title Report or Parcel 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 Parcel Map Guarantee shall be provided 1 week prior to filing the parcel map with the Yuba County Recorder.
40. Owner shall have the property surveyed to establish sufficient permanent control network of monuments within the project to enable the parcel corners to be identified on the ground after construction has been completed in conformance with requirements of the County Surveyor, chapter 11.15 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).
41. 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.
42. Owner shall develop a street light plan along the easterly side of River Oaks Boulevard from Algodon Road to the Access "A" into the project in compliance with the requirements of the Yuba County Improvement Standards and the requirements of Pacific Gas and Electric and be approved by both the Yuba County Department of Public Works and Pacific Gas and Electric. Street lights shall be installed by the Owner in conformance with the approved street light plan. An assessment fee as determined by the Public Works Department, based on a formula of ((the current PG & E street light tariff rate for each street light per month) X (1.10%) X (number of lights) X (24 months)), shall be deposited by the Owner into the maintenance fund for CSA No. 66 (or the maintenance fund for a CSA required to be formed herein by these conditions of approval) prior to filing the parcel map or phase of the parcel map of the subdivision.
43. Owner shall give written consent to the current assessment rate for CSA 70 to the Public Works Department.

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44. On terms and conditions acceptable to County, Owner shall either form or annex into an existing County Service Area (provided by Government Code section 25210.1 and following) or other entity acceptable to County to provide for offsite road and drainage maintenance or for any other desired function, such as parks, street lighting, fire protection facilities within the Plumas Lake Specific Plan and North Arboga Study Area, prior to filing the parcel map or the parcel map of the first phase or unit of the subdivision. Owner shall determine the assessment value spread for the parcels within the subdivision and determine any special areas of benefit as necessary. Such assessment spread and the special areas of benefit shall be reviewed and approved by the Public Works Director.
45. All easements of record that affect this property are to be shown on the parcel map.
46. 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.
47. 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.
48. Owner shall submit a copy of the parcel 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 parcel 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 conditions of approval have been met and that there are no objections to filing the parcel map.
49. 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

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District 784 is to be submitted to the County Surveyor which states that RD 784's conditions of approval 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.

50. Owner shall submit a copy of the parcel map to the Olivehurst Public Utility District (OPUD) to review to determine conformance with the District's requirements. Before the parcel map can be filed with the Yuba County Recorder, a letter from the OPUD is to be submitted to the County Surveyor which states that the District's conditions of approval 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.
51. Owner shall submit a copy of the parcel map to the Linda Fire Protection District (LFPD) for review to determine conformance with the District's requirements. 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 conditions of approval have been met and that there are no objections to filing the parcel map.
52. Owner shall submit a copy of the parcel map to the Three Rivers Levee Improvement Authority (TRLIA) to determine conformance with the TRLIA's requirements and approved by the TRLIA before the parcel map can be filed with the Yuba County Recorder. A letter of map approval, executed by the TRLIA is to be submitted to the County Surveyor stating that any TRLIA fees or assessments have been paid in order to allow the map to be filed.

FIRE PLANNER:

53. The project will be subject to all applicable California Fire Codes at time of construction.

PLANNING DEPARTMENT:

54. A landscape strip shall be provided that meets the overall requirements of the Plumas Lake Specific Plan Design Guidelines along Algodon Road for a Major Collector. Sidewalks are permitted within the landscape strip. Street trees and landscaping are to be provided in conformance with the Plumas Lake Specific Plan and shall be the responsibility of the developer or their successor to maintain. Maintenance will not be the responsibility of the County.

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55. For each building in the commercial center, a Design Review Permit must be approved prior to issuance of that building permit. Alternatively, a Master Design Plan may be approved for the entire project and all development would be reviewed for consistency with the approved Master Design Plan. Either the Design Review Submittal or the Master Design Plan shall include a Master Conceptual Landscape Plan consistent with the standards of the Plumas Lake Specific Plan.
56. Developer shall provide a paved concrete bus turnout for local service, along with concrete pads for the future installation of bus stop shelters, within the project site in consultation with Yuba-Sutter Transit and the Community Development & Services Agency. The erection of the bus stop shelters shall occur upon the written request of Yuba-Sutter Transit.
57. Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense. There shall be no building of structures allowed under or over any PG&E facilities or inside any PG&E easements that exist within the subject area. Any road encroachments within the PG&E easements shall be subject to review and approval of PG&E.
58. Should any prehistoric or historic artifacts, including human remains be exposed during construction and excavation operations, work shall cease and the Community Development Department 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.
59. All structures shall maintain a setback of 50' from seasonal streams and ponds or any perennial streams as specified in the Plumas Lake Specific Plan or as required by Reclamation District 784.
60. Developer shall meet all Mitigation Measures identified in the Mitigation Monitoring Plan.

BUILDING DEPARTMENT:

61. Developer shall provide a Conditional Letter of Map revision from FEMA prior to recordation of parcel map and final Letter of map revision prior to construction.
62. Developer shall provide Building Department with copy of soils studies prior to recordation of parcel map.

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RECLAMATION DISTRICT 784:

63. 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.
64. Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
65. Developer shall pay all Drainage Basin C impact fees prior to any approvals which create additional impacts to the system for land within Drainage Basin C. Grading (which includes compaction of the roadways and pads) of the property shall be considered an impact to the system.
66. 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.
67. The project shall incorporate stormwater quality control measures. 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 extend 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 Stormwater Quality Design Manual.
68. All building pads shall be at least one foot above the 100 year base flood elevation.
69. The 100 year base flood elevation shall be shown on the approved tentative map and all improvements plans.
70. The RD 784 historic inundation rights shall be shown on the approved tentative map and all improvement plans. THE RECLAMATION DISTRICT NO. 784 HISTORIC INUNDATION RIGHTS INCLUDE ALL LANDS BELOW ELEVATION 44.0 (USED DATUM OR APPROX 41.0 NGVD 1929). ALL STORAGE VOLUME BELOW THIS ELEVATION SHALL BE PRESERVED.
71. An encroachment permit shall be obtained from Reclamation District No. 784 or fee title obtained from RD 784 for the proposed access road.
72. The crossing of Lateral 15/Algodon Canal shall be a bridge or large diameter culvert constructed in accordance with Reclamation District No. 784 and County of Yuba Standards.

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73. A minimum fifteen (15) foot wide operation and maintenance roadway shall be provided adjacent to the property. At least one side of the ditch or canal shall include a twelve (12) foot wide all-weather access road above the 100 year WSEL. An all-weather surface shall consist of six (6) inches of class 2 aggregate base course compacted to ninety-five (95) percent relative compaction over twelve (12) inches of ninety (90) percent relative compacted sub-grade. The entire area shall be fenced with no public access allowed. Turnarounds shall be provided when continuous access can not be provided. The turn around shall be capable of meeting a standard three axle truck turning radius.
74. All fencing adjacent to RD 784 shall be chain link fencing, wrought iron fencing, or masonry block wall. In no case shall wood fencing be allowed. Wood fencing can be located adjacent to the chain link fencing. No penetrations shall be allowed from the adjacent properties onto the RD 784 O&M areas.

Wendy Hartman, Planning Director
Community Development & Services Agency



Dan Cucchi
Project Planner