

The County of Yuba
Community Development and Services Agency



**DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

MEETING DATE: September 4th, 2025
TO: Development Review Committee
FROM: Jacob Farmer, Planner I
RE: Map Extension "ME-25-0007"
TSTM 2022-0001 Feather Glen South

REQUEST: The applicant is requesting approval of a Map Extension for Tentative Subdivision Tract Map TSTM 2022-0001, Feather Glen South.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) approve the extension of the expiration date of TSTM 2022-0001 to January 20th, 2030.

BACKGROUND/DISCUSSION: In 2022, the applicants applied for a Tentative Subdivision Tract Map (TSTM 2022-0001) requesting to create 328 residential lots on 67.38 acres. The project site is located at 1637 Plumas Arboga Road, approximately 1.9 miles east of Feather River Boulevard and 0.75 miles west of HWY 70, in the Arboga Community (APNs: 014-870-005 & 006). The Map is a resubmittal of the expired "Feather Glen 2" subdivision (TSTM2003-0022) that expired in 2019. The expired map proposed to create 382 single-family residential lots by subdividing five parcels.

TSTM 2022-0001 was originally approved on July 20th, 2022, by the Board of Supervisors with an original expiration date of July 20th, 2025. With the approval of this Map Extension (ME-25-0007) the map will have a new expiration date of January 20th, 2030.

ATTACHMENTS:

ATT A Expiration Worksheet
ATT B Feather Glen South Subdivision Map
ATT C TSTM 2022-0001 COAs

Report Prepared By:

Jacob Farmer

Jacob Farmer, Planner I



EXPIRATION DATE TRACT MAP WORKSHEET

DATE	8/21/2025
PROJECT NAME(S)	Feather Glen South
PROJECT NUMBER(S)	TSTM 2022-0001

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

Project Originally Approved On	7/20/2022
Original Expiration Date	7/20/2025
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	1/20/2027
Map Extension Approved on <u>9/9/25</u> (ME-25-0007) (For TSTM's Upon Application, not to exceed a total of six years) SMA 66452.6(e)	1/20/2030
Final Map for _____, _____ Filed On _____, 3 Year Extension (With qualifying offsite improvements, not to exceed ten years from original approval date) SMA 66452.6(a)	
Final Map for _____, _____ Filed On _____, 3 Year Extension	
Final Map for _____, _____, Filed On _____, 1 or 2 Year Extension (Depending on application of Ord 1460, not to exceed ten years from original approval)	
PLSP/NASA Area Projects - Moratorium Period _____ Days (Levee Moratorium Between 2/22/05 thru 5/14/07 (811 Days))	N/A
SB1185 Extends Active Maps 1 Year if Map Expires Prior to 1-1-11 (SMA 66452.21) Effective 7-15-08	N/A
Ordinance 1460 - Extended Active Maps 1 Year Effective 9-19-08 (12 months is added to original expiration date if approved after effective date of Ord. 1460)	N/A
Assembly Bill 333 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-12 (SMA 66452.22) Effective 7-15-09	N/A
Assembly Bill 208 - Extends Active Maps 2 Years if Map Expires Prior to 1-1-14 (SMA 66452.23) Effective 7-15-11	N/A
Assembly Bill 116 - Extends Active Maps 2 Years if Approved After 1-1-00 (SMA 66452.24) Effective 7-11-13	N/A
Assembly Bill 1303 – Extends Active Maps 2 Years if Approved After 1-1-02 and before 7-11-13 (SMA 66452.25) Effective 10-10-15	N/A
Assembly Bill 1561 – Automatically Grants 18 Months if Issued Prior to 3-4-20 and Would Expire Prior to 12-31-21	N/A
Assembly Bill 2973 – Extends Active Maps 2 Years if Approved After 1-1-06 and before 7-11-13 (SMA 66452.26) Effective 1-1-2019	N/A
Amended Expiration Date	1/20/2030

By: Jacob Edwards
Jacob Edwards, Assistant Engineer

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

Applicant/Owner: Walton Global Holdings LLC
APN: 014-870-005 & 006

Case Number: TSTM 2022-0001
Public Hearing Date: July 20, 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 15164(a), Addendum to the North Arboga Study Area (NASA) EIR, and Section 15182(c)(1), Residential Projects Implementing NASA Specific Plan.
- II. Approve Tentative Subdivision Tract Map TSTM 2022-0001 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 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 Tentative Subdivision Tract Map. 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 August 1, 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.

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

Applicant/Owner: Walton Global Holdings LLC
APN: 014-870-005 & 006

Case Number: TSTM 2022-0001
Public Hearing Date: July 20, 2022

- 8) Owner shall dedicate to the County of Yuba, in fee simple, a 60 foot strip of land adjoining the centerline of Arboga Road, the alignment of which shall be approved by the Public Works Director and 52.0 foot strips of land adjoining the centerline of Plumas Arboga Road lying within the bounds of this property or as approved by the Public Works Director.

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, whose address is _____, or to the successor(s) in interest pursuant to Government Code Section 66477.5.”

- 9) Street construction along Arboga Road fronting this property shall meet the half-street width requirements for a 4-Lane Parkway Arterial standard in conformance with the Plumas Lake Specific Plan (60’ half-width including masonry sound wall) or as approved by the Public Works Director. The design of such street improvements shall include a left-hand turn lane at the access road, a 6-foot bike lane and off-site transition tapers to conform to the existing pavement along Arboga Road.
- 10) Street construction along Plumas Arboga Road fronting this property shall meet the half-width requirements for an Urban Collector Road in conformance with Yuba County standard drawing 102, or as approved by the Public Works Director. The design of such street improvements shall include off-site transition tapers to conform to the existing pavement along Plumas Arboga Road.
- 11) Street construction along Plumas Arboga Road for off-site roadway fronting APN#014-870-014 (1677 Plumas Arboga Road) and APN#014-870-016 (1685 Plumas Arboga Road), shall meet the half-width requirements for an Urban Collector Road in conformance with Yuba County standard drawing 102, or as approved by the Public Works Director. Such standards are revised to exclude sidewalks.
- 12) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple strips of land 48 feet in width, including the area within knuckles and intersection return curves, for the internal access streets as shown on the Tentative Tract Map. The right-of-way line shall be located 0.50 foot behind the back of sidewalk. Corner radii shall be dedicated in accordance with Yuba County standards.
- 13) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services along the interior street frontage of this property measured from the back of the (future) sidewalk.
- 14) Road construction for the interior streets as shown on the tentative map shall meet the requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk and landscaping.
- 15) Owner shall construct temporary street and sidewalk barricades and turn-around areas at the end of the improved section of unfinished streets to be completed in a subsequent phase.
- 16) Owner shall provide a streetlight plan to be approved by the Public Works Department. Streetlights shall be LED type models and be maintained by Pacific Gas & Electric (PG&E). Owner shall maintain all streetlights until accepted by the Public Works Department. Prior to map recordation the Owner shall pay the County for two (2) years of service for the streetlights in accordance with rates (LS1-E) set by PG&E.

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

Applicant/Owner: Walton Global Holdings LLC
APN: 014-870-005 & 006

Case Number: TSTM 2022-0001
Public Hearing Date: July 20, 2022

- 17) 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.
- 18) 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.
- 19) 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).
- 20) 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.
- 21) Owner shall warranty all improvements required by these Conditions of Approval for a period of 12 months from the time the improvements are accepted by the Public Works Department and a Notice of Completion is recorded.
- 22) 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.
- 23) 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 meet the requirements of RD 784 Drainage Master Plan Drainage Basin C. No detention ponds shall be allowed on this site. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses.
- 24) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating of all permits and approvals that have been obtained.
- 25) 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.

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

Applicant/Owner: Walton Global Holdings LLC
APN: 014-870-005 & 006

Case Number: TSTM 2022-0001
Public Hearing Date: July 20, 2022

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.

- 26) 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.
- 27) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code § 11.45.060 prior to filing the final map.
- 28) 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.
- 29) 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.
- 30) Owner shall provide all necessary street signs and pavement markings, including, but not limited to, street name signs, stop signs, speed limit signs, stop legends, limit lines, and crosswalks, as required by the Public Works Department.
- 31) 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.
- 32) 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.

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

Applicant/Owner: Walton Global Holdings LLC
APN: 014-870-005 & 006

Case Number: TSTM 2022-0001
Public Hearing Date: July 20, 2022

- 33) 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.
- 34) 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.
- 35) Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Final Map.
- 36) Prior to filing the Final Map, the owner shall sign appropriate consent to assessment forms from County Service Area 66 (provided by Government Code section 25210.1 and following) or other entity acceptable to County to provide for road and drainage maintenance and other required services on terms and conditions acceptable to the County.
- 37) 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).
- 38) 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.
- 39) All easements of record that affect this property are to be shown on the Final Map.
- 40) 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.
- 41) 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 Manager 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.
- 42) 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.
- 43) Owner shall submit a copy of the final map to the Olivehurst Public Utilities 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 Utilities District is to be submitted to the County Surveyor which states that the OPUD requirements have been met and that any public service

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

Applicant/Owner: Walton Global Holdings LLC
APN: 014-870-005 & 006

Case Number: TSTM 2022-0001
Public Hearing Date: July 20, 2022

easements as may be shown on the final map are satisfactory and that there are no objections to filing the final map.

- 44) A copy of the Final Map shall be submitted to and reviewed by Reclamation District 784 for conformance with the Reclamation District 784 conditions of approval and approved by the Reclamation District 784 before the Final Map can be filed with the Yuba County Recorder.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 45) Prior to recording, owner shall submit to Environmental Health a "Will Serve" letter from Olivehurst Public Utility District for water and sewer services and facilities for parcel(s) 1-328.
- 46) Prior to building final inspection for occupancy, owner shall connect parcel(s) 1-328 to Olivehurst Public Utility District for water and sewer services and facilities.
- 47) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
- 48) All existing trash and debris shall be removed from the subject site.
- 49) 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".

BUILDING DEPARTMENT:

- 50) Any improvements shall be conducted under an issued permit and shall follow all state laws, federal laws, state building codes, as well as all applicable county ordinances and local fire authority requirements.

FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT:

- 51) Owner shall meet all requirements of the Feather River Air Quality Management District during any project related construction.
- 52) The District recommends that the project prepare a Fugitive Dust Control Plan for the constructional phase of development.
- 53) The project will be responsible during construction phase to adhere to District Rule 3.16 which states that the developer or contractor is required to control dust emissions from earth moving activities, handling, or storage activity from leaving the project site.

RECLAMATION DISTRICT NO. 784:

- 54) 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.
- 55) Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.

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

Applicant/Owner: Walton Global Holdings LLC
APN: 014-870-005 & 006

Case Number: TSTM 2022-0001
Public Hearing Date: July 20, 2022

- 56) 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.
- 57) 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.
- 58) 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.
- 59) 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.
- 60) The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.
- 61) The applicant shall submit a formal application and a plan check/review deposit to RD 784 (i.e. site plan review, grading plan, improvement plans, impact fee agreement) for approvals.

PLANNING DEPARTMENT:

- 62) 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.
- 63) Prior to recordation of each phase of development, the owner shall improve and dedicate recreation floodway corridors and all other landscaped setback areas in accordance with conditions of the tentative map. Improvements shall be subject to the review and approval of the Public Works Director.
- 64) Landscaping shall be designed and constructed in conformance with Yuba County Development Code Chapter 11.24 and any other applicable ordinance code section.
- 65) All lots abutting Arboga Road or Plumas Arboga Road shall be separated from the roadway by a solid wall (i.e. masonry block wall, concrete, brick, proto II pre-approved by the County). Said wall (barrier) shall not be less than six feet in height. The design of the barrier shall be subject to review and approval of the Community Development Director and shall be constructed prior to recordation of the Final Map(s) for each phase of development.
- 66) Prior to issuance of a Final Building Permit, residential fences shall be constructed with steel posts.

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

Applicant/Owner: Walton Global Holdings LLC
APN: 014-870-005 & 006

Case Number: TSTM 2022-0001
Public Hearing Date: July 20, 2022

- 67) Individual owners and/or contractors shall coordinate with PG&E prior to beginning construction to identify construction safety measures. A record of consultation with the utility shall be placed on record with the Community Development Department prior to issuance of building permits.

THE FOLLOWING NASA EIR MITIGATION MEASURES SHALL BE INCLUDED AS CONDITIONS OF APPROVAL:

- 68) Prior to issuance of building permits, all buildings shall be required to contribute a fair share allocation of funding to Countywide Development Impact Fees, PLSP/NASA Traffic Impact Fees, and SYTIA Impact fees.
- 69) Dust and particulates from construction and grading must be minimized by regular sprinkling of exposed soils, and curtailing grading activities on days when sustained winds exceed 20 miles per hour. A grading and dust control plan will be required as a part of Improvement plan review and approval. Specific methods for dust control shall be approved by the Director of the Public Works Department and Feather River Air Quality Management District. Best available mitigation measures are to be implemented.
- 70) All new residential units constructed on the subject site which are to have wood stoves and/or fire places shall be equipped with catalytic systems certified as meeting or exceeding EPA standards. Units that include wood burning stoves and/or fire places shall not receive final permit clearance until verification of compliance is filed with the Community Development Department.
- 71) No light or glare which could impair the vision of the motorists on Arboga Road or Plumas Arboga Road shall be produced by the project.
- 72) A 50-foot building setback is required from the eastern property line, with a minimum six-foot solid sound wall (i.e. masonry block wall, concrete, brick, proto II) at the lot line. The main line track is located in the center of the 100-foot railroad right-of-way so the 50 foot setback from eastern property line result in a 100 foot setback from the center of the main line track. There are some turnout rails (one of which is not functional) closer but the criteria shall be the main line track. The height and design of the wall shall be subject to review and approval of the Community Development Director.
- 73) Exterior walls facing the railroad tracks shall be designed and constructed to meet a Sound Transmission Control (STC) Rating of 34. Windows shall have a minimum Sound Transmission Control (STC) Rating of 34. Sliding glass doors and other doors facing towards the railroad tracks shall have a minimum STC Rating of 34. Proposed design standards shall be submitted and approved by the Building Department prior issuance of building permits.
- 74) Prior to map recordation, any bus stops and shelter pads, if required per Yuba-Sutter Transit Authority and Departments of Public Works and Community Development, shall be shown in the improvement plans.
- 75) Pre-construction surveys for nesting Swainson's hawks shall be conducted prior to any construction activities including removal of any trees on site. If active nests are found, a qualified biologist shall determine the need for any temporal restrictions on construction pursuant to criteria set forth by the California Department of Fish and Game.

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

Applicant/Owner: Walton Global Holdings LLC
APN: 014-870-005 & 006

Case Number: TSTM 2022-0001
Public Hearing Date: July 20, 2022

- 76) Prior to map recordation, a solid fence a minimum of six feet in height shall be constructed for all lots with property bordering active agricultural uses. At the time of this map approval there are not active agricultural uses on adjacent properties.

- 77) 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.



Ciara Fisher
Planner III