

The County of Yuba

Community Development and Services Agency



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: November 6, 2025

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Alex Becerra, Planner I

RE: TSTM2003-0012 (Wheeler Ranch Amendment to COAs)

REQUEST: The applicant is requesting a minor amendment to the Conditions of Approval for the approved Wheeler Ranch Tentative Subdivision Map to revise one existing Public Works condition and add three new conditions related to the adjacent Union Pacific Railroad spur and circulation improvements within the subdivision.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) approve the proposed amendment to the Conditions of Approval for the Wheeler Ranch Tentative Subdivision Map (TSTM2003-0012), subject to the findings and revised conditions contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The Wheeler Ranch Tentative Subdivision Map (TSTM2003-0012) was originally approved to allow the development of single-family residential lots within the Plumas Lake Specific Plan area. The current amendment request, submitted by the applicant, proposes to update Public Works Conditions of Approval associated with the subdivision's interface with the Union Pacific Railroad spur and related circulation improvements.

The Wheeler Ranch Phase 1 subdivision (TM2003-0012) included a remainder lot to the north, which was later developed as the Wheeler Ranch Phase 2 – Large Lot Map (TM2005-0003). For reference, the subject area corresponds to the same area encompassed by the Wheeler Ranch Phase 2 Large Lot Map, located within the community of Plumas Lake. The 2030 Yuba County General Plan designates the site as Valley Neighborhood (VN), and the zoning is Plumas Lake Specific Plan (PLSP) – Medium Density Residential (MDR).

The proposed revisions and additions are limited to Public Works conditions only and are intended to improve public safety, provide clear disclosure to future homeowners, and establish a financial mechanism for future pedestrian, bicycle, and roadway connectivity projects. No changes are proposed to the approved subdivision layout, number of lots, or prior environmental determinations.

SUMMARY OF PROPOSED CHANGES:

- Revised COA #105: Updates the existing condition to clarify the required 75-foot setback from the Union Pacific Railroad spur and specify acceptable fencing materials (solid block, masonry, or metal picket). The condition also clarifies that the wall or fence must be installed prior to issuance of occupancy permits for adjacent lots.
- New COA #107: Requires real estate disclosure statements for future buyers or lessors of lots adjacent to the railroad line, informing them of the existing track, potential for noise and vibration, and the possible future use of the corridor as a pedestrian/bicycle path if abandoned.
- New COA #108: Establishes a financial contribution of \$50,000 per unit (Units 1–4 of Phase 2) toward Yuba County’s future construction of a pedestrian and bicycle travel way. Payment is due prior to issuance of the first occupancy certificate in each unit.
- New COA #109: Adds a one-time \$100,000 contribution toward Yuba County’s future construction of Links Parkway, connecting Phases 1 and 2 of the Wheeler Ranch Subdivision. Payment is required prior to issuance of the first occupancy certificate for any unit.

Report Prepared By:



Alex Becerra
Planner I

ATTACHMENTS

1. Site Plan
2. Modified Conditions of Approval

SALES MAP - BASED ON TSTM
WHEELER RANCH - PHASE 2
 COUNTY OF YUBA, CALIFORNIA
 REVISED - JUNE 28, 2022

Notes (tnt10.07.22)
 Teleconference call with County staff: Mike Lee and Sam Bunton.
 MHM: Sean Minard,
 JAS: Dr. J Saladin, Bobbi, Trang

PROJECT NOTES

OWNER
 JEFFREY SALADIN
 9030 CHELSHIRE ESTATES COURT
 GRANITE BAY, CA 95746
 CONTACT: JEFFREY SALADIN
 PHONE: (916) 473-1783

APPLICANT
 JEFFREY SALADIN
 9030 CHELSHIRE ESTATES COURT
 GRANITE BAY, CA 95746
 CONTACT: CHRIS ROBLES
 PHONE: (916) 759-5940

ENGINEER/SURVEYOR
 MHM INCORPORATED
 1204 E STREET, P.O. BOX B
 MARYSVILLE, CA 95901
 CONTACT: SEAN MINARD, P.E., P.L.S.
 PHONE: (530) 742-6485

ASSESSOR'S PARCEL NO.
 014-840-005 AND 006

AREA OF TENTATIVE MAP
 162.96 GROSS ACRE

EXISTING USE
 VACANT

EXISTING GENERAL PLAN DESIGNATION
 PLUMAS LAKE SPECIFIC PLAN

PROPOSED GENERAL PLAN DESIGNATION
 PLUMAS LAKE SPECIFIC PLAN

EXISTING ZONING
 MDR

PROPOSED ZONING
 MDR

LEVEE PROTECTION
 RECLAMATION DISTRICT NO. 784

SCHOOL DISTRICT
 MARYSVILLE UNIFIED SCHOOL DISTRICT

FIRE PROTECTION
 LINDA COUNTY FIRE DISTRICT

SANITARY SEWER
 OLIVEHURST PUBLIC UTILITIES DISTRICT

DOMESTIC WATER
 OLIVEHURST PUBLIC UTILITIES DISTRICT

STORM DRAINAGE
 RECLAMATION DISTRICT NO. 784

ELECTRICITY
 PACIFIC GAS AND ELECTRIC

NATURAL GAS
 PACIFIC GAS AND ELECTRIC

TELEPHONE
 AT&T

CABLE
 COMCAST

GENERAL NOTES:

- THIS IS A SUBSTANTIAL CONFORMANCE TENTATIVE MAP BASED ON THE APPROVED TRACT MAP NO. 2003-0026.
- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
- THE SUBDIVIDER RESERVES THE RIGHT TO RECORD LARGE LOT FINAL MAP IN ACCORDANCE WITH THE PHASING INDICATED ON MAP.
- A 22.0 FOOT PUBLIC SERVICE EASEMENT SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHT OF WAYS UNLESS APPROVED BY COUNTY PUBLIC WORKS DIRECTOR.
- A 12.0 FOOT PEDESTRIAN EASEMENT AND LANDSCAPE EASEMENT SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHT OF WAYS UNLESS APPROVED BY PUBLIC WORKS DIRECTOR.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL REVIEVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.
- STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS

LAND USE SUMMARY

LOT SUMMARY*

VILLAGE NO. 1 =	110 LOTS	20.11 AC	5.47 DU/AC
VILLAGE NO. 2 =	72 LOTS	13.75 AC	5.24 DU/AC
VILLAGE NO. 3 =	87 LOTS	14.72 AC	5.91 DU/AC
VILLAGE NO. 4 =	113 LOTS	21.86 AC	5.17 DU/AC
VILLAGE NO. 5 =	90 LOTS	18.20 AC	4.94 DU/AC
SUBTOTAL =	472 LOTS**	88.64 AC	5.32 DU/AC

MAJOR ROAD - ELLA AVE 0.94 AC
 MAJOR ROAD - LINKS PRKWAY 7.62 AC
 LOT A - DETENTION POND 24.92 AC
 LOT B - OPEN SPACE 2.22 AC
 LOT C - OPEN SPACE 1.47 AC
 LOT D - DETENTION POND 3.50 AC
 LOT E - PARK 3.58 AC
 LOT F - LATERAL 13 4.39 AC
 LOT G - DETENTION POND 24.91 AC
 REMAINDER 0.77 AC

SUBTOTAL = 74.32 AC
TOTAL = 162.96 AC

*ALL ACREAGES AND DENSITIES EXCLUDE MAJOR ROADS.
 **ORIGINAL TENTATIVE TM NO. 2003-0012 HAD 670 RESIDENTIAL LOTS IN PHASE 1 AND 472 RESIDENTIAL LOTS IN PHASE 2

Phase 1: Unit 1 & 5: 110+90 lots = 200 units
 Phase 2: Unit 2, 3 and 4: 72+87+ 113 lots = 272 lots

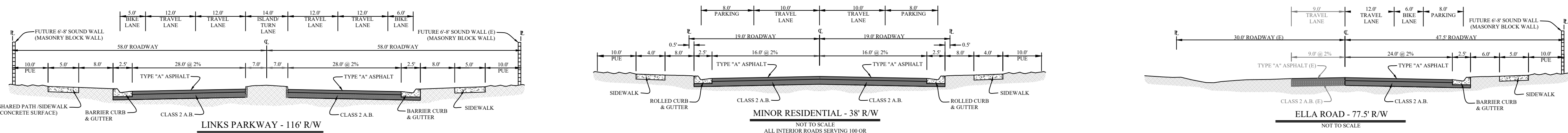
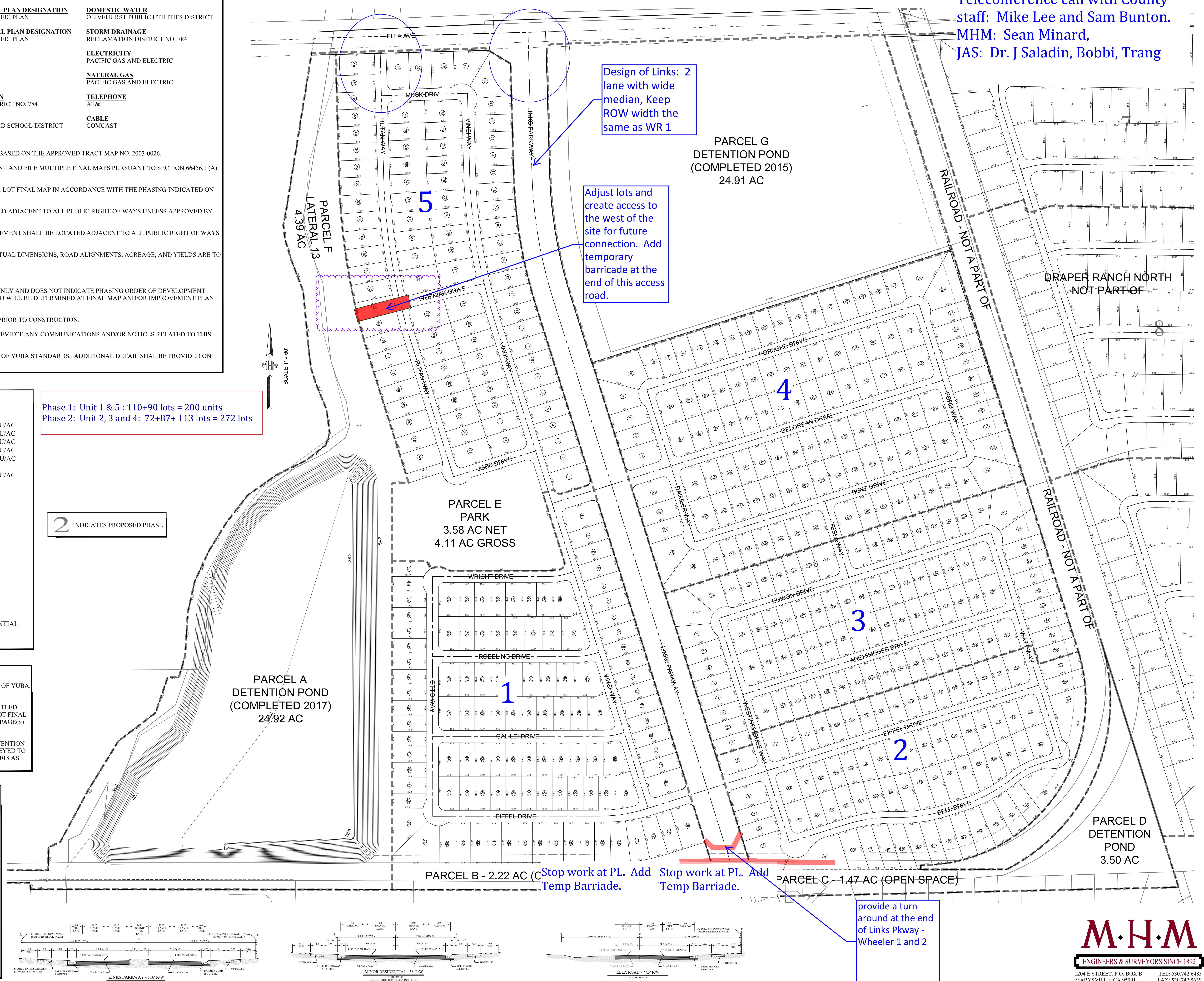
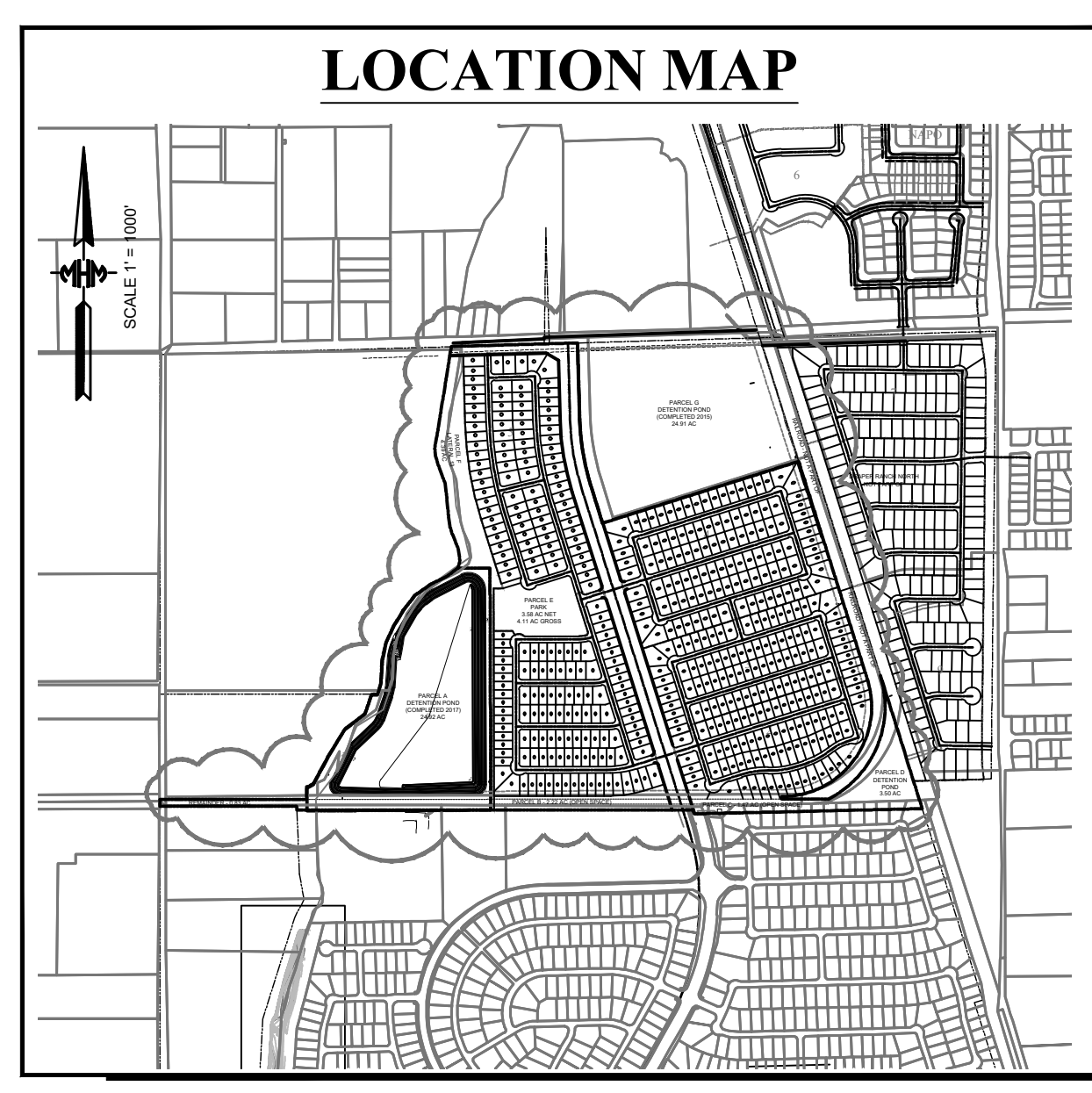
2 INDICATES PROPOSED PHASE

LEGAL DESCRIPTION:

REAL PROPERTY IN UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

WHEELER RANCH REMAINDER, AS SHOWN ON THAT MAP ENTITLED "TRACT MAP NO. 2003-12, WHEELER RANCH PHASE 1, LARGE LOT FINAL MAP" FILED FOR RECORD ON SEPTEMBER 24, 2004 IN BOOK 79, PAGE(S) 1-14, YUBA COUNTY RECORDS.

EXCEPTING THEREFROM, THAT CERTAIN AREA LABELED "DETENTION POND", SHOWN ON THE YUBA COUNTY ASSESSOR MAP, CONVEYED TO RECLAMATION NO. 784, IN THE DEED RECORDED AUGUST 17, 2018 AS INSTRUMENT NO. 2018-010121, OFFICIAL RECORDS.



**CONDITIONS OF APPROVAL
YUBA COUNTY**

Owner: Lakeside Asset Management, LLC
Applicant: (same)
APN: 014-260-102, 014-260-019

Case: TSTM2003-0012

Approved: September 17, 2003

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. Unless specifically provided otherwise herein, all references to the Final Map, Final Maps, or to the Final Subdivision Map contained herein shall also mean the map or maps prepared for recordation of each phase of development if the approved Tentative Map identifies project phasing.
3. Owner or an agent of the Owner shall satisfy, and the project shall meet, all applicable requirements provided by law, 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. As a condition for tentative and final 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.

PUBLIC WORKS DEPARTMENT:

5. Improvement plans and necessary calculations for all improvements and associated drainage facilities required by these conditions shall be submitted to and be approved by the Public Works Department prior to any construction, such approvals shall include the alignment and grades of roads and drainage facilities.
6. Owner shall offer to dedicate to Yuba County in fee simple a strip of land 74.00 feet in width for Parkway "A" through the property, and including the areas within Roundabouts "A" and "B".
7. Owner shall offer to dedicate to Yuba County in fee simple a strip of land 50.00 feet in width for "A" Street Collector in Phase 1 through this property.

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8. Owner shall offer to dedicate, in fee simple to Yuba County, all interior streets (except "A" Street Collector), both 38-foot Minor Residential Streets over 500 ADT and 36-foot Minor Residential Streets, under 500 ADT in accordance with the Plumas Lake Specific Plan as amended. The right of way line for all streets shall be located 0.50 feet behind the back of curb.
9. Owner shall offer to dedicate to Yuba County in fee simple a strip of land 25.00 feet in width lying southerly of the centerline of Ella Avenue and northerly of the centerline of Plumas Arboga Road lying within this project.
10. Owner shall acquire and offer to dedicate to Yuba County in fee simple a strip of land 40.00 feet in width on the north side of the centerline of the proposed extension of Plumas Arboga Road westerly to Feather River Boulevard.
11. A connecting street shall be created extending "D" Street in Phase 1-B northerly to "I" Street in Phase 1-C . A connecting street shall be created extending "Z" Way in Phase 2-G easterly to Parkway "A" at the intersection of "N" Way in Phase 2-E.
12. The following note shall be included in the Clerk of the Board of Supervisor's Statement for the Final Map:
13. "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 (fill in address), or to the successor(s) in interest pursuant to Government Code Section 66477.5."
14. Street construction along Parkway "A" through this property shall meet the requirements for a Modified 2-Lane Parkway Arterial in conformance with the Plumas Lake Specific Plan, the Yuba County Ordinance Code and the Yuba County Improvement Standards, or as approved by the Public Works Director. The owner shall contribute a fair share cost as established in the Plumas Lake Specific Plan improvement fees for conversion of Parkway "A" to a 4-lane parkway. Roundabouts will be constructed initially to accommodate a 4-lane parkway at the owners sole expense.
15. Street construction along "A" Street in Phase 1 shall meet the requirements for a Major

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Collector street in conformance with the Plumas Lake Specific Plan, the Yuba County Ordinance Code and the Yuba County Improvement Standards, or as approved by the Public Works Director.

16. Interior street construction shall meet the requirements for either a Minor Residential Street under 500 ADT or a Minor Residential Street over 500 ADT in conformance with the Plumas Lake Specific Plan, the Yuba County Ordinance Code and the Yuba County Improvement Standards, or as approved by the Public Works Director. The street design along all streets shall incorporate traffic calming measures as approved by the Public Works Department.
17. Street construction along Ella Avenue and Plumas Arboga Road fronting this project shall meet the half street requirements for a Major Collector street as depicted on the tentative map and in conformance with the Plumas Lake Specific Plan, the Yuba County Ordinance Code and the Yuba County Improvement Standards, or as approved by the Public Works Director.
18. Street construction along the extension of Plumas Arboga Road to Feather River Boulevard not fronting this project shall meet the half street requirements for a Major Collector street as depicted on the tentative map and in conformance with the Plumas Lake Specific Plan, the Yuba County Ordinance Code and the Yuba County Improvement Standards, or as approved by the Public Works Director omitting the curb, gutter and sidewalk requirements. Construction shall include the installation of a left turn pocket on Feather River Boulevard and right turn pocket on Arboga Road.
19. Construction along Ella Avenue during the development of Phase 2 shall include installation of a left turn pocket on Feather River Boulevard and a right turn lane on Arboga Road.
20. Barrier curbs, gutters and 6-foot sidewalks are required along the street frontages of park and school site parcels.
21. Any Construction work within County right-of-ways shall be accomplished under an encroachment permit issued by the Public Works Department.
22. 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.

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23. Owner shall provide and offer to dedicate to Yuba County a 20-foot wide strip of land, in fee, for landscaping, pedestrian sidewalks, street signs, traffic safety signs, street lighting, public services and other public uses lying outside of and coincident to the right of way lines of Parkway "A", including roundabouts.
24. Owner shall provide and offer to dedicate to Yuba County a 15-foot wide strip of land, in fee, for landscaping, pedestrian sidewalks, street signs, traffic safety signs, street lighting, public services, and other public uses lying outside of and coincident to the right of way lines of "A" Street Collector in Phase 1.
25. Owner shall provide and offer to dedicate to Yuba County an easement, 12 feet in width, measured from the right of way line, for landscaping, pedestrian sidewalks, street signs, traffic safety signs and street lighting, along all interior streets, or as approved by the Public Works Director. Cul-de-sac streets having less than 10 lots do not require a pedestrian sidewalk easement.
26. Owner shall provide and offer to dedicate to Yuba County a public services easement, 22 feet in width, measured from the right of way line, along all interior streets and 12 feet in width along cul-de-sac streets having less than 10 lots.
27. During the phased development of this project, a secondary access shall be provided and maintained from both the project and individual phases.
28. 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 11.15.380 of the Yuba County Ordinance Code and 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 Staff Development Committee (section 11.15.380 (c) of Yuba County Ordinance Code).
29. Owner shall develop and implement a storm water pollution prevention plan (SWPPP) emphasizing storm water best management practices (BMP) to comply with the requirements of the Federal Water Pollution Control Act and the California Water Code. Owner shall obtain a National Pollutant Discharge Elimination System Permit during the period of construction. Erosion and sediment control measures for this project shall be in substantial compliance with the stormwater Pollution Prevention Plan (SWPP) prepared for the project

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- in accordance with the State's General Permit for construction activities. According to state law it is the responsibility of the property owner that the SWPP is kept up to date to reflect changes site conditions and is available on the project site at all times for review by local and state inspectors.
30. Owner shall submit an erosion and sediment control plan for the project in conformance with section 11.6 of the Yuba County Improvement Standards. Such plan shall be designed by a registered civil engineer and submitted to the Department of Public Works for review and approval prior to any construction on the project. Owner shall construct such erosion and sediment control measures as per the approved plan.
 31. Owner shall submit a master grading and drainage plan to the Department of Public Works and Reclamation District 784 for review and approval prior to any construction on the project. Such plan shall be designed by a registered civil engineer to provide for on-site and off-site storm water drainage for the project in compliance with the requirements of the Reclamation District 784 Master Drainage Plan. Such grading plan shall provide lot drainage to prevent off-site ponding on adjacent lands. Owner shall dedicate drainage easements and construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable drainage courses.
 32. 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.
 33. Prior to filing the Final Map, written approvals shall be submitted to the County Surveyor from all pertinent public 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.
 34. Owner shall coordinate with the Department of Public Works to provide Pacific Gas and Electric with a county approved Street Light Plan. Owner shall be responsible for the Street Lighting Agreement with Pacific Gas and Electric for a period of five (5) years.
 35. Owner shall be responsible for giving 60 days notice to the appropriate public service providers prior to any new construction or development for this project.
 36. Owner shall name the subdivision streets in a manner determined by Chapter 9.70 of the

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Yuba County Ordinance Code and be approved by the Address Coordinator at the Department of Public Works.

37. Street signs shall meet all requirements of the Public Works Department, including stop bars and stop legends, and be provided by the subdivider.
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 recording the Final Map.
39. 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 Title Report or Guarantee shall be provided at the time of filing the Final Map.
40. Owner shall provide monumentation 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. On terms and conditions acceptable to County, Owner shall either form or annex into a County Service Area (provided by Government Code section 25210.1 and following) or other entity acceptable to County to provide for road and drainage maintenance, etc.
42. Development of any "Remainder" parcels created shall require a Certificate of Compliance, as provided under Section 66424.6 and Section 66499.34 of the Subdivision Map Act, to be obtained prior to the issuance of any required building permit or other grant of approval.
43. Owner shall provide a concrete base or bases for the placement of a centralized mail delivery unit or units within the subdivision. 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 street light location, traffic safety, security and consumer convenience. Such base(s) shall be located with a Public Utility Easement.
44. Owner shall incorporate bus stops and shelters consistent with the Design Guidelines of the Plumas Lake Specific Plan into the street improvement design for the subdivision as required and approved by the Yuba-Sutter Transit Authority, Department of Public Works, the Feather River Air Quality Management District and the Plumas and Marysville Joint Unified School

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districts.

45. All easements of record which affect this property are to be shown on the Final Map.

ENVIRONMENTAL HEALTH DEPARTMENT:

46. Owner shall connect **ALL** parcels to **O.P.U.D.** for water and sewer services and facilities prior to building permit final inspection for occupancy.
47. Owner shall submit to Environmental Health a Will Serve letter from **O.P.U.D.** for sewer and water services and facilities for **ALL** parcels.
48. All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.
49. All existing trash and debris shall be removed from the subject site.
50. All abandoned or inactive wells on the subject site shall be destroyed in accordance with the "Water Well Standards: State of California, Bulletin 74-81" as adopted by Yuba County per Ordinance 7.03. All agricultural water wells must also be destroyed in accordance with the same standards.
51. All abandoned septic tanks and all existing on-site sewage disposal systems on the subject site shall be destroyed in accordance with the requirements of Yuba County, Department of Environmental Health.
52. The following statement shall apply to this division: "There is no assurance that underground water sources exist within the limits of the hereon shown parcel(s) which will be adequate in sufficient quantity or quality to meet present or future needs. Purchaser(s) of the parcel(s) herein created will be responsible for the development of an adequate on-site water supply. Surface water is not an approved domestic potable water source."

COMMUNITY DEVELOPMENT DEPARTMENT:

53. The lot design on the Subdivision Map shall be designed in conformance with the approved Tentative Map as filed with Community Development Department. Minor modifications to

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final configuration may be approved by the Community Development Director; however, the number of parcels shall not exceed that shown on the approved tentative map.

54. Notwithstanding and the provisions of any other of these Conditions of Approval, this map cannot be recorded until expiration of the 15-day appeal period which begins the day following the date of approval. The expiration date of the appeal period is October 2, 2003, at 5:00 p.m.
55. This Tentative Map shall expire 24 months from the date of approval unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code.
56. Owner shall establish and offer to dedicate to Olivehurst Public Utility District or other approved governmental agency the lots as shown on the approved Tentative Map as landscape and pedestrian/bicycle corridors. Construction within this area shall include, but not be limited to, a concrete or asphalt bicycle and pedestrian travelway as approved by the District, other agency, and/or Public Works Department. The width and location of the travelway shall also be subject to approval as described above; however, shall not exceed five (5) in width.
57. Properties to be annexed into the Olivehurst Public Utility District, as required by condition 72 below, will not acquire by annexation, a right to utilize the existing wastewater treatment capacity of the Olivehurst Public Utility District's wastewater treatment plant. Treatment capacity availability will be subject to the negotiation and execution of an agreement with the District, whereby the subject properties shall be obligated to fund in accordance with the agreement, necessary expansion of the wastewater treatment capacity of the District prior to the development of such properties.

The subject properties shall not, as a result of the annexation, acquire a priority of use to the available treatment capacity of the Olivehurst Public Utility District. The agreement between the District and the annexed properties may incorporate, as determined reasonable by the District, the right to use on an interim basis, available wastewater treatment capacity of the District provided that said properties commit and fund the timely financing and construction of the wastewater treatment capacity required to serve said properties.

58. In accordance with the agreement referred to in condition 57 above, said properties may be required to organize and form an assessment district, a Mello-Roos community facilities district, or comparable improvement district or districts in order to provide financing for said wastewater treatment plant expansion.

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59. Owner shall landscape and improve the landscape and pedestrian corridors and easements in accordance with the approved landscape plan(s) described in Condition Number 66 below.
60. A copy of the soils study shall be submitted to the Building Inspection Division prior to issuance of building permits.
61. Setbacks shall be provided in accordance with Table A-1.2.1 of the Plumas Lake Specific Plan and the typical building envelopes shown on the face of the Tentative Map. These provisions shall be interpreted for the Wheeler Ranch Subdivision as follows:
 - a. Front yard setbacks shall be a minimum of 20 feet as measured from the back of right-of-way or the back of a pedestrian and landscape easement containing public sidewalks, if present.
 - b. Side yard setbacks shall be a minimum of 10 feet combined between each side yard. Structures may be built upon a side yard property line provided that no common wall or attached structures shall be permitted and minimum building separation required under the Uniform Building code is provided. On corner lots, a minimum side yard adjacent to the street of 10 feet shall be provided as measured from the back of right-of-way or the back of a pedestrian and landscape easement containing public sidewalks, if present.
 - c. Rear yard setbacks shall be a minimum of 20 feet.

At the time of filing Final Subdivision Maps, the subdivider shall submit a diagram to the Yuba County Planning Department containing the precise indication of setbacks for each lot. Once approved, a copy of the diagram shall be included in the Conditions, Covenants, and Restrictions (CC&R's) which shall be recorded and run with the land, and serve as constructive notice to all subsequent property owners of the allowable building envelope for each lot.

62. The subdivider shall install landscaping screening adjacent to the Yuba Moulding Property west of the Clark Slough riparian buffer area consistent with the public drainage and riparian policies. The subdivider shall also disclose the potential of the existing commercial and industrial uses on the adjacent Yuba Moulding property to create noise, light and/or dust emission, and shall include references to the foregoing acknowledgments in its CC&R's.

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THE FOLLOWING MITIGATION MEASURES SHALL BE INCLUDED AS CONDITIONS OF APPROVAL. These mitigation measures shall be implemented in compliance with the Mitigation Monitoring program included in the Plumas Lake Specific Plan EIR.

63. Owner or Owner's agent(s) shall reduce the occurrence of conflicts between nearby agricultural operations and future owners of parcels created by this subdivision by providing real estate disclosure statements to potential purchasers or lessors of real property within subject site informing them of the County's right to farm ordinance and the potential for agricultural operations affecting adjacent properties.
64. Owner shall construct a minimum six (6) foot high solid wall or fence on the property lines of lots created by this subdivision which abut parcels used for agricultural purposes. Owner shall submit plans for said fence to the Plumas Lake Specific Plan Design Review Committee and the Yuba County Planning Commission for review and approval.
65. Owner shall contribute a fair share cost of an early emergency warning system to notify residents and employees of emergencies subject to approval of the Office of Emergency Services prior to map recordation.
66. Owner shall submit for review and approval to the Yuba County Community Development and Public Works Departments, and the Plumas Lake Design Review Committee; Street, Yard, Park, Project Entry, and Recreation/Floodway Corridor, and Detention/Retention Pond Landscape and Lighting Plans. Said Plans must be consistent with the Design Guidelines of the Plumas Lake Specific Plan and must be approved prior to recordation of the Final Map. Landscaping shall be designed and constructed in conformance with Yuba County Ordinance Code Sections 12.87 and 12.88, and any other ordinance deemed applicable including the provisions of the Plumas Lake Specific Plan. Interim drainage facilities may have reduced landscaping requirements as approved by Community Development Department. Where appropriate, Plans shall also be subject to approval by the Sutter-Yuba Mosquito Abatement District, Reclamation District No. 784, Olivehurst Public Utility District, and any other entity determined to have jurisdiction over a given facility or improvement.
67. All landscaping and landscape corridors including lighting shall be maintained by Owner or bonded for maintenance by Owner until a County Service Area, Landscape and Lighting District or other entity is established or formed, or annexed into for such purposes for all real property represented by the Final Map. Said County Service Area, Landscape and Lighting District, or other entity shall be subject to the approval of the County and Olivehurst Public Utility District and shall provide for the maintenance of park land and park improvements

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- including landscaping and park equipment; bike paths, sidewalks, irrigation, and lighting as well as maintenance of pedestrian and landscaped corridors and recreation floodway and drainage corridors. Maintenance of the 12-foot pedestrian and landscape easements located adjacent to the front and side yards of all lots shall be the responsibility of individual property owners; however, the County Service Area or Landscape and Lighting District or other entity shall be empowered to maintain corridors neglected by owners with full power to levy and collect a reasonable fee from property owners for said maintenance. All real property represented by the Final Map(s) shall be subject to the provisions and requirements of such County Service Area, Landscape and Lighting District, or other entity or to equivalent provisions and requirements as provided by a Subdivision Map Improvement Agreement between County and Owner under the Subdivision Map Act, including Government Code Sections 66462 and 66499 and following, and Chapter 11.15 of the Yuba County Ordinance Code, including Section 11.15.470.
68. Owner shall improve and dedicate to the government agency designated by the Public Works Director the park sites shown as Unit I (5.2 acres) to be used as a public park facility pursuant to the provisions of Yuba County Ordinance Code Section 11.15.661. The total parkland dedication requirement is estimated at 16.56 acres ((1142 du x 2.9pph) x 0.005). The remainder of the dedication is required prior to final map pursuant to county ordinance.
69. Vertical curb and/or post and cable shall be maintained along roadways fronting on open space and park areas to control vehicle access.
70. If parks are to be maintained by Olivehurst Public Utility District, then the design and construction of the facilities shall reflect the District's standards and shall be consistent with the District Park Master Plan.
71. Prior to recordation of the Final Map for the first phase of development, Will Serve Letters issued by Olivehurst Public Utility District, Linda Fire Protection District, Pacific Bell; Pacific Gas and Electric Company; the Sutter/Yuba Mosquito Abatement District; and by the Plumas and Marysville Joint Unified School Districts shall be submitted to the Community Development and Public Works Departments which state that their requirements are met, that financial arrangements are made to ensure the required facilities will be installed when needed, and that they are satisfied with the public utility easements as shown on the Final Map.
72. Domestic water and sanitary sewer service shall be provided by Olivehurst Public Utility District. Owner shall meet all annexation requirements and shall participate fully in the

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financing, design, construction, and installation of all facilities required by the District including, but not limited to, water lines, wells, and treatment facilities.

73. Pursuant to the approval of Olivehurst Public Utility District, Owner shall dedicate land and construct wells for the purpose of distributing water to the subject site. All wells shall be constructed to the specifications of Olivehurst Public Utility District and all other jurisdictional governmental agencies.
74. Fire protection shall be provided by Linda Fire Protection District. Owner shall meet all annexation and hydrant requirements for the District. Owner shall be required to participate in any new funding mechanisms established for services and facilities within the Plan Area as determined by the Linda Fire Protection District.
75. Owner shall design and construct all fire suppression facilities in conformance with the requirements of the Linda Fire Protection District and the current Uniform Fire Code.
76. Owner shall contribute, via fees and/or construction, to the preparation and ultimate implementation of the Regional Master Drainage Plan, as well as to any interim solutions that are necessary to provide drainage for the project. The Regional Master Drainage Plan shall comply with the requirements of the Plumas Lake Specific Plan and shall be submitted to the Public Works Department and Reclamation District No. 784 for review and approval. Recordation of the Final Map for the first phase of development cannot occur without approval of the Regional Master Drainage Plan and project specific drainage plans by these two agencies. Public Works and RD 784 may agree to an alternative proposal by the owner prior to final approval of the Master Drainage Plan that would allow the map to be recorded. Owner shall construct all required and approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses.
77. Owner shall submit for review and approval to the Public Works Department and Reclamation District No. 784 drainage plans and calculations prepared by a registered civil engineer for the proposed project which illustrate that storm water run-off will be collected and conveyed in an efficient and cost effective manner. Said plans and calculations shall address the hydrological impacts of the project for 2, 10, and 100 year, 24 hour storm events. Said plans and calculations shall also be consistent with the Regional Master Drainage Plan. Initially, projects may be approved that incorporate on-site detention or retention ponds. Use of such ponds shall be considered temporary and shall only be allowed to remain on a permanent basis if determined to be of a regional benefit consistent with the Regional Master

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Drainage Plan. Use of on-site temporary detention or retention ponds shall not eliminate the project's responsibility for financial contribution to required regional drainage improvements.

78. Owner shall provide financial security in an amount equal to the cost of reclaiming all detention and retention ponds determined to be of no regional benefit. Said security shall be in an amount and in a form approved by the Public Works Director and Reclamation District No. 784.
79. Suitable easements for drainage facilities as defined or required by the Regional Master Drainage Plan and project specific drainage plans shall be provided for and shown on the Final Map. Said drainage easements shall be offered for dedication to Reclamation District No. 784, the County, and/or other appropriate agency responsible for their maintenance.
80. Owner shall deposit with Reclamation District No. 784 sufficient funds to cover all costs of reviewing and approving drainage plans, improvements, specifications, agreements, and related documents required as a result of this subdivision.
81. Owner shall pay impact fees to Reclamation District No. 784 to facilitate improvements to District facilities as identified in the Regional Master Drainage Plan. Said fees shall be determined by Reclamation District No. 784 and shall be paid prior to issuance of building permits for new dwellings.
82. All areas indicated as being within Flood Zone A on FEMA Flood Insurance Rate Maps shall be considered as storm water detention areas. Any development proposed within these areas shall require equivalent storm water detention volume to be provided in a location and manner as approved by the Public Works Department and Reclamation District No. 784 or as consistent with the Regional Master Drainage Plan.
83. Owner shall provide LOMR or CLOMR in order to remove all lots from Flood Zone A along west side of the subdivision.
84. Owner shall provide 100-year flood protection for new structures on the subject site in which pumps are not a critical element by providing storage capacity equivalent to the volume of runoff from newly developed land during a 100-year storm event.
85. The tract design shall provide lot drainage to prevent off-site ponding on adjacent lands.

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86. References to Reclamation District No. 784 in the above conditions shall be waived in the event the District is unable, for any reason, to annex and/or provide services to the subject property.
87. Owner shall pay an infrastructure mitigation fee equal to the project's proportionate share of the cumulative project infrastructure improvements including, but not limited to, roadways (see Condition Number 87 below), the interchanges and PSR's, the Third Bridge, Park and Ride facilities, and the Regional Master Drainage Plan and associated improvements. Such mitigation fee shall be based upon an engineer's estimate (as approved by the Yuba County Public Works Department) of each item of infrastructure, using an 80% build-out rate of the total designated land uses within the Plumas Lake Specific Plan and the North Arboga Study Area. Such engineers estimate shall be based on values stated in the Plumas Lake Specific Plan (1993 dollars), subsequently approved engineer's estimates for infrastructure construction costs, and/or an engineering News Record-Construction Cost Index (ENR/CCI) of 4885. The mitigation fee shall be adjusted by using an inflationary index approved by the County and shall be paid to the Public Works Department prior to recordation of the Final Map(s) or as otherwise consistent with the Plumas Lake Specific Plan Financing Plan.
88. Owner shall annex into, participate in the formation of an area-wide funding mechanism(s), pay impact, fees and/or construct following traffic improvements in order to maintain a minimum of Level of Service of "C". Said contribution shall be based on a benefit assessment method using engineering cost estimates and standard inflationary multipliers or as otherwise consistent with the Plumas Lake Specific Plan Financing Plan:
- a. Signalization and realignment of the intersection of Arboga and Ella Roads; and
 - b. Signalization of State Route 70 northbound and southbound ramps at Erle Road; and
 - c. Signalization and realignment of the intersection of Arboga Road and McGowan Parkway including the following improvements: SOUTHBOUND: One right turn lane, two through lanes, and one left turn lane; WESTBOUND: One right turn lane, three through lanes, and one left turn lane; NORTHBOUND: One right turn lane, two through lanes, and two left turn lanes; EASTBOUND: One right turn lane, three through lanes, and two left turn lanes; and
 - d. Signalization of State Route 70 southbound and northbound ramps at McGowan Parkway including widening of McGowan Parkway to include two through lanes on the east and west bound approaches with the addition of one eastbound left turn lane to the north bound ramp.
 - e. Signalization of State Route 70 southbound and northbound ramps at Feather River Boulevard and improvements including construction of a diamond interchange as

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- described in the Final Environmental Impact Report for the Plumas Lake Specific Plan; and
- f. Signalization of State Route 70 southbound and northbound ramps at Plumas-Arboga Road and improvements including construction of a diamond interchange as described in the Final Environmental Impact Report for the Plumas Lake Specific Plan; and
 - g. Signalization of the intersection of Ella Avenue and Feather River Boulevard; and
 - h. Signalization of the intersection of Plumas-Arboga and Algodon Roads including the following improvements: Southbound: one right turn lane, two through lanes, and one left turn lane; Westbound: one right turn lane, two through lane, and one left turn lane; Eastbound: one right turn lane, two through lanes, and one left turn lane; and
 - i. Widening of Feather River Boulevard to four lanes between Ella and Grand Avenues; and
 - j. Widening and realignment of Arboga Road to four lanes between Plumas-Arboga Road and McGowan Parkway; and
 - k. Widening McGowan Parkway to six lanes between Arboga Road and State Route 65; and
 - l. Construction of internal roadways per the Plumas Lake Specific Plan.
89. Prior to recordation of the Final Map(s) Owner shall incorporate bus routes, including stops and shelters, as well as means to facilitate carpooling outside the subdivision. Said routes and carpooling methods shall be subject to the review and approval of the Yuba-Sutter Transit Authority, Department of Public Works, the Feather River Air Quality Management District and the Plumas and Marysville Joint Unified School districts. The design of bus stops shall also be consistent with the Design Guidelines of the Plumas Lake Specific Plan.
90. All roads and drainage facilities shall be maintained, or bonded for maintenance, by Owner until such time as the Owner causes the formation of, or annexes the property into an existing county service area or other entity as approved by the County and Reclamation District No. 784.
91. Industrial, commercial, and business professional development with more than 25 employees shall be required to prepare and implement a trip reduction program including coordination of carpools and establishment of some form of flex-time work hours, including staggered work schedules and compressed work weeks (i.e. 4 days @ 10 hours).

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92. An "Authority to Construct Permit" shall be secured from the Feather River Air Quality Management District by Owner prior to commencement of construction on the subject site. All excavated and graded materials shall be watered to prevent excessive generation of dust.
93. Strict control of dust generation shall be adhered to during construction with regard to surrounding public facilities and private properties. Construction specifications shall have an item reflecting dust control in detail. Specific methods for dust control shall be approved by the Public Works Department and the Feather River Air Quality Management District and shall include, but not be limited to, sufficient watering of excavated or graded areas and materials.
94. Owner shall submit to the Public Works Department for review and approval an Erosion and Sediment Control Plan. The Plan shall identify best management practices to be utilized during all construction phases, landscaping, and post construction surface stabilization activities.
95. 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. No units which have wood burning stoves or fire places shall receive final building permit clearance until verification of compliance is filed with the Planning Division of the Community Development Department.
96. Should any prehistoric or historic artifacts be exposed during excavation during construction and excavation operations, work shall cease immediately and the Community Development Department shall be immediately notified. A qualified archaeologist shall be consulted at the expense of Owner to determine whether any such materials are significant prior to resuming construction.
97. Owner shall preserve all healthy oak trees on the subject site and shall protect said trees from changes in grading and soil moisture regimes. All oak existing trees shall be identified and located on the Final Map. An arborist's report shall be prepared and submitted to the Planning and Building Services Department for review and approval prior to removal of any oak trees on the subject site.
98. Lots for single family dwellings which are located adjacent to the proposed 4 lane parkway arterial shall be separated from the arterial by a minimum six foot (6') high solid block or masonry wall, berm, or combination of wall and berm as approved by the Planning and Building Services Department. Said wall or berm shall be constructed by Owner prior to

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issuance of occupancy permits for new dwellings in each phase of development. Structures over one (1) story in height shall be constructed in such a manner so as to limit interior noise levels to a maximum of 45 dbs.

99. All two-story dwelling units constructed on lots adjacent to open space areas shall have windows which face said open space areas.
100. Owner shall establish a 50-foot riparian buffer along Clark Slough for the purpose of insulating the habitat from development and human activity. Said buffer shall be measured from the high bank of the nearest levee of the subject waterway and shall be shown on the approved tentative and final maps.
101. Owner shall apply for and obtain the necessary permits from all jurisdictional agencies prior to commencement of any development within the riparian areas of Clark Slough.
102. Owner shall secure a Streambed Alteration Permit, if required, from the State Department of Fish and Game (DFG) prior to any development/construction within the 100-year flood plain of Clark Slough.
103. No fill shall be placed within the Clark Slough floodway on or adjacent to the subject site during construction unless necessary for road or facility construction and then only as specifically approved by the Planning and Public Works departments.
104. All vegetation within the Clark Slough floodway on or adjacent to the subject site shall be protected during construction unless specifically approved by the Planning and Public Works departments.
- ~~105. Until the Union Pacific Railroad spur is officially abandoned, lots for single family dwellings which are located adjacent to the railroad line shall incorporate a 75-foot building setback from the edge of the nearest existing track. During such time prior to abandonment, lots shall be separated from the railway by a minimum six-foot high solid block wall or masonry wall, berm or combination of wall and berm as approved by the Community Development Department. Wall or berm shall be constructed by owner prior to issuance of occupancy permits for dwellings in each phase of development containing lots adjacent to the railroad.~~
105. Until the Union Pacific Railroad spur is officially abandoned, lots for single family dwellings which are located adjacent to the railroad line shall incorporate a 75-foot building setback for residential structures from the edge of the nearest track. Lots shall be separated from the railway by a minimum six-foot high solid block wall, masonry wall, or metal picket fence as approved by the Community Development Department. The wall or fence shall be constructed by owner prior to

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issuance of occupancy permits for dwellings in each phase of development containing lots adjacent to the railroad.

106. Until such time that the levees on the Bear River and Interceptor Canal are certified by the U.S. Army Corps of Engineers as a result of corrections to the potential inadequacies that the Army Corps has identified on said levees, the following conditions shall apply:
- a. Elevation certificates shall be completed and submitted for each lot. The certificates shall be prepared by a licensed engineer and submitted to the Yuba County Building Inspection Division prior to the issuance of building permits. No building permits shall be issued on lots which do not meet the minimum 1.0 foot (above base flood) elevation requirement. The Owner shall file and obtain a letter of map revision (LOMR) from the Federal Emergency Management Agency amending the Flood Insurance Rate Map to show all newly created lots are 1.0 foot above the 100-year base flood elevation. The letter of map revision shall be completed and submitted to the Building Department prior to recordation of the Final Map.
 - b. Evidence of flood insurance for each parcel within the limits of the map must be provided prior to issuance of certificate of occupancy.
 - c. Owner or Owner's agent(s) shall disclose the nature and potential hazard of flooding due to levee inadequacies to potential purchasers or lessors of real property within the subject site. A copy of each such disclosure shall be submitted to the Community Development Department within 10 days of the sale of said property.
107. Owner or Owner's agent(s) shall provide real estate disclosure statements to potential purchasers or lessors of lots located adjacent to the existing railroad line, informing them of the existence of the Union Pacific Railroad track and the potential of its use to create noise and vibration from active train operations. Also disclosed, shall be the possible use of the space as a pedestrian/bicycle corridor should the railroad spur be abandoned.
108. Owner shall financially contribute to Yuba County for the future construction of a concrete or asphalt bicycle and pedestrian travel way. Contribution shall be in the amount of \$50,000 per unit adjacent to railroad track in Phase 2. Unit 1 shall make payment prior issuance of the first occupancy certificate for the first building of Unit 1. Unit 2 shall make payment prior issuance of the first occupancy certificate for the first building of Unit 2. Unit 3 shall make payment prior issuance of the first occupancy certificate for the first building of Unit 3. Unit 4 shall make payment prior issuance of the first occupancy

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certificate for the first building of Unit 4.

109. Owner shall financially contribute to Yuba County for the future construction of Links Parkway, connecting Phase 1 and Phase 2 of the Wheeler Ranch Subdivision. Contribution shall be a one-time amount of \$100,000, prior to issuance of the first occupancy certificate for any Unit.

A handwritten signature in black ink, appearing to read 'Alex Becerra', is written over a light gray rectangular background.

Alex Becerra, Planner I