

The County of Yuba

Community Development and Services Agency



PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 16, 2025

TO: Planning Commission

FROM: Alex Becerra, Planner I

RE: Tentative Subdivision Tract Map TSTM
"TSTM-24-0005" (Woodside Village 4)

REQUEST: The applicant, Josh Yu, is requesting approval of a tentative subdivision tract map to create 132 residential lots on ± 29 acres, located west of the intersection of Glen Ellen Way and River Oaks Boulevard, within the Plumas Lake community (APN: 022-020-016).

RECOMMENDATION: Adopt the attached Resolution approving Tentative Subdivision Tract Map TSTM-24-0005 and make a determination the project is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Section 15182(c), Projects Pursuant to a Specific Plan.

BACKGROUND/DISCUSSION: The project consists of a Tentative Subdivision Tract Map that would create 132 residential lots and three open space lots on a ± 29 -acre property (ATT 2). The project site is located west of the intersection of Glen Ellen Way and River Oaks Boulevard within the Plumas Lake Community (APN: 022-020-016).

The project is a portion of the previously approved Woodside Village subdivision, originally approved under Tentative Subdivision Tract Map TSTM2003-0006. That map approved the subdivision of approximately 161 acres into 603 single-family residential lots within the Plumas Lake Specific Plan area. The current project, Woodside Village 4, represents one phase of the original approval and proposes 132 of the 603 previously entitled lots, with updated layout and engineering to meet current County standards.

The property is currently undeveloped and vacant. The tentative map proposes four points of access from Glen Ellen Way, with internal circulation provided through a new local street network, including Street B. The subdivision includes 132 single-family residential lots and three open space parcels: Lot A (± 3.31 acres), Lot B (± 0.99 acres), and Lot C (± 0.64 acres). Lot A is proposed to be dedicated to Reclamation District 784 and includes a future 36-foot-wide road easement. Lots B and C are proposed to be dedicated to Yuba County and are located near the eastern and southwestern edges of the subdivision, respectively.

Additional easements are included throughout the subdivision, including landscape and pedestrian easements and public service easements along street frontages, as depicted in the typical cross-sections. These include 8'-12' wide easements behind sidewalks for utilities and

landscaping, consistent with Plumas Lake street section standards. Utility services for the subdivision will be provided by the Olivehurst Public Utility District (OPUD) for water and sewer, and Pacific Gas & Electric (PG&E) for gas and electricity. The 2030 General Plan designates the land use as Valley Neighborhood, and the zoning is “Plumas Lake Specific Plan – Medium Density Residential (MDR).”

The project is located within the Plumas Lake Specific Plan (PLSP), a master-planned community in southern Yuba County. A Final Environmental Impact Report (EIR) for the PLSP (State Clearinghouse No. 92072070) was certified in June 1993, which analyzed the environmental impacts associated with full buildout of the specific plan area.

SURROUNDING USES:

	GENERAL PLAN	ZONING	EXISTING LAND USE
Subject Property	Valley Neighborhood	PSLP - MDR	Vacant
North	Valley Neighborhood	PSLP - MDR	Agricultural
East	Valley Neighborhood	PSLP - MDR	Residential
South	Valley Neighborhood	PSLP - MHDR	Agricultural
West	Valley Neighborhood	PSLP - MHDR	Residential

The project is surrounded by other “PSLP”-zoned properties on all sides. The north and south sides are designated Medium Density Residential (MDR) and Medium High Density Residential (MHDR), respectively, with existing agricultural uses. The east and west sides are designated MDR and MHDR, respectively, and are currently developed with residential uses.

GENERAL PLAN/ZONING: As previously stated, the site is shown on the General Plan Land Use diagram as Valley Neighborhood and is located in the “PSLP - MDR” Plumas Lake Specific Plan – Medium Density Residential zoning district. The Valley Neighborhood land use classification is intended to allow a wide variety of residential, commercial, and public and quasi-public uses. As the Valley Neighborhood designation pertains to housing, it is intended to provide for a full range of housing types such as single-family apartments, condominiums, and other types of housing in single-use and mixed-use homes. The project complies with the following General Plan Policies:

1. *Policy CD2.1: The County will encourage infill development and redevelopment of vacant and underutilized properties within existing unincorporated communities.*

The project is located on a vacant 29-acre parcel surrounded by both single-family residential homes and other vacant infill land. This project is therefore an infill development as it will utilize the vacant space in this residentially zoned area.

2. *Policy CD2.3 The County will support reinvestment in Linda and Olivehurst that increases local shopping, job, and housing opportunities.*

The project is a 132-lot residential subdivision in the Plumas Lake Community. Therefore, it will provide substantial new housing opportunities for the area.

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

The project site has the ability to accommodate single-family residences. The subdivision will allow for additional residences to be developed on newly created parcels.

4. *Policy CD8.12: The County will review and condition approval of nonresidential, multi-family, and large single-family projects for compliance with General Plan policy and applicable design guidelines. Large single-family projects are those that propose more than 10 units.*

The project has been reviewed for compliance with the Yuba County General Plan and the Yuba County Development Code and was determined to be consistent. Furthermore, the residential development will be reviewed for compliance with the development regulations listed in the Development Code when the applicant applies for building permits.

5. *Policy CD12.8 New developments shall contribute fees, construct and dedicate facilities, and/or use other mechanisms acceptable to local service providers to provide for law enforcement and fire protection facilities and services needed to serve new growth.*

Fees for local service providers and other County related services are collected with the building permit when the homes are constructed. All 132 new single-family homes will pay into their fair share of impact fees.

Moreover, Yuba County has a regional traffic impact fee program which monitors traffic operating conditions on a county-wide basis and allocates funds collected under the fee program from new developments accordingly. The program requires each home to pay into the impact fees when they apply for building permits and the homes are constructed, which then uses the funds to improve Arboga Road, Plumas Arboga Road, and adjacent local roads.

6. *Policy CD12.14: Solid waste service, including recycling, is required for urban land uses developed within the Valley Growth Boundary.*

The project is within the OPUD and is required to connect to their district for public water and sewer. The County Environmental Health Department has also added conditions of approval to ensure connections to OPUD.

Recyclable solid waste collected by Recology is taken to a materials recovery facility on SR-20, outside of the City of Marysville, and all other waste is taken to a landfill on Ostrom Road. The Ostrom Road landfill has a capacity of 41,822,300 cubic yards, and has adequate capacity to serve the project site.

7. *Policy NR10.2: The County will encourage the preservation of healthy, attractive native vegetation during land development. Where this is not feasible, the County will require landscaping that uses climate-appropriate plant materials.*

Landscaping is required in the frontage of all new single-family residential parcels pursuant to Development Code Section 11.23. In addition, the County has adopted an Ordinance for Water Efficient Landscaping (also known as Model Water Efficient Landscape Ordinance “MWELO”) found in Development Code Section 11.24.070. MWELO is reviewed with the building permits.

The “PLSP – MDR” zoning district allows for a mixture of housing types in a low-density setting where public water and sewage facilities are available. The predominant housing type in the MDR zoning district consists of single-unit dwellings. This district is intended to accommodate production-scale development by merchant homebuilders, resulting in neighborhoods with a consistent layout and unified character.

The project is located within the Valley Neighborhood land use designation of the 2030 General Plan. This designation allows for both detached and attached single-family residences, small-lot single-family homes, second dwelling units, and other housing types in single-unit and mixed-use formats. The proposed project includes 132 single-family lots at an overall density of approximately 4.4 dwelling units per acre, which aligns with the Plumas Lake Specific Plan’s planned density of 4 dwelling units per gross acre for Medium Density Residential areas. The project maintains internal consistency in design and supports the intended neighborhood form envisioned by the Specific Plan.

The proposed project is consistent with the Valley Neighborhood land use designation and 2030 General Plan policies related to low-density single-family housing. The project is also consistent with all the development standards contained in the Development Code.

ENVIRONMENTAL REVIEW: Staff has determined the project is exempt from further environmental review pursuant to CEQA Section 15182(c), Projects Pursuant to a Specific Plan. Staff has determined the project is exempt from further environmental review pursuant to CEQA Guidelines Section 15182(c), Projects Pursuant to a Specific Plan. An Environmental Impact Report (EIR) for the Plumas Lake Specific Plan (PLSP) was certified by the Yuba County Board of Supervisors in June 1993 (State Clearinghouse No. 92072070). The proposed project is consistent with the applicable land use designation and zoning within the PLSP and does not trigger the need for supplemental environmental review under CEQA.

COMMENTS: The project was circulated to various agencies and County departments for review and comment during the early consultation phase and the environmental review stages of the project. The following is a summary of comments:

- County Staff: The Public Works Department, Environmental Health Department, and Building Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- OPUD: Requires a Parks Development Agreement and confirmation that wet utilities in Village 3B are completed before development in Village 4 may proceed.
- PG&E: Requires proper dedication language for public utility easements the final map and coordination for gas and electric service installations.
- RD-784: Requires dedication of Lot A, conformance with the Master Drainage Plan for Basin A1, construction of all drainage improvements prior to building permit issuance,

and provision of stormwater quality control measures, access roads, and fencing adjacent to RD-784 facilities.

- FRAQMD: Requires implementation of standard dust control, air quality mitigation, and construction equipment emission controls.

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

TENTATIVE SUBDIVISION TRACT MAP:

1. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, this Code, and other applicable provisions of the County Code. A proposed subdivision shall be considered consistent with the General Plan or a specific plan only when the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan;*

The project site is designated as Valley Neighborhood on the 2030 General Plan Land Use diagram and is within the "PSLP - MDR" Zoning Designation. The proposed project is consistent with the character of the General Plan and Zoning Designation (See General Plan/Zoning Section above for consistency).

2. *The design of the subdivision shall provide, to the extent feasible, for future passive and natural heating and cooling features in accordance with Section 66473.1 of the Subdivision Map Act; and*

The orientation and size of the proposed lots will allow opportunity to align the residence to have a southern exposure and shade/prevaling breezes.

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

The proposed development does not include more than 500 dwelling units and will be connecting to OPUD for water services.

Report Prepared By:



Alex Becerra
Planner I

ATTACHMENTS

1. Resolution
2. Tentative Subdivision Tract Map
3. Expired TSTM2003-0006
4. Draft Conditions of Approval
5. Comment Letters

**BEFORE THE COUNTY OF YUBA
PLANNING COMMISSION**

RESOLUTION FINDING THE PROJECT	)	
EXEMPT FROM ENVIRONMENTAL	)	
REVIEW AND APPROVE TSTM-24-0005	)	RESOLUTION NO.: _____
SUBJECT TO THE ATTACHED	)	
CONDITIONS OF APPROVAL	)	

WHEREAS, Josh Yu on behalf of Carlson, Barbee & Gibson, filed an application for a Tentative Subdivision Tract Map to create 132 residential lots on 29 acres within the Plumas Lake Specific Plan – Medium Density Residential “PSLP - MDR” zoning designation, for a property located west of the intersection of Glen Ellen Way and River Oaks Boulevard in the Plumas Lake Community at Assessor’s Parcel Number 022-020-016; and

WHEREAS, the Community Development & Services Agency, Planning Department of the County of Yuba has conducted a review of the proposed project and concluded that the project is consistent with both the 2030 General Plan and Development Code and is exempt from further environmental review pursuant to Section 15182(c), Projects Pursuant to a Specific Plan, of the California Environmental Quality Act; and

WHEREAS, the Community Development & Services Agency, Planning Department of the County of Yuba has provided due notice of a public hearing before the Planning Commission of the County of Yuba and the intent to find the proposed project exempt from further environmental review in accordance with the California Environmental Quality Act, as amended;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed project is consistent with the Land Use Element and other applicable elements of the Yuba County 2030 General Plan as well as with the Yuba County Zoning Map and Development Code.
3. The Planning Commission finds that the project site is physically suitable for the proposed type of development and the proposed density of development.
4. The Planning Commission finds that the proposed project and the conditions under which it would be developed or maintained will promote, protect and secure the public health, safety and general welfare and will result in an orderly and beneficial development of the County.
5. The Planning Commission finds that the project, as conditioned, meets the County design and improvement standards set forth in the Yuba County Development Code.

6. The Planning Commission finds that the project, as conditioned, is in compliance with the Yuba County Development Code.
7. The Planning Commission finds, on the basis of the whole record, no substantial evidence that the project will have a significant effect on the environment, and that the CEQA exemption reflects the lead agency's independent judgment and analysis.
8. The project will not cause substantial environmental damage to fish and/or wildlife and their habitats, nor have the potential for adverse effect(s) on wildlife resources or the habitat upon which wildlife depends. A Notice of Exemption will be recorded with the County Recorder.

The Planning Commission hereby finds the project exempt from further environmental review pursuant to Section 15182(c), Projects Pursuant to a Specific Plan, of the California Environmental Quality Act adopts, incorporated herein by reference, and approves Tentative Subdivision Tract Map TSTM-24-0005; subject to the Exemption from Environmental Review and Conditions of Approval incorporated by reference.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Yuba, State of California, on the _____, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

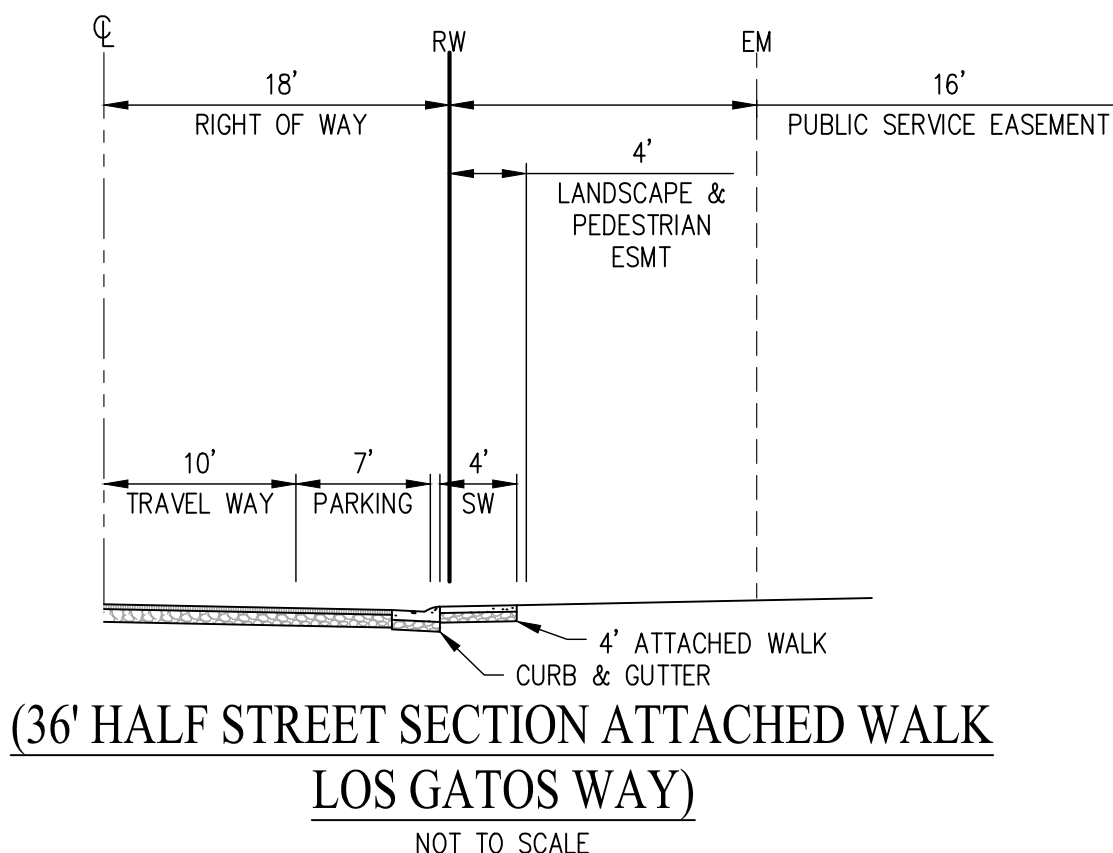
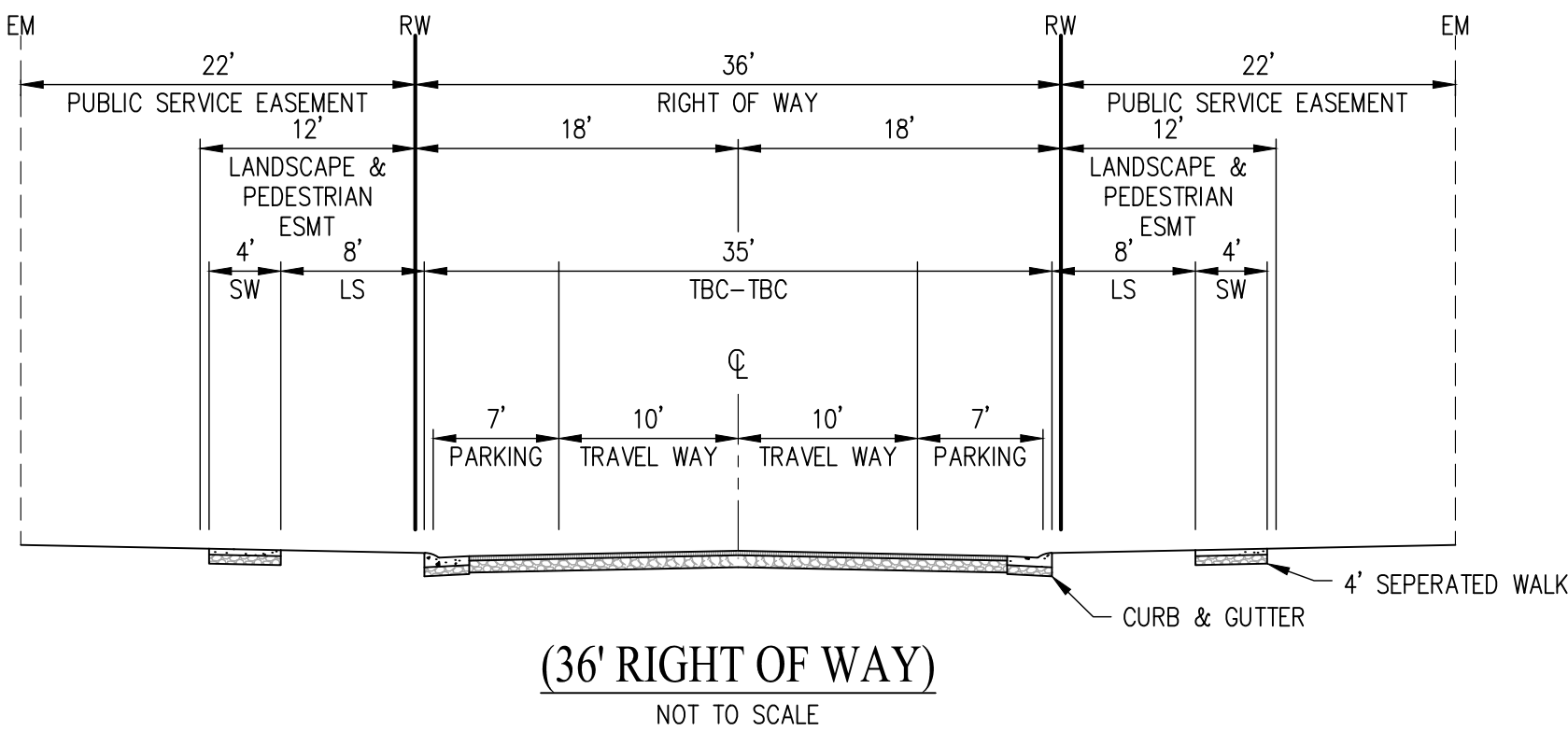
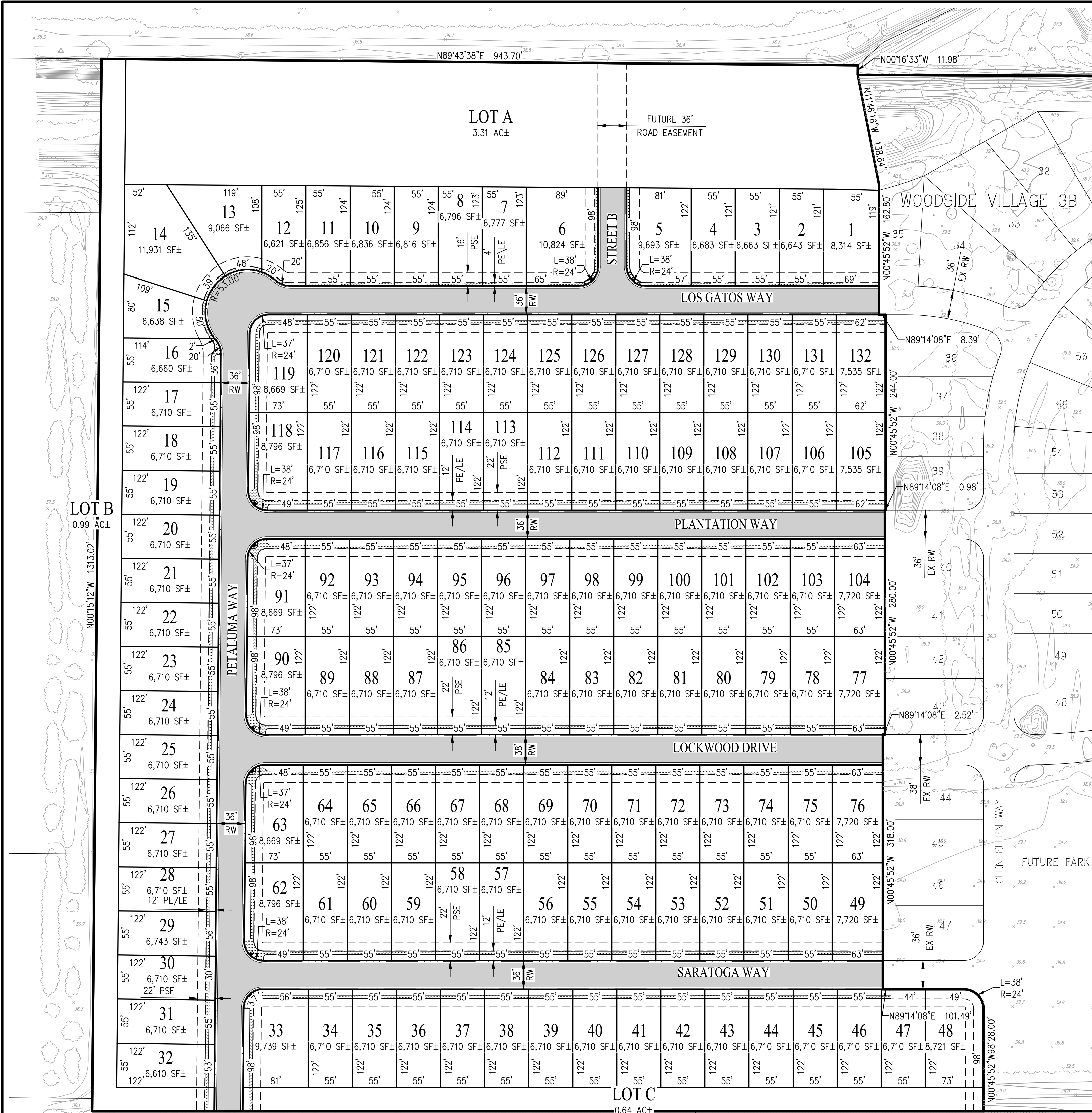
**Yuba County Planning Commission
Chairman**

ATTEST:
Planning Commission Secretary

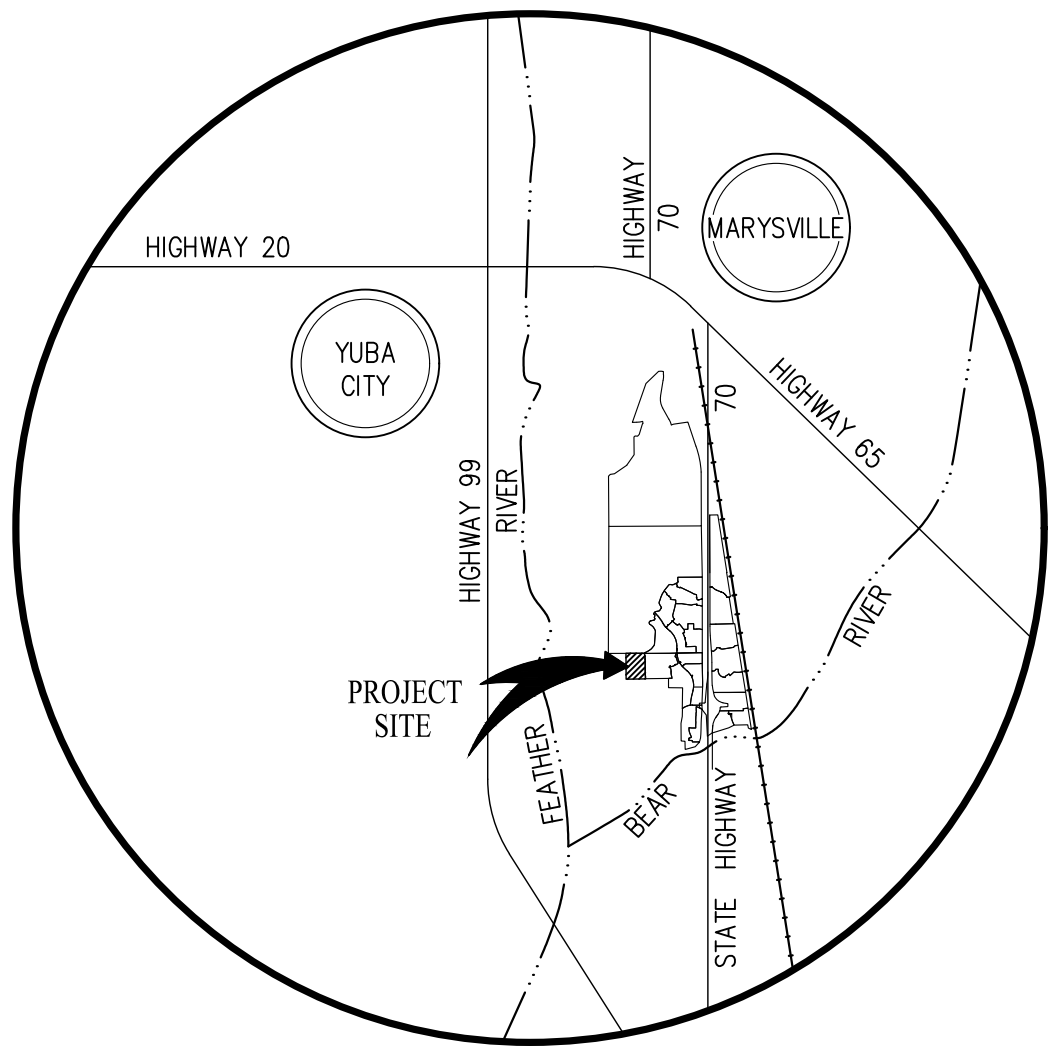
APPROVED AS TO FORM:
County Counsel

BY: _____

BY:  _____



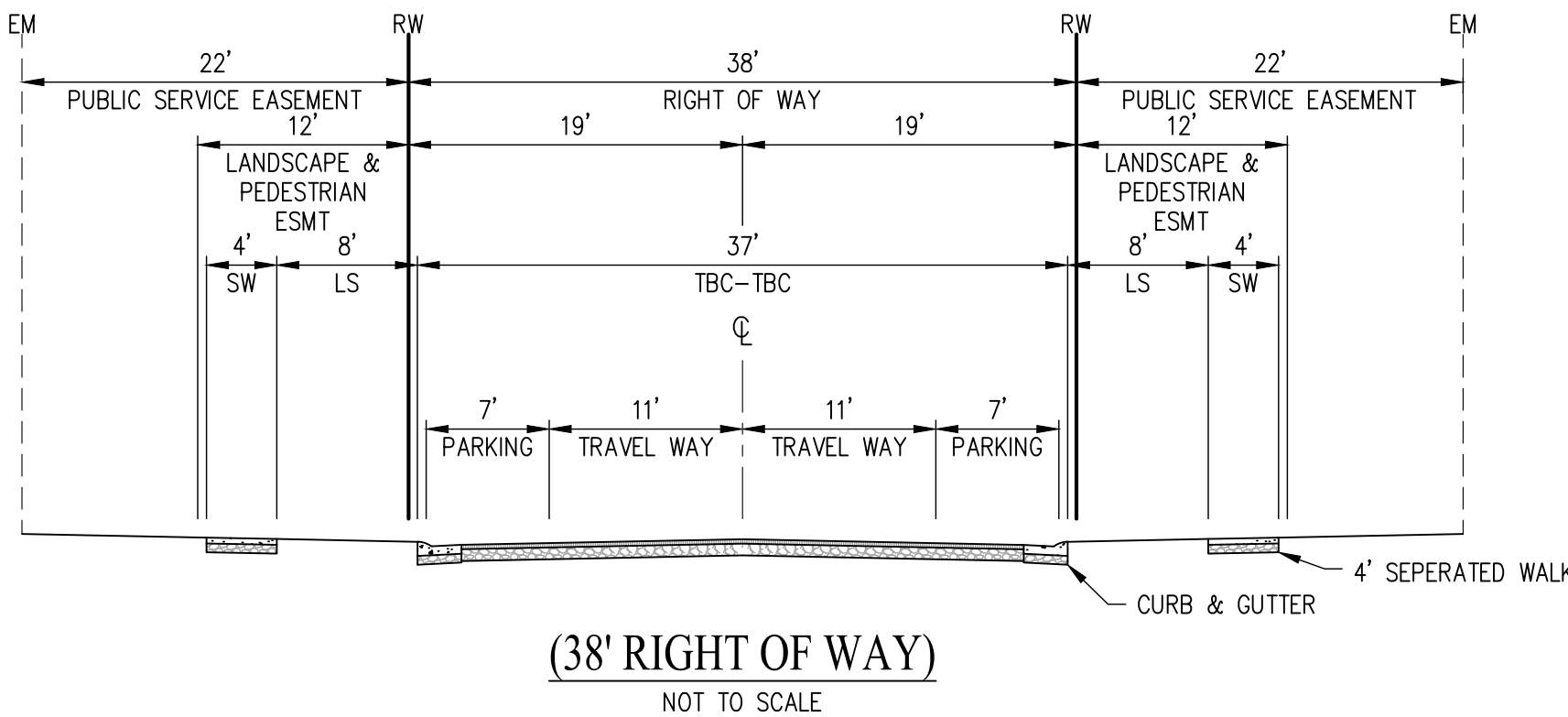
- LEGEND**
- | EXISTING | PROPOSED | |
|----------|----------|------------------|
| --- | --- | PROJECT BOUNDARY |
| --- | --- | RIGHT OF WAY |
| --- | --- | LOT LINE |
| --- | --- | TOP BACK OF CURB |
| --- | --- | FLOW LINE |
| --- | --- | EASEMENT |
| | ■ | AC PAVEMENT |
| | ■ | SIDEWALK |
- GENERAL NOTES:**
- OWNER/APPLICANT: CRESLEIGH HOMES
CONTACT: DEANA ELLIS
1410 ROCKY RIDGE DR. SUITE 120
ROSEVILLE, CA 95661
PHONE: (916) 781-6020
 - CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
CONTACT: JASON VOGAN
1430 BLUE OAKS BOULEVARD SUITE 110
ROSEVILLE, CA 95747
PHONE: (925) 866-0322
 - SOILS ENGINEER: YOUNGDAHL CONSULTING GROUP
CONTACT: MARTHA MCDONNELL
1234 GLENHAVEN COURT
EL DORADO HILLS, CA 95762
PHONE: (916) 933-0633
 - LAND AREA SUMMARY: 29.86 AC. TOTAL
LOT AREA 21.23 AC
IN-TRACT STREETS AND DEDICATIONS 3.69 AC
LOT A - OPEN SPACE PARCEL 3.31 AC
LOT B - OPEN SPACE PARCEL 0.99 AC
LOT C - OPEN SPACE PARCEL 0.64 AC
 - BENCHMARK: BENCHMARK #59 FOUND STANDARD DISC IN CONCRETE STAMPED "LC36195259" IN CONCRETE BASE OF SIGNAL #1666 ALONG W.P.R.R. 1000'± NORTH OF BEAR RIVER ELEVATION: 58.83 (NGVD 29) NAV88 = NGVD29 + 2.29'
 - APN: 022-020-016
 - GENERAL PLAN: SINGLE FAMILY RESIDENTIAL (RS)
 - ZONING: SINGLE FAMILY RESIDENTIAL (RS)
 - EXISTING USE: VACANT
 - TOTAL NO. OF LOTS: 132
 - MINIMUM LOT SIZE: 48'X108'
 - AVERAGE LOT SIZE: 55'X122'
 - MAXIMUM LOT SIZE: 39'X135'
 - RESIDENTIAL DENSITY: 4.4 DU/ACRE
 - UTILITIES:
WATER: O.P.U.D.
SEWER: O.P.U.D.
STORM WATER: YUBA COUNTY/ RECLAMATION DISTRICT 784
GAS: PACIFIC GAS & ELECTRIC COMPANY
ELECTRICITY: PG&E
FIRE: LINDA FIRE PROTECTION DISTRICT
TELEPHONE: AT&T
 - MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
 - FLOOD ZONE: ZONE X PER FLOOD INSURANCE RATE MAP PANEL: 06115004850; EFFECTIVE DATE: FEBRUARY 16, 2011
ZONE X (SHADED) - AREAS OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED
 - PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.
 - ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE. FINAL DESIGN SUBJECT TO MODIFICATION BASED UPON FINAL SITE PLAN.
 - SOURCE OF AERIAL TOPOGRAPHY IS GEO MAPS FLOWN IN OCTOBER 15, 2024, WITH A 1 FOOT CONTOUR INTERVAL.
 - PARCELS
DESIGNATION LOT A LOT B LOT C
DEDICATED TO RD 784 YUBA COUNTY YUBA COUNTY
USE OPEN SPACE OPEN SPACE OPEN SPACE



VICINITY MAP
NO SCALE

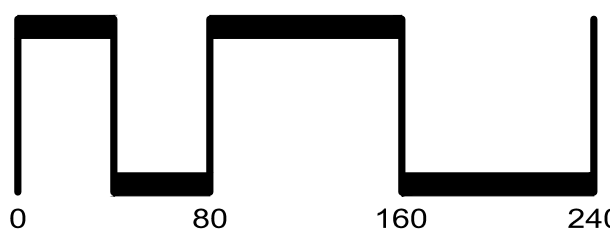
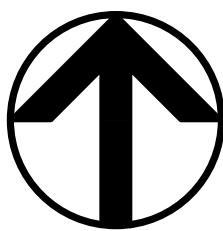
ABBREVIATIONS

CL	CENTERLINE
EM	EASEMENT
LS	LANDSCAPE
PE/LE	PEDESTRIAN EASEMENT/ LANDSCAPE EASEMENT
PSE	PUBLIC SUPPORT EASEMENT
R	RADIUS
RW	RIGHT OF WAY
SF	SQUARE FEET
SW	SIDEWALK
TBC	TOP BACK OF CURB



SITE PLAN
TENTATIVE MAP
WOODSIDE VILLAGE 4

YUBA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 2025



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 4 SHEETS

DETAIL 'A'

NFS

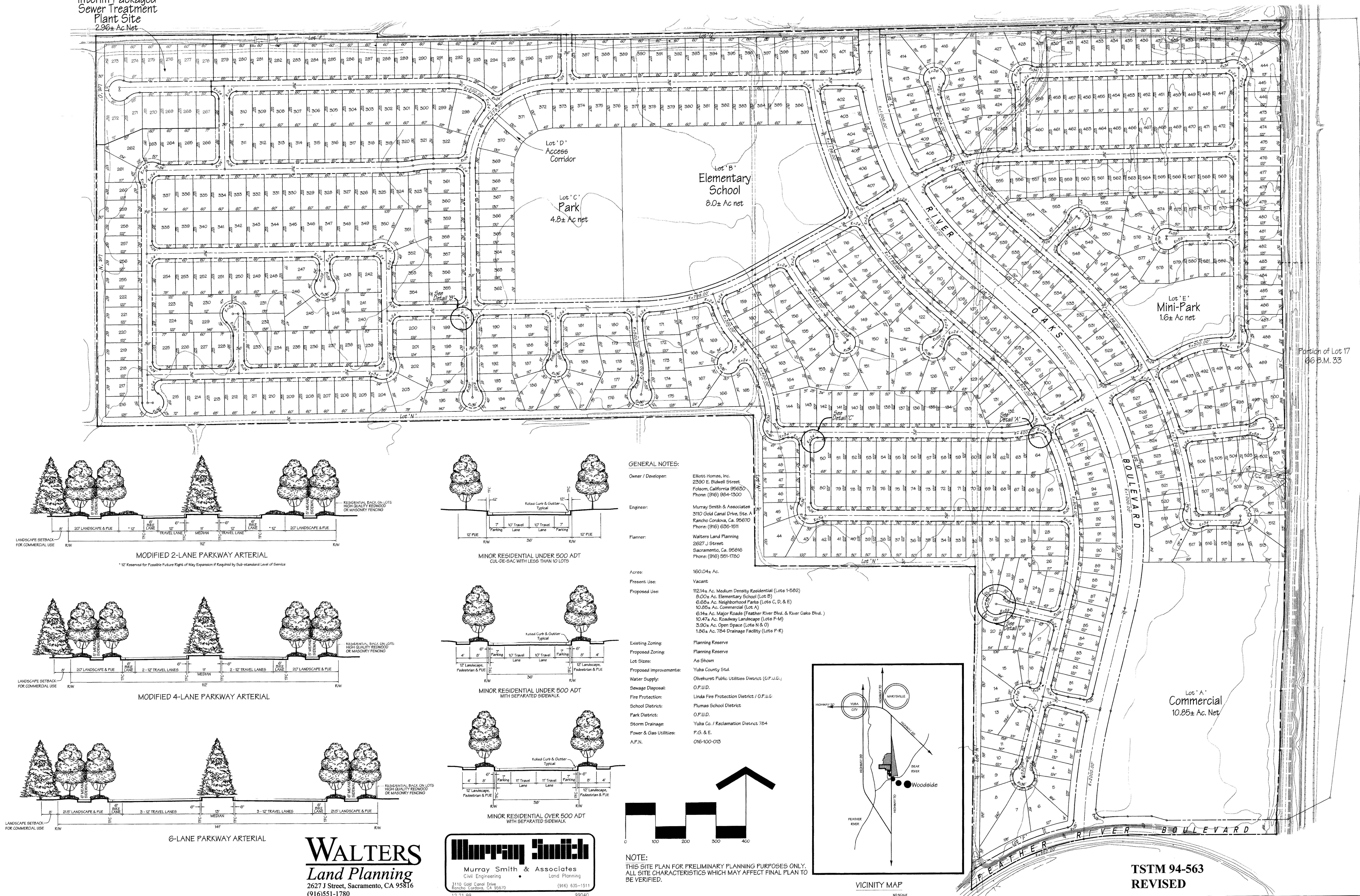
DETAIL 'C'

3' CURED & GUTTER
8' LANDSCAPE STRIP
4' CONCRETE SIDEWALK

24R

30" 30" 30"

NOTE



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

Applicant/Owner: Josh Yu
APN: 022-020-016

Case Number: TSTM-24-0005
Public Hearing Date: April 16, 2025

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 15182(c), Projects Pursuant to a Specific Plan.
- II. Approve Tentative Subdivision Tract Map TSTM-24-0005 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 April 28, 2025, at 5:00 p.m.
- 6) This tentative map shall expire 36 months from the effective date of approval unless extended pursuant to Chapter 11 of the Yuba County Ordinance Code.

PUBLIC WORKS DEPARTMENT:

- 7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.
- 8) All improvements required by the herein stated conditions due to health, safety, and any required mitigating measure shall be completed prior to recording the Final Map.
- 9) Owner shall offer to dedicate, in fee simple to Yuba County, all interior streets, 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.
- 10) 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, along

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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.

- 11) 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.
- 12) Owner shall provide and offer to dedicate to Yuba County a public road easement, 36 feet in width, across Lot A, that connects from the end of Street B to the northern boundary of this subdivision. Owner shall construct the street in accordance with the Plumas Lake Specific Plan as amended. Should the owner choose not to construct the street across Lot A, then the Owner will contribute \$100,000 to Yuba County in order to construct the road connection in the future. Payment may be split into 4 payments of \$25,000. First payment shall be received by the county prior to issuance of the first building permit. Second payment shall be received by the county prior to issuance of the 25th building permit. Third payment shall be received by the county prior to issuance of the 50th building permit. The fourth and final payment shall be received by the county prior to issuance of the last building permit associated with this map.
- 13) Owner shall offer to dedicate in fee simple to Yuba County Lot B and Lot C as shown on the tentative map. Owner shall offer to dedicate in fee simple the designated Lot A to Reclamation District 784 as shown on the tentative map. The ultimate configuration of the lots A, B, and C shall be determined by the Public Works Director and RD784 at the time of the Final Map.
- 14) Owner shall construct a 12-foot-wide paved bikeway within Lot B and Lot C in accordance with Public Works standards. Location and design of the bikeway shall be included within the improvement plans and approved by the Public Works Director.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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.
- 19) Improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements (if any), and construction staking. Such approvals shall include the alignment and grades of roads and drainage facilities.

**DRAFT CONDITIONS OF APPROVAL
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- 20) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.
- 21) Prior to acceptance of improvements, Owner, or Owner's contractor shall provide Yuba County with a complete set of Computer Aided Draft and Design files of the As-Built Plans, for the entire scope of work to be completed, as required by the conditions contained herein.
- 22) Owner shall submit a Preliminary Soils Report prepared by a registered civil engineer and based upon adequate test borings to the Public Works Department for review in compliance with section 66490 of the Subdivision Map Act. Should such preliminary soils report indicate the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the decision-making authority (section 11.40.040 (G) of Yuba County Ordinance Code).
- 23) Any improvement work within the County rights-of-way for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.
- 24) Owner shall submit a drainage plan to provide for on-site and off-site storm water drainage for the project, designed by a registered civil engineer, to the Public Works Department for review and approval, prior to any construction. The drainage design for the project shall result in a zero percent increase in the storm water discharge from the project compared to the pre- development state using a 100-year storm event peak discharge. Owner shall construct such approved drainage facilities in order to provide drainage from access roads and lots to acceptable natural drainage courses. The owner's engineer shall include information in the drainage plan to allow confirmation that the subdivision design complies with MS4 requirements as required in Yuba County's Post-Construction Standards plan. If off-site drainage facilities are used to conform to the County's MS4 requirements, the County will require a letter from the owner's engineer stating that the off-site facilities allow the proposed subdivision to meet MS4 requirements.
- 25) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.
- 26) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More info may be found: <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 Storm water

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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-storm water and material management measures, and post-construction storm water management measures for this project shall be in substantial compliance with the SWPPP.

- 27) 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.
- 28) 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.
- 29) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the final map with credit provided for any parkland dedication.
- 30) Owner shall be responsible for giving sixty (60) days' notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.
- 31) Owner shall name the interior roads 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.
- 32) 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.
- 33) Owner shall install street and sidewalk barricades at the end of temporary dead-end streets as directed by the Public Works Department.
- 34) 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.
- 35) 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.
- 36) 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.
- 37) 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

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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.

- 38) Owner shall petition to be assessed for County Service Area 70 (CSA 70) prior to filing the Final Map.
- 39) Owner shall petition to be assessed for zone of benefit A for County Service Area 66 (CSA 66A) or the purpose of receiving extended services provided by the CSA, such as fire protection services, local park, recreation or parkway facilities and services, and miscellaneous extended services including street and highway sweeping, street and highway lighting, landscape maintenance, park and open space maintenance, drainage system maintenance, fire services, and emergency services; prior to filing the Final Map.
- 40) 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).
- 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) All easements of record that affect this property are to be shown on the Final Map.
- 43) 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.
- 44) Prior to filing the Final Map, written approvals shall be submitted to the County Surveyor from all of the appropriate utility service providers that their requirements have been met and that financial arrangements have been made to ensure their facilities will be installed and that they are satisfied with the public utility easements as shown on the Final Map.
- 45) Owner shall submit a copy of the final map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the final map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the final map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.
- 46) 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.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 47) 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) 1-133.
- 48) Prior to building final, owner shall connect parcel(s) 1-133 to Olivehurst Public Utility District for water and sewer services and facilities prior to building permit final inspection for occupancy.
- 49) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.

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- 50) All existing trash and debris shall be removed from the subject site.
- 51) 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:

- 52) All new/proposed buildings and structures shall obtain a building permit prior to construction.
- 53) All new/proposed development must meet applicable requirements of most current adopted version of the California Code of Regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Plumbing, Electrical, Mechanical, Accessibility and Fire Code requirements.

CODE ENFORCEMENT:

- 54) No person or entity shall cause, permit, maintain, conduct or otherwise allow a public nuisance to exist upon any property within the unincorporated area of the County as defined by the Yuba County Ordinance Code.

PACIFIC GAS AND ELECTRIC COMPANY:

- 55) The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission. Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE): I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.
- 56) The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E.

OLIVEHURST PUBLIC UTILITY DISTRICT:

- 64) A Parks Development Agreement must be made prior to Subdivision approval.
- 65) PG&E must be brought to the park site.
- 66) All wet utilities need to be completed in Village 3B prior to beginning Village 4.

FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT:

- 67) The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.
- 68) Utilize existing power sources (e.g., line power) or clean fuel generators rather than temporary power generators.

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- 69) Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.
- 70) All grading operations on a project should be suspended when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.
- 71) Work areas shall be watered or treated with Dust Suppressants as necessary to prevent fugitive dust violations.
- 72) An operational water truck should be available at all times. Apply water to control dust as needed to prevent visible emissions violations and offsite dust impacts. Travel time to water sources should be considered and additional trucks used if needed.
- 73) Onsite dirt piles or other stockpiled material should be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind-blown dust emissions. Incorporate the use of approved non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas.
- 74) All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.
- 75) Apply approved chemical soil stabilizers according to the manufacturers' specifications, to all inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas.
- 76) To prevent track-out, wheel washers should be installed where project vehicles and/or equipment exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.
- 77) Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.
- 78) Provide temporary traffic control as needed during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans and to reduce vehicle dust emissions.
- 79) Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage.
- 80) Reestablish ground cover on the construction site as soon as possible and prior to final occupancy, through seeding and watering.
- 81) The proponent shall assemble a comprehensive inventory list (i.e. make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50

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horsepower and greater) that will be used an aggregate of 40 or more hours for the construction project and apply the following mitigation measure: The project shall provide a plan for approval by FRAQMD demonstrating that the heavy-duty (equal to or greater than 50 horsepower) off-road equipment to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 5 percent ROG reduction, 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction. A Construction Mitigation Calculator (MS Excel) may be downloaded from the SMAQMD web site to perform the fleet average evaluation <http://www.airquality.org/ceqa/index.shtml> . Acceptable options for reducing emissions may include use of late model engines (Tier 4), CARB Approved low-emission diesel products, alternative fuels, engine retrofit technology (Carl Moyer Guidelines), aftertreatment products, voluntary offsite mitigation projects, provide funds for air district offsite mitigation projects, and/or other options as they become available. The District should be contacted to discuss alternative measures. The results of the Construction Mitigation Calculator shall be submitted and approved by the District PRIOR TO BEGINNING WORK. The project shall provide a monthly summary of heavy-duty off-road equipment usage to the District throughout the construction of the project.

- 82) The Lead Agency may also contribute to the FRAQMD's Off-Site Mitigation Program to reduce project emissions to less than significant. The lead agency should include contribution to the offsite mitigation program as a mitigation measure in its environmental analysis. The lead agency will need to compile a list of all emission sources and consult with the FRAQMD staff to implement this mitigation measure. The project will need to track emissions generated from equipment and vehicles throughout the project phase that is estimated to exceed the threshold (for example, if construction phase exceed the threshold, then track emissions from off-road, portable, and on-road equipment and vehicles). Please consult with the FRAQMD for more information on contributing to an Off-Site Mitigation Program.

RECLAMATION DISTRICT NO. 784:

- 83) The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin A and all future revisions to the Drainage Basin A Master Drainage Plan. The project is located in subbasin A1.
- 84) Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
- 85) Developer shall pay all Drainage Basin A1 impact fees prior to recording the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin A1 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.
- 86) 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.

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- 87) No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of the RD 784.
- 88) 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. There is a pending LOMR in the area and all designs shall be based on the current or proposed LOMR whichever results in higher water surface.
- 89) The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans. Improvements plans shall be in NAVD 88 vertical datum and NAD 83 horizontal.
- 90) All industrial, residential properties, or open space, with allowed recreational uses adjacent to Reclamation District No. 784 facilities/right-of-way shall have a six (6) chain link fence, metal picket fence, wrought iron, or solid wall (i.e. concrete, masonry block). There shall be a one (1) foot no access easement recorded in the deed along all common property lines with Reclamation District No. 784 lands.
- 91) A 15-foot all-weather O&M roadway shall be provided on both sides of the drainage ditch located in Lot A. The all-weather roadway shall consist of Class 2 Aggregate Base a minimum of 8 inches thick compacted to 95 percent relative compaction per ASTM D1557 over 12 inches of subgrade compacted to 90 percent relative compaction per ASTM D1557. If the County requires the roadway to be paved, RD 784 will require a minimum width of 12 feet with 3 feet Class 2 AB shoulders. The Structural section shall be based on TI of 5 and R-value of 5 unless a geotechnical report is completed showing a higher value. In no case shall the structural section be less than 3 AC over 8 Inch Class 2 AB.
- 92) The canal within Lot A shall be free of all trees, vegetation, erosion, and sloughing. The slopes shall be a minimum of 3:1 unless a geotechnical report has been prepared showing slopes are stable at less than 3:1 but in no case shall slopes be steeper than 2:1. The drainage canal portion shall be dedicated to RD 784 in fee title. If there is a pedestrian walkway, bike path, or other public access way, RD 784 will only accept an easement for O&M and access.

PLANNING DEPARTMENT:

- 80) 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.
- 81) 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.
- 82) Landscaping shall be designed and constructed in conformance with Yuba County Development Code Chapter 11.24 and any other applicable ordinance code section.
- 83) Prior to issuance of a Final Building Permit, residential fences shall be constructed with steel posts.
- 84) 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.

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- 85) Prior to the approval of the final map, the developer shall pay a bike path construction/maintenance in lieu fee of \$1000 per lot. Proof of payment shall be submitted to the Planning Department as a condition precedent to the final map approval. This fee is intended to contribute to the construction and maintenance of bike paths in the surrounding area to promote alternative transportation options and enhance the overall livability of the community.



Alex Becerra
Planner I



December 11, 2024

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

Project: TS TM-24-0005; Woodside Village 4

EARLY CONSULTATION COMMENTS

APN: 022-020-016

TPM 2024-0005 – Woodside Village 4

In response to your Application Routing dated November 25, 2024, Reclamation District No. 784 (RD 784) provides the following comments and recommends that they be incorporated into the conditions of approval. This project lies within Reclamation District No. 784 Drainage Basin A and is zoned Plumas Lake Specific Plan (MDR) single family residential District. RD 784 recommends that the following conditions of approval be incorporated:

1. The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin A and all future revisions to the Drainage Basin A Master Drainage Plan. The project is located in subbasin A1.
2. Developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.
3. Developer shall pay all Drainage Basin A1 impact fees prior to recording the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin A1 whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system.
4. The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of “reducing pollutants in urban runoff to the maximum extent practicable” established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm Water Quality Design Manual.

5. No building permits shall be issued until all required RD 784 drainage improvements have been completed and are operational to the satisfaction of the RD 784.
6. All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan, Yuba County, and FEMA. There is a pending LOMR in the area and all designs shall be based on the current or proposed LOMR whichever results in higher water surface.
7. The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans. Improvements plans shall be in NAVD 88 vertical datum and NAD 83 horizontal.
8. All industrial, residential properties, or open space, with allowed recreational uses adjacent to Reclamation District No. 784 facilities/right-of-way shall have a six (6) chain link fence, metal picket fence, wrought iron, or solid wall (i.e. concrete, masonry block). There shall be a one (1) foot no access easement recorded in the deed along all common property lines with Reclamation District No. 784 lands.
9. A 15 foot all-weather O&M roadway shall be provided on both sides of the drainage ditch located in Lot A. The all-weather roadway shall consist of Class 2 Aggregate Base a minimum of 8 inches thick compacted to 95 percent relative compaction per ASTM D1557 over 12 inches of subgrade compacted to 90 percent relative compaction per ASTM D1557. If the County requires the roadway to be paved, RD 784 will require a minimum width of 12 feet with 3 feet Class 2 AB shoulders. The Structural section shall be based on TI of 5 and R-value of 5 unless a geotechnical report is completed showing a higher value. In no case shall the structural section be less than 3 AC over 8 Inch Class 2 AB.
10. The canal within Lot A shall be free of all trees, vegetation, erosion, and sloughing. The slopes shall be a minimum of 3:1 unless a geotechnical report has been prepared showing slopes are stable at less than 3:1 but in no case shall slopes be steeper than 2:1. The drainage canal portion shall be dedicated to RD 784 in fee title. If there is a pedestrian walkway, bike path, or other public access way, RD 784 will only accept an easement for O&M and access.

Storm water quality is a major issue within Drainage Basin A (along with the other Basins) and the storm water quality will be enforced. The water will directly flow into the Lateral 5 and will be pumped directly into the Feather River. RD 784 understands that the O&M of these features may need to be included in the special zone of benefit for CSA 66 or included in some other type assessment or fee.

RD 784 has not received a formal application from the applicant. The applicant shall submit a formal application and a plan check/ review deposit of \$2,500.00 prior to additional work being completed by RD 784 (i.e. site plan review, grading plan, improvement plans, impact fee agreement).

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

Patrick Meagher

Patrick Meagher
General Manager
Reclamation District 784
(530) 742-0520

Cc:

District Engineer
Sean Minard, MHM, Inc.
1204 E St.
Marysville, CA 95901
(530) 742-6485



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Christopher D. Brown, AICP
Air Pollution Control Officer

December 27, 2024

Alex Becerra
County of Yuba Planning Department
915 8th Street, Suite 123
Marysville, CA 95901
Fax: 530-749-5434

Re: TSTM-24-0005 Woodside Village 4

Dear Alex Becerra,

The Feather River Air Quality Management District (District) appreciates the opportunity to review and comment on the project referenced above.

The proposed project may have significant air quality impacts. The District recommends that the project prepare an air quality analysis and use the latest version of CalEEMod (web-based version) to evaluate the air quality impacts of the proposed project.

The District would like to notify the applicant that the proposed project will be responsible during construction phase and operational phase of the project to adhere to District Rule 3.16. District Rule 3.16 states that a person shall take every reasonable precaution not to cause or allow the emissions of fugitive dust from being airborne beyond the property line from which the emission originates, from any construction, handling or storage activity, or any wrecking, excavation, grading, clearing of land or solid waste disposal operation. It should be noted that if any materials and structures are removed from the project site, the materials and/or structures must be disposed of properly. Materials and/or structures being removed from the project site must not be burned.

The District recommends that the proposed project prepare a Fugitive Dust Control Plan for the constructional phase of development and submit it to the air district for review and approval prior to the start of construction. The District has attached a list of local and state regulations applicable to new development that each project must adhere to in addition to any mitigation measures proposed to reduce construction or operational air quality impacts. Any future residential development would be subject to the Indirect Source Review (ISR) Fee at the residential rate of \$15 per unit. The ISR Fee applies to newly constructed residential homes, apartments, condos and mobile homes. The fee is based on the number of units, not the square footage.

If you need further information or assistance, please contact me at (530) 634-7659 x209. Air District staff will be available to assist the project proponent or Lead Agency as needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Angelonides".

Peter Angelonides
Air Quality Planner II

Enclosures: Construction Phase Mitigation Measures; Thresholds of significance; Operational Emissions; Fugitive Dust Control Plan; Rules and Regulations Statement

File: Chron

FRAQMD Construction Phase Mitigation Measures

1. The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.
2. Utilize existing power sources (e.g., line power) or clean fuel generators rather than temporary power generators.
3. Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.
4. All grading operations on a project should be suspended when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.
5. Work areas shall be watered or treated with Dust Suppressants as necessary to prevent fugitive dust violations.
6. An operational water truck should be available at all times. Apply water to control dust as needed to prevent visible emissions violations and offsite dust impacts. Travel time to water sources should be considered and additional trucks used if needed.
7. Onsite dirt piles or other stockpiled material should be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind-blown dust emissions. Incorporate the use of approved non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas.
8. All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.
9. Apply approved chemical soil stabilizers according to the manufacturers' specifications, to all-inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas.
10. To prevent track-out, wheel washers should be installed where project vehicles and/or equipment exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.
11. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.
12. Provide temporary traffic control as needed during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans and to reduce vehicle dust emissions.
13. Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage.
14. Reestablish ground cover on the construction site as soon as possible and prior to final occupancy, through seeding and watering.

15. The proponent shall assemble a comprehensive inventory list (i.e. make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that will be used an aggregate of 40 or more hours for the construction project and apply the following mitigation measure:

The project shall provide a plan for approval by FRAQMD demonstrating that the heavy-duty (equal to or greater than 50 horsepower) off-road equipment to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 5 percent ROG reduction, 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction. A Construction Mitigation Calculator (MS Excel) may be downloaded from the SMAQMD web site to perform the fleet average evaluation <http://www.airquality.org/ceqa/index.shtml> . Acceptable options for reducing emissions may include use of late model engines (Tier 4), CARB Approved low-emission diesel products, alternative fuels, engine retrofit technology (Carl Moyer Guidelines), after-treatment products, voluntary offsite mitigation projects, provide funds for air district offsite mitigation projects, and/or other options as they become available. The District should be contacted to discuss alternative measures.

The results of the Construction Mitigation Calculator shall be submitted and approved by the District PRIOR TO BEGINNING WORK. The project shall provide a monthly summary of heavy-duty off-road equipment usage to the District throughout the construction of the project.

16. The Lead Agency may also contribute to the FRAQMD's Off-Site Mitigation Program to reduce project emissions to less than significant. The lead agency should include contribution to the off-site mitigation program as a mitigation measure in its environmental analysis. The lead agency will need to compile a list of all emission sources and consult with the FRAQMD staff to implement this mitigation measure. The project will need to track emissions generated from equipment and vehicles throughout the project phase that is estimated to exceed the threshold (for example, if construction phase exceed the threshold, then track emissions from off-road, portable, and on-road equipment and vehicles). Please consult with the FRAQMD for more information on contributing to an Off-Site Mitigation Program.

3. Thresholds of Significance

Projects that are subject to CEQA generally undergo a preliminary evaluation in an Initial Study. The Initial Study is used to determine if a project may have a significant effect on the environment. The Initial Study should evaluate the potential impact of a proposed project on air quality. The air quality impact of a project is determined by examining the types and levels of emissions generated by the project, the existing air quality conditions, and neighboring land uses. The initial study should analyze all phases of project planning, construction and operation, as well as cumulative impacts. When considering a project's impact on air quality, a lead agency should provide substantial evidence that supports its conclusions in an explicit, quantitative analysis whenever possible.

The State CEQA Guidelines Appendix G (included as Appendix D in this document) presents a modal initial study checklist. This checklist suggests criteria for determining whether a project will have a potentially significant impact on air quality. According to the checklist, a project will have a potentially significant impact if it will:

- Conflict with or obstruct implementation of the applicable air quality plan.
- Violate any air quality standard or contribute to an existing or projected air quality violation.
- Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).
- Expose sensitive receptors to substantial pollutant concentrations.
- Create objectionable odors affecting a substantial number of people.

In addition, the District has adopted Thresholds of Significance to assist Lead Agencies in determining whether a project may have a significant impact on air quality. If a Lead Agency determines that the proposed project would exceed any of these Thresholds, then an EIR should be prepared. Where no significant air quality impacts of a project or plan can be identified in the Initial Study, the District recommends that the Lead Agency either prepare a Negative Declaration or include in the EIR a statement explaining the reasons for determining air quality impacts as less than significant.

3.1. FRAQMD Thresholds of Significance

Project Phase	Nitrogen Oxides (NO _x)	Reactive Organic Gases (ROG)	Particulate Matter less than 10 microns (PM ₁₀)	Particulate Matter less than 2.5 microns (PM _{2.5})	Greenhouse Gases (CO ₂ , CH ₄)
Operational	25 lbs/day	25 lbs/day	80 lbs/day	Not Yet Established	Not Yet Established
Construction	25 lbs/day multiplied by project length, not to exceed 4.5 tons/year *	25 lbs/day multiplied by project length, not to exceed 4.5 tons/year*	80 lbs/day	Not Yet Established	Not Yet Established

*NO_x and ROG Construction emissions may be averaged over the life of the project, but may not exceed 4.5 tons/year

5. Operational Emissions of Criteria Air Pollutants

Air pollutant emissions from urban development can derive from a variety of sources, including motor vehicles, wood burning appliances, natural gas and electric energy use, combustion-powered utility equipment, paints and solvents, and equipment or operations used by various commercial and industrial facilities.

The evaluation of a project's emissions of ozone precursors (NO_x and ROG) and PM₁₀ pertains to the following questions regarding air quality from the Environmental Checklist Form (Appendix D of this document) of the State CEQA Guidelines:

- III.a. Would the project conflict with or obstruct implementation of the applicable air quality plan?
- III.b. Would the project violate an air quality standard or contribute substantially to an existing or projected air quality violation?
- III.c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The District has prepared a screening table of project types not expected to exceed the significance thresholds. For projects that exceed the screening tables, or do not fit into the given land use categories, emissions should be calculated using a District approved model. The District approved model at the time these Guidelines have been adopted is the URBEMIS model. The most recent version, available free to download at:

<http://www.urbemis.com/software/download.html>. Additional models may be available and lead agencies should contact the District for more information.

Land use projects that exceed the size listed in the screening table should perform a project specific air quality analysis using URBEMIS, and incorporate Best Available Mitigation Measures (BAMM) (Appendix C) to reduce the impact to a less than significant level. If the project is successful at mitigating to below the thresholds, then the lead agency may prepare a Mitigated Negative Declaration (MND) which contains all mitigation measures along with applicable scheduled implementation.

If the project cannot mitigate below the thresholds, then an Environmental Impact Report (EIR) should be prepared which includes all feasible mitigation measures. The District is available to assist the lead agency as to the feasibility of measures. The District recommends at least 15% reduction in emissions from feasible mitigation measures. The BAMM assigns point values to each measure, whereas 1 point equates to 1% reduction in emissions.

To expedite the environmental review process, the District has calculated the size of various land use projects that are estimated to exceed the thresholds of significance. Table 5-1 is provided to assist lead agencies in determining significance, and should only be used for screening purposes.

assist lead agencies in determining significance, and should only be used for screening purposes. Projects that do not fit into one of the listed land use categories, are mixed use projects, or have exceptional circumstances should not use Table 5-1.

Table 5-1: Screening Criteria for Operational Air Quality Impacts

URBEMIS 9.2.4 Land Use Categories	Project Size Greater than Significant Threshold Emissions lbs/day	Units
Residential		
Single Family Homes	130	Dwelling Units
Apartments, Low Rise	160	Dwelling Units
Commercial		
Bank, With Drive Thru	7	1,000 sq. ft.
General Office Building	130	1,000 sq. ft.
Medical Office Building	50	1,000 sq. ft.
Educational		
Day Care Center	20	1,000 sq. ft.
Elementary School	115	1,000 sq. ft.
Junior High School	115	1,000 sq. ft.
High School	115	1,000 sq. ft.
Junior College	65	1,000 sq. ft.
Place of Worship	125	1,000 sq. ft.
Recreational		
City Park	800	Acres
Racquet/Health Club	55	1,000 sq. ft.
Fast Food Restaurant w/drive thru	2	1,000 sq. ft.
Fast Food Restaurant w/out drive thru	3	1,000 sq. ft.
High turnover (sit-down) Restaurant	13	1,000 sq. ft.
Quality Restaurant	20	1,000 sq. ft.
Motel	275	Rooms
Large Retail		
Home Improvement Superstore	60	1,000 sq. ft.
Regional Shopping Center	40	1,000 sq. ft.
Free-Standing Discount Store	30	1,000 sq. ft.
Retail		
Strip Mall	40	1,000 sq. ft.
Supermarket	17	1,000 sq. ft.
Convenience Market (w/out gas pumps)	2	1,000 sq. ft.
Gasoline/Service Station	12	Pumps
Industrial		
Warehouse	350	1,000 sq. ft.
General Light Industry	225	1,000 sq. ft.
General Heavy Industry	600	1,000 sq. ft.
Industrial Park	250	1,000 sq. ft.
Manufacturing	400	1,000 sq. ft.

URBEMIS 9.2.4 emissions from area and operational sources with no mitigation selected. Feather River Air Quality Management District settings, 0% hearth fireplaces and 0% wood stoves. On road emissions based on Emfac2007 V2.3.

Feather River Air Quality Management District Fugitive Dust Control Plan

This plan, upon signature and submittal to the FRAQMD, will serve as an approved Fugitive Dust Control Plan to be implemented at the designated site. This plan must be submitted by the project proponent and received at the air district prior to start of work.

The approved plan serves as an acknowledgment by the project proponent of their duty to address state and local laws governing fugitive dust emissions and the potential for first offense issuance of a Notice of Violation by the air district where violations are substantiated by District staff. This plan (along with standard mitigation measures for all projects and best available mitigation measures where applicable) shall be made available to the contractors and construction superintendent on the project site.

- Site Location: _____
- Project Type (circle all that apply): Residential Commercial Industrial Transportation
- List of responsible persons:
Company: _____
Office (name, title, address, phone): _____

Field (name, title, phone): _____
- Projected Start and End Dates: _____
 (Day/Month/Year)

Project Proponent: _____
Printed Name Company/Phone

By signing this document I acknowledge that I have read the FRAQMD Rules and Regulations Statement: New Development, which includes state and local fugitive dust emission laws. I understand that it is my responsibility as the project proponent to ensure that appropriate materials and instructions are available to site employees to implement fugitive dust mitigation measures appropriate for each development phase of this project in order to ensure compliance.

I further acknowledge that it is my responsibility to ensure that site employees are made formally aware of fugitive dust control laws, requirements, and available mitigation techniques, and that appropriate measures are to be implemented at the site as necessary to prevent fugitive dust violations.

Signature: _____ Name: _____

Title: _____ Date: _____

FRAQMD – Modified 2/23/2016

Please Submit to: FRAQMD, 541 Washington Avenue, Yuba City, CA 95991 Attn: Planning
 Phone: 530-634-7659 x210 FAX: 530-634-7660 Email: sspaethe@fraqmd.org

FRAQMD Rules & Regulations Statement: New Development

The following statement is recommended as standard condition of approval or construction document language for **all** development projects within Feather River Air Quality Management District (FRAQMD). All projects are subject to FRAQMD rules in effect at the time of construction. A complete listing of current rules is available at www.fraqmd.org or by calling 530-634-7659. Specific rules that may relate to construction activities or building design may include, but are not limited to:

Regulation IV: Stationary Emission Sources Permit System and Registration. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from FRAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or internal combustion engine should contact the FRAQMD early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower are required to have a FRAQMD permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a permit include, but are not limited to fumigation chambers, gasoline tanks and dispensing, spray booths, and operations that generate airborne particulate emissions.

Rule 3.0: Visible Emissions. A person shall not discharge into the atmosphere from any single source of emissions whatsoever, any air contaminants for a period or periods aggregating more than three minutes in any one hour which is as dark or darker in shade as that designated as No. 2 on the Ringleman Chart.

Rule 3.15: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 3.16: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

Rule 3.17: Wood Burning Devices. This rule requires newly installed wood burning devices meet emission standards. Wood burning fireplaces are prohibited unless they meet emission standards.

Rule 3.23: Natural Gas-Fired Water Heaters, Small Boilers, and Process Heaters. This rule requires all newly purchased or installed units 75,000 Btu/hr up to 1 million Btu/hr meet emission limits.

Rule 7.10: Indirect Source Fee. An applicant for a building permit shall pay fees to the FRAQMD based on number of units (residential) or square footage of the building and associated parking (commercial and industrial).

Disposal by Burning: Open burning is yet another source of fugitive gas and particulate emissions and shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) may be conducted at the project site. Vegetative wastes should be chipped or delivered to waste to energy facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning.

In addition, other State or Federal rules and regulations may be applicable to construction phases of development projects, including:

California Health and Safety Code (HSC) section 41700. Except as otherwise provided in Section 41705, no person shall discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

HSC section 41701. Except as otherwise provided in Section 41704, or Article 2 (commencing with Section 41800) of this chapter other than Section 41812, or Article 2 (commencing with Section 42350) of Chapter 4, no person shall discharge into the atmosphere from any source whatsoever any air contaminant, other than uncombined water vapor, for a period or periods aggregating more than three minutes in any one hour which is: (a) As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or (b) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subdivision (a).

California Vehicle Code section 23114 regarding transportation of material on roads and highways.

California Code of Regulations Title 13 Chapter 10 section 2485: Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling. Limits idling time to 5 minutes for on-road heavy duty diesel trucks.

California Code of Regulations Title 13 Chapter 9 Article 4.8 section 2449: Regulation for In-Use Off-Road Diesel Vehicles. Limits idling time to 5 minutes.

California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93105: Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations.

California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93106: Asbestos ATCM for Surfacing Applications.

Asbestos NESHAP. Prior to demolition of existing structures, an asbestos evaluation must be completed in accordance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. Section 61.145 requires written notification of demolition operations. Asbestos NESHAP Demolition/Renovation Notification Form can be downloaded at https://www3.epa.gov/region10/pdf/asbestos/demolition-renovation-notification-form_fillable.pdf. This notification should be typewritten and postmarked or delivered no later than ten (10) days prior to the beginning of the asbestos demolition or removal activity. Please submit the original form to USEPA and a copy each to California Air Resources Board (CARB) and the District at the addresses below:

U.S. EPA
Attn: Asbestos NESHAP Program
75 Hawthorne Street
San Francisco, CA 94105

CARB, Compliance Division
Attn: Asbestos NESHAP Program
P.O. Box 2815
Sacramento, CA 95814

FRAQMD
Attn: Karla Sanders
541 Washington Avenue
Yuba City, CA 95991
Email: fraqmd@fraqmd.org



December 6, 2024

Alex Becerra
County of Yuba
915 8th Street, Suite 123
Marysville, CA 95901

Re: TSTM-24-0005 Woodside Village 4
APN 022-020-016, Yuba County

Dear Alex Becerra,

Thank you for giving us the opportunity to review the proposed TSTM-24-0005 Woodside Village 4. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission. Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed. Please work with PG&E's Service Planning department at www.pge.com/cco for additional services you may require, or for any modification and/or relocation requests.

If you have any questions regarding our response, please contact me at alexa.boyd@pge.com.

Sincerely,

Alexa Boyd

Alexa Boyd
Land Management