County of Yuba
Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department
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DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

MEETING DATE: December 3, 2026

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Jacob Farmer, Planner II

RE: TENTATIVE PARCEL MAP TPM26-0011 (Khan)

REQUEST: The applicant is requesting approval of a Tentative Parcel Map to subdivide a 10-acre parcel, located in the community of Arboga, into 4 parcels.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) and approve Tentative Parcel Map TPM26-0011 subject to making the necessary findings and the conditions of approval contained herein.

BACKGROUND/DISCUSSION: The 2030 General Plan designates the subject site land use as Valley Neighborhood (VN) and the zoning as Medium Density Residential as designated by the Plumas Lake Specific Plan. The project site is located in the community of Arboga, identified as Assessor's Parcel Number 014-310-030. The applicant requests to subdivide a 10-acre parcel, located in the community of Arboga, into 4 parcels. All 4 parcels are proposed to be 2.5 acres. Parcel 1 is currently developed with an existing home, detached garage and shed. Parcels 2, 3 and 4 are currently vacant and have no plans for future development at this time. Access to the proposed parcels would be provided from Broadway Street and Dye Road. Parcels 1 and 2 would have direct access from Broadway Street while parcels 3 and 4 will have access from Dye Road. There are no active code cases on the property. The property is not covered by any public water service agency. All parcels are required to be self-sufficient and have well and septic that serve each individual parcel. Fire protection services are provided by Linda County Fire Department. The property will be required to meet the requirements of Drainage Basin B of Reclamation District 784 (RD 784).

SURROUNDING USES

	GENERAL PLAN	ZONING	EXISTING

	LAND USE DESIGNATION		LAND USE
North	Valley Neighborhood	Medium Density Residential	Residential
East	Valley Neighborhood	Medium Density Residential	Residential
South	Valley Neighborhood	Medium Density Residential	Residential
West	Valley Neighborhood	Medium Density Residential	Residential

Surrounding properties range from 1 acre to 3 acres in size. All surrounding properties are zoned Medium Density Residential. All surrounding properties are developed with single-unit residences. The General Plan Land Use Diagram designates the subject property and all surrounding parcels as Valley Neighborhood.

GENERAL PLAN/ZONING: The project site is designated Valley Neighborhood as shown on the 2030 General Plan Land Use Map. The Valley Neighborhood land use classification is a mixed land use designation that allows for a variety of residential, commercial, and other land uses. The intent of the General Plan designation is to provide for the full range of housing types, commercial and public services, retail, offices, and other components of a complete neighborhood in valley portions of the County. Section 3.2 of the Plumas Lake Specific Plan (PLSP) states that areas zoned Medium Density Residential (MDR) will be developed mainly with detached single-unit dwellings. Where the PLSP does not say which uses are allowed in the MDR zone, staff applies the standards of the Single-Family Residential (RS) zone in Chapter 11.07 of the Yuba County Development Code, because RS is the County zone closest to MDR. The RS zone allows several types of residential development, including single-unit dwellings, duplexes, and accessory dwelling units. The proposed project is consistent with land use designations, as the map will create parcels that may be utilized for the development of detached single-unit dwellings. The project complies with the following General Plan Policies:

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

The proposed Tentative Parcel Map is consistent with Policy CD5.3. The project would subdivide a 10-acre parcel within an existing Valley Neighborhood into 4 residential parcels, creating new opportunities for housing. The surrounding area contains parcels ranging from 1 acre to 3 acres, and the proposed lot sizes would add to the existing mix of lot sizes and residential densities in Arboga. Each new parcel could be developed with a single-unit dwelling or a duplex, as permitted in the Medium Density Residential (MDR) zone, as well as accessory dwelling units consistent with state law and the Yuba County Development Code, providing for a range of housing types and densities on the site.

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

The proposed Tentative Parcel Map is consistent with Policy CD2.1. The project site is a 10-acre parcel in the existing community of Arboga, and it currently has only one single-unit residence. The surrounding properties are already developed with homes. Dividing the site into 4 parcels makes better use of an underutilized residential property and allows new homes to be built on Parcels 2, 3 and 4, which are vacant. Growth is directed into an existing community instead of onto undeveloped land outside it.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions).

Section 15315 (Minor Land Divisions) exempts land divisions of four or fewer parcels when the division of property is in an urbanized area zoned residential, commercial or industrial in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The 10-acre project site is relatively flat, is void of any wetlands or watercourses, and contains no habitat for protected biological resources.

The proposed project meets all the requirements of Section 15315. The project is the creation of 4 parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via Broadway Street and future access will exist via Dye Road; the project has not been subdivided in the last 2 years; no variances or exceptions to County standards are required; and the project does not have an average slope over 20 percent.

COMMENTS: Planning staff has received the following comment letters (Attachment 3):

- County Staff – The Public Works Department, Environmental Health Department, Building Department, and Code Enforcement Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.
- PG&E – PG&E provided a no impact letter.
- RD 784 – Drainage Basin B Requirements that are incorporated into the attached Conditions of Approval.

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Development Code, 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 Parcel 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 proposed subdivision is consistent with the 2030 General Plan. The project site is designated Valley Neighborhood (VN), a mixed land use designation intended to provide for the full range of housing types, commercial and public services, and other components of a complete neighborhood in the valley portions of the County. The project would divide a vacant 10-acre parcel into 4 residential parcels of 2.5 acres each, which may be developed with single-unit dwellings, duplexes, and accessory dwelling units, consistent with the residential uses anticipated under the VN designation. As discussed in this report, the project is consistent with General Plan Policy CD5.3 and CD 2.1, as it would create more housing opportunities in the community of Arboga. The project site is located within the Plumas Lake Specific Plan area. The project site is zoned Medium Density Residential (MDR) and the proposed parcels meet the minimum lot size and development standards of the MDR zone under the Plumas Lake Specific Plan. No variances or exceptions are requested. The site would be served by its own wells and septic systems. Therefore, the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, this Code, and other applicable provisions of the County Code.

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 proposed subdivision has been reviewed for consistency with Section 66473.1 of the Subdivision Map Act regarding passive and natural heating and cooling opportunities. The 4 proposed parcels are of sufficient size and configuration to allow future residential structures to be designed and oriented in a manner that takes advantage of passive solar heating and natural ventilation.

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.

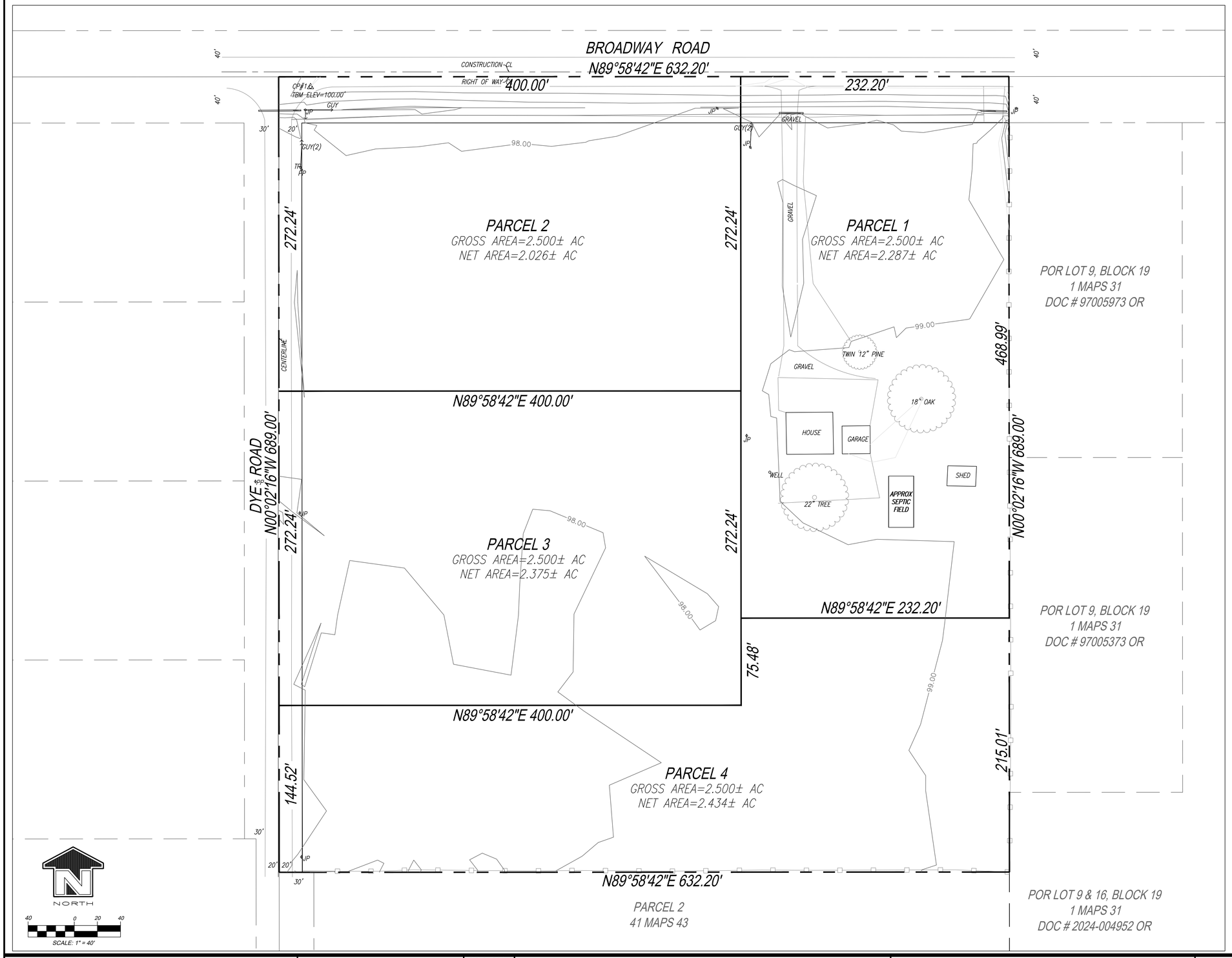
Report Prepared By:

Jacob Farmer

Jacob Farmer
Planner II
ATTACHMENTS

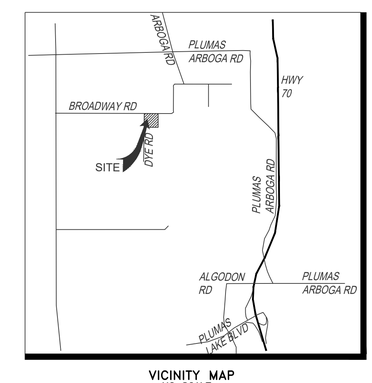
1. Tentative Parcel Map
2. Conditions of Approval
3. Comment Letters

TENTATIVE
SUBDIVISION MAP
1440 BROADWAY RD
A.P.N.: 014-310-030



Date: JUNE 22, 2026 Scale: 1" = 40'

Owner Info:	ANDREW GLEN BUSHERS SANDRA LEE BUSHERS 4911 OLIVEHURST AVE OLIVEHURST CA 95961
Site Address:	1440 BROADWAY RD, ARBOGA, CA 95961
Applicant:	ROSE'S ENGINEERING 9612 KENT STREET, ELK GROVE, CA 95624 (916) 837 - 6058
Source of Topo:	Field Survey
Contour Interval:	1 Foot
Existing Sizes:	10.0 ac
Existing Zoning:	SP Specific Plan District
Proposed Zoning:	SP Specific Plan District
Proposed Use:	Single Family Dwellings
Existing Improvements:	Vacant
F.E.M.A.	Zone X
Roads:	Yuba County
Water:	Private
Sewage:	Private
Drainage:	Yuba County
Gas:	Pacific Gas & Electric
Electric:	Pacific Gas & Electric
Telephone:	-
Fire:	Linda FPD
School:	Marysville JUSD
Community:	Arboga



VICINITY MAP
NO SCALE

REVISIONS			
NO.	DESCRIPTION	DATE	BY

BENCH MARK CP#1 ELEV. 100.00' (ASSUMED)
MAG NAIL SET ON THE SOUTH SIDE OF BROADWAY ROAD 9 FEET SOUTH AND 28 FEET EAST OF THE CENTERLINE INTERSECTION OF BROADWAY AND DYE ROAD. (DATUM IS ASSUMED)

FIELD BOOK
SCALE: 1" = 40'

UNINCORPORATED YUBA COUNTY

DRAWN BY: JML DATE 06/22/2026
DESIGNED BY: DATE
PROJECT MANAGER R.C.E. – DATE –

TENTATIVE SUBDIVISION MAP
1440 BROADWAY RD
APN#: 014-310-030 OLIVEHURST

CALL BEFORE YOU DIG 800-227-2600

PREPARED BY:
ROSE'S ENGINEERING
ENGINEERING PLANNING SURVEYING
9612 KENT STREET
ELK GROVE, CA 95624
(916) 837-6058

SHEET 1

DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE

Applicant/Owner: Mohammed Khan **Case Number: TPM26-0011**
APN: 014-310-030 **DRC Hearing Date: December 3, 2026**

ACTIONS FOR CONSIDERATION: Staff recommends the Development Review Committee 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 15315 (Minor Land Division).

II. Approve Tentative Parcel Map TPM26-0011 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 Sections 11.40.040.

GENERAL CONDITIONS

1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.

2) 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 Chapter 11 of the Yuba County Development Code.

3) 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.

4) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is December 13, 2026. Tentative Parcel Map TPM26-0011 shall be designed in substantial conformance with the approved tentative map (Attachment 1) filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.

5) The Tentative Parcel Map was approved on December 3, 2026, and shall expire 36 months from the date of approval, on December 3, 2029, unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.

6) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.

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.

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Applicant/Owner: Mohammed Khan **Case Number: TPM26-0011**
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8) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 37-foot strip of land adjoining the centerline of Broadway Road, proposed as a Modified 4-Lane Parkway Arterial per the PLSP/NASA Nexus Study, lying within the bounds of this property, or as modified by the Public Works Director.

9) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 30-foot strip of land adjoining the centerline of Dye Road, classed as Rural Local Road, lying within the bounds of this property.

10) Owner shall provide and offer to dedicate to the County of Yuba a 20-foot easement for landscaping and public utility services along the property fronting Broadway Road, measured from County right of way, or as modified by the Public Works Director.

11) All existing or proposed driveway encroachments onto Broadway and Dye Road shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.

12) 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.

13) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.

14) 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.

15) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, it is required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000002, Order No. 2022-0057-DWQ. Coverage under the General Permit must be obtained prior to any construction. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at

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all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.

16) 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.

17) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the Parcel map.

18) Owner shall be responsible for giving 60 days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.

19) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, existing County easements or right-of-ways. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s).

20) 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 Parcel map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the Parcel map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.

21) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Parcel Map.

22) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Parcel Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Parcel Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the Parcel map with the Yuba County Recorder.

23) 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).

24) All easements of record that affect this property are to be shown on the Parcel Map.

25) Prior to submitting the Parcel 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.

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26) Owner shall submit a copy of the Parcel map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the Parcel map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the Parcel map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.

27) Owner shall submit a copy of the Parcel map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the Parcel map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the Parcel map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.

28) Owner shall submit a copy of the Parcel map to Reclamation District 784 to determine conformance with Reclamation District 784 requirements. Before the Parcel map can be filed with the Yuba County Recorder, a letter from Reclamation District 784 is to be submitted to the County Surveyor which states that RD 784's requirements have been met and that any public service or drainage easements as may be shown on the Parcel map are satisfactory and that there are no objections to filing the Parcel map.

29) Owner shall submit a copy of the Parcel map to the Linda Fire Protection District (LFPD) for review to determine conformance with the District's requirements. Before the Parcel map can be filed with the Yuba County Recorder, a letter from the Linda Fire Protection District is to be submitted to the County Surveyor which states that the District's requirements have been met and that there are no objections to filing the Parcel map.

ENVIRONMENTAL HEALTH DEPARTMENT:

30) Septic systems crossing ditches, drainages, or creeks will need to meet all Environmental Health or other agency (i.e. DFG, Army Core, etc.) requirements prior to approval.

31) The design and location of wells and sewage disposal systems shall be in conformance with standards established by Yuba County Environmental Health. Each lot must be self-reliant for domestic water and sewage disposal unless public utilities are available.

32) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

33) Owner shall submit a file map to Environmental Health showing that parcel(s) 2-4, contain the minimum useable sewage disposal area, as established by the Yuba County Sewage Disposal Ordinance, 7.07. File map shall also show the precise location of all existing sewage disposal systems, and shall clearly identify the location of all soil mantles and percolation tests. This file map shall also show contour, slope, all bodies of water (seasonal and year-round), water wells, and all existing structures. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds.

34) All soil profiles must be witnessed by Environmental Health Department staff. Schedule soil profile appointments with Environmental Health Department staff in advance of the testing.

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35) Owner shall submit the results of soils studies for parcel(s) 2-4, for Environmental Health review and approval conducted in accordance with the Yuba County Sewage Disposal Ordinance, Chapter 7.07.

36) All existing trash and debris shall be removed from the subject site.

37) The total minimum useable sewage disposal area shall be delineated for parcel(s) 2-4, on a separate document (Yuba County Health Certificate), recorded and cross referenced to the recorded final map.

38) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.

39) 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". Environmental Health Division-Conditions of Approval.

40) The following shall apply to all land divisions where domestic water is to be supplied by individual wells:

Prior to final map wells will be required on 10% of the parcels to be developed that meet or exceed the requirements for creation of new parcels as outlined in Ordinance 1400, as it amends chapter 7.03 of Title VII of the Yuba County Ordinance Code regarding water wells.

All wells drilled to meet this requirement shall have a minimum yield of 2 gallons per minute if tested with the airlift method and 3 gallons per minute if a production test is run. If a well is drilled that does not meet these standards it can be destroyed or placed inactive until used and a replacement well drilled. Before approval of test wells, a well log, a drillers report on production and lab tests must be submitted for each test well.

The following statement shall also 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 future needs. Developer(s) of the parcel(s) herein created will be responsible for demonstrating that adequate on-site water is available for the proposed use of the parcel(s).
>
> Surface water (i.e. Springs, Creeks, Irrigation ditch's, etc.) is not an approved domestic potable water source."

BUILDING DEPARTMENT:

41) All new/proposed buildings and structures shall obtain a building permit prior to construction.

42) 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:

43) 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.

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44) No person or entity while making use of their special agricultural entitlement shall cultivate marijuana or hemp in violation of the Yuba County Ordinance Code. Violations related to marijuana or hemp shall have a daily Administrative Penalty imposed immediately upon the issuance of an Order to abate the public nuisance.

PLANNING DEPARTMENT:

45) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.

46) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.

47) Operator shall meet all requirements of the Feather River Air Quality Management District.

48) Landscaping shall comply with Yuba County Development Code Chapter 11.24.

RD784:

49) The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin B and all future revisions to the Drainage Basin B Master Drainage Plan for portions within Drainage Basin B.

50) Developers shall pay operation and maintenance fees in accordance with CSA's for operation and maintenance of RD 784 facilities as determined or applicable by County of Yuba.

51) Developers shall pay all Drainage Basin B 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 B, 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.

52) 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.

53) 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.

54) 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 for this area which does increase the 100-year base flood elevation.

55) The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans. All elevations shall be NAVD 88.

Yuba County CDSA

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Jacob Farmer

Jacob Farmer
Planner II

Pacific Gas and Electric Company
Darren Miles
Land Management
850 Stillwater Road
West Sacramento, CA 95605

Pacific Gas and Electric Company

9/23/2026

County of Yuba
C/O: Jacob Farmer
915 8th St.
Marysville, CA 95901

RE: TPM26-0011 Khan

Dear County of Yuba:

Thank you for providing Pacific Gas & Electric Co (PG&E) the opportunity to review your proposed plans as indicated in the subject line. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: Sign In (yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at PGEPlanReview@pge.com.

Sincerely,

Darren Miles
Land Management



August 19, 2026

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

RE: Tentative Parcel Map 26-0011
Applicant: Mohammad, Khan

APN 014-310-030

TPM 26-0011
PROJECT APPLICATION – EARLY ROUTING RESPONSE

In response to your Project Application Routing received on August 19, 2026, Reclamation District No. 784 (RD 784) provides the following comments and recommends their incorporation into the conditions of approval for TPM26-0011.

This project lies within Reclamation District No. 784 Drainage Basin B. RD 784 recommends incorporating the following conditions of approval:

1. The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin B and all future revisions to the Drainage Basin B Master Drainage Plan for portions within Drainage Basin B.

2. Developers shall pay operation and maintenance fees in accordance with CSA's for operation and maintenance of RD 784 facilities as determined or applicable by County of Yuba.

3. Developers shall pay all Drainage Basin B 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 B, 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 for this area which does increase the 100- year base flood elevation.

7. The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans. All elevations shall be NAVD 88.

Storm water quality is a major issue within Drainage Basin B (along with the other Basins) and the storm water quality will be enforced.

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 $600.00 prior to additional work being completed by RD 784 (i.e. site plan review, grading plan, improvement plans, impact fee calculation).

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

Thank you,

Patrick Meagher

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