



**CITY OF YUBA CITY  
PLANNING COMMISSION  
STAFF REPORT**

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**Meeting Date:** May 27, 2020

**To:** Chairperson and Members of the Planning Commission

**From:** Development Services Department

**Presentation By:** Benjamin Moody, Development Services Director

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**Subject:** Consideration of an 18-month time extension for Tentative Parcel Map (TM 17-04).

**Recommendation:** Approve an 18-month extension of time for Tentative Parcel Map TM 17-04 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of November 23, 2021.

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**Project Location:** The project site is located on the east side of Sanborn Road, approximately midway between Lincoln Road and Bogue Road. Assessor's Parcel Number 56-030-054.

**Applicant/Owner:** Stanley B. Sandgren

**Project Number:** Tentative Parcel Map (TM 17-04)

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**Request:**

The applicant has submitted a request for an 18-month extension of time in which to file a Final Map for TM 17-04 in accordance with City Municipal Codes.

**Background:**

Tentative Parcel Map (TM 17-04) was approved with an effective date of May 23, 2018, allowing the subdivision of a 2.35-acre parcel into three single-family residential lots and one remainder lot. Two residential lots being approximately 6,050 square feet in size, the third lot being 5,823 square feet, with a remainder parcel of 1.93 acres remaining.

The subdivision was approved for two years with an expiration date of May 23, 2020. Condition of Approval No. 3 of TM 17-04 states:

*“Approval of Tentative Parcel Map (17-04) shall be null and void without further action if either the project has not been substantially commenced within two years of the approval date of TM 17-04 or that a request for an extension of time, pursuant to Section 66452.6 and as amended, of the California Subdivision Map Act, has been submitted to the City prior to the map’s expiration date.”*

The Yuba City Municipal Code Section 8-2.610 is compliant with the Map Act and therefore, the time extension can be approved.

*“The approval or conditional approval of a tentative map shall be valid for two years within which time a parcel or final map substantially conforming to the approved tentative map and complying with conditions imposed may be submitted to the City Engineer for acceptance and recordation. Two extensions of time not to exceed 18 months each may be granted by the Planning Commission. Extensions must be requested in writing and filed with the Planning Director by the subdivider not less than 30 days in advance of the expiration of the tentative map.”*

On April 20, 2020, the applicant filed a request for an 18-month time extension to allow for completion of the project final map. The applicant is requesting the time extension due to the recent uncertainties associated with the unprecedented pandemic of COVID-19. (See Attachment A)

**Staff Comments:**

Public Works and Planning staff have determined the Conditions for Approval of the project remain valid, and there is no reason for the denial of the requested time extension. Additionally, the applicant submitted a written request for the extension in compliance with the conditions placed on the project at the time of approval.

Any subsequent time extension request, if requested by the property owner, must comply with the provisions of the Subdivision Map Act and the City’s Municipal Code.

**Recommended Action:**

Staff recommends that the Planning Commission:

Approve an 18-month extension of time for Tentative Parcel Map (TM 17-04) pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of November 23, 2021.

**Attachments:**

- A. Time Extension Letter
- B. Aerial Photo
- C. Approved Tentative Parcel Map
- D. Conditions of Approval

**SSO ENTERPRISES LP**

13876 Lee Lane  
Nevada City, CA 95959  
Phone No. 530-272-7580

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April 20, 2020

Mr. Ben Moody  
City of Yuba City  
1201 Civic Center Boulevard  
Yuba City, CA 95993

RE: Tentative Parcel Map 17-04  
Request for Extension for Filing Final Parcel Map

We would like to request an eighteen (18) month extension for filing final parcel map on TPM 17-04. The project consists of 3 single family residential parcels and one remainder parcel. In accordance with Yuba City Municipal Code Section 8-2.610, we are requesting both of the allowed two (2) eighteen (18) month extensions at least thirty (30) days prior to map expiration. We are requesting the 36-month extension because of the unknowns associated with COVID-19.

If you have any questions, or need any additional information please contact Stan Sandgren at 530-755-6045.

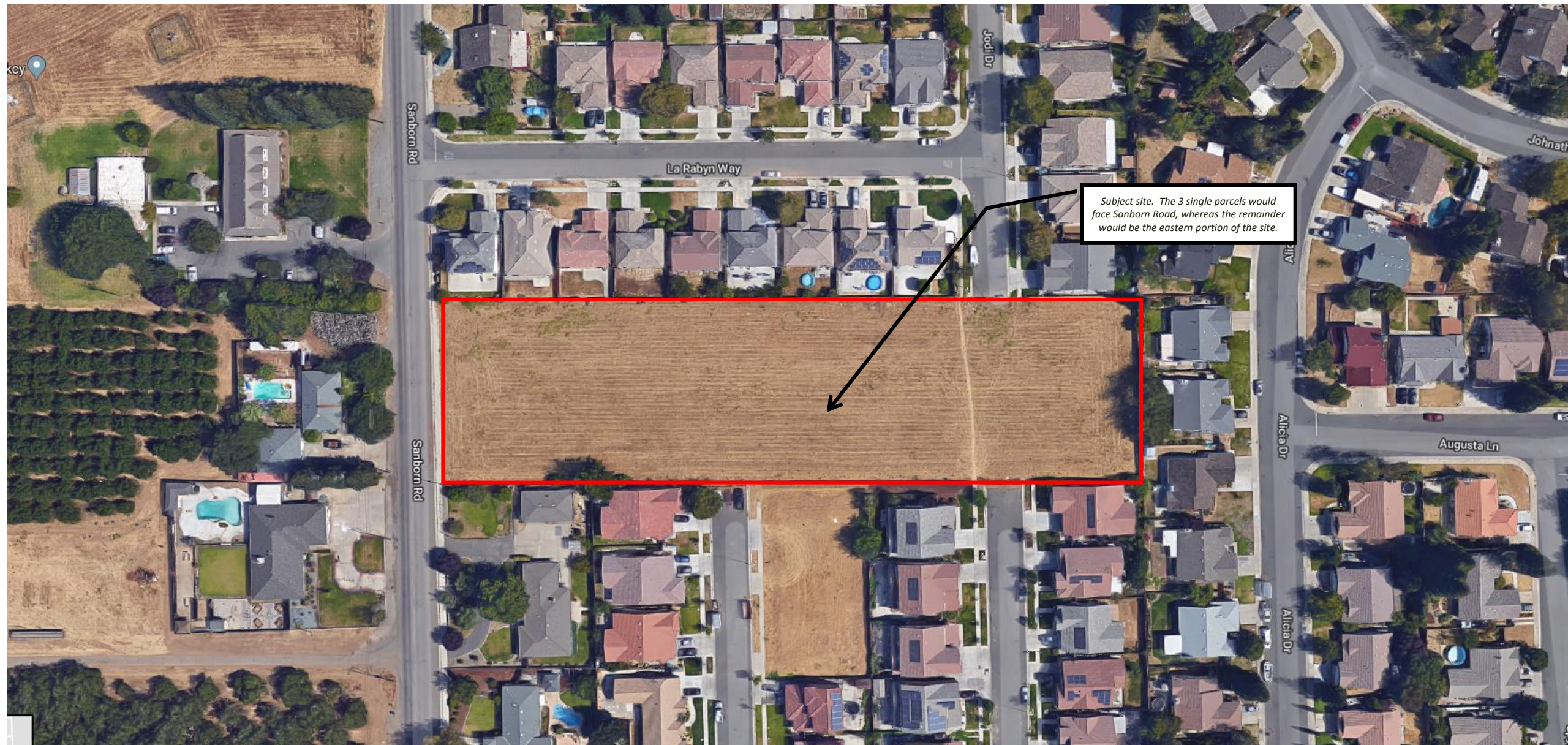
Thank you.

Sincerely,

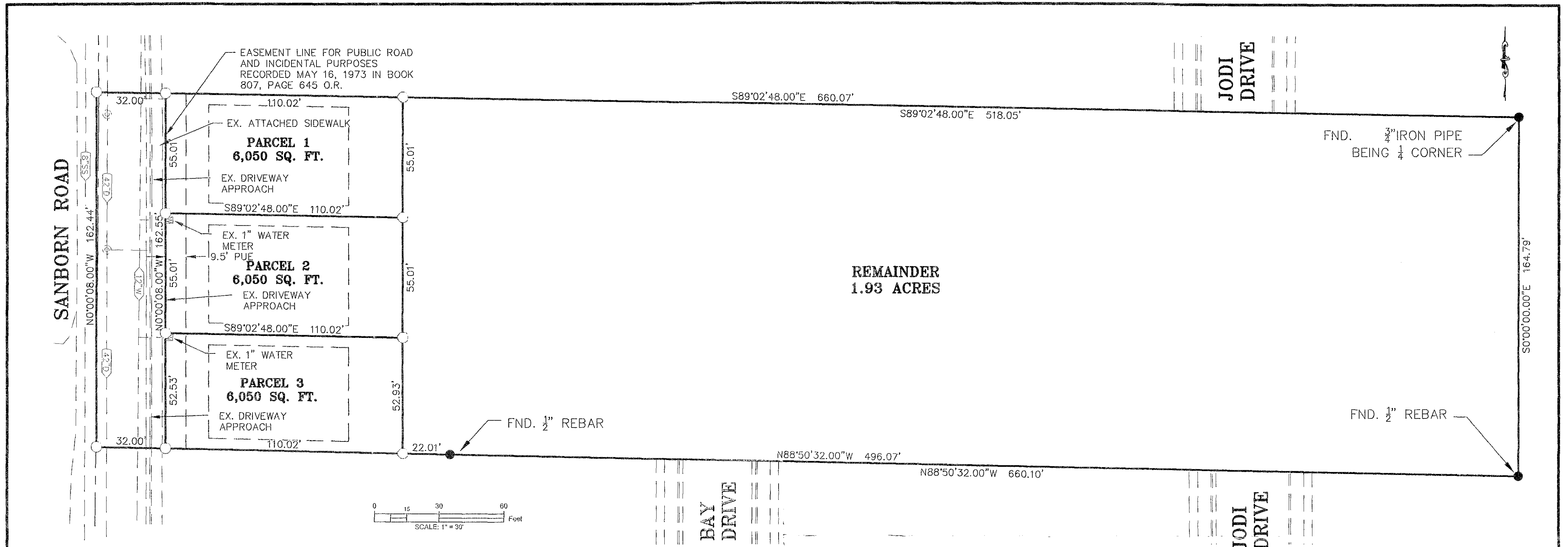
A handwritten signature in black ink, appearing to read "Stanley B. Sandgren". The signature is stylized with a large "S" and a long horizontal stroke at the end.

Stanley B. Sandgren  
Partner/Owner SSO Enterprises, LP









## ZONING DATA

GENERAL PLAN: LOW DENSITY RESIDENTIAL

ZONING: R1 - ONE-FAMILY RESIDENTIAL DISTRICT

SETBACKS:

FRONT:

- 15 FEET, EXCEPT GARAGE ENTRANCES MUST BE 20 FEET

SIDE FACING STREET:

- 10 FEET, EXCEPT GARAGE ENTRANCES MUST BE 20 FEET

SIDE INTERIOR:

— 5 FEET

REAR:

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HEIGHT REQUIREMENTS RESIDENTIAL:

HEIGHT REQUIREMENTS (RESIDENTIAL):

- 2 STORIES NOT TO EXCEED 35 FEET, EXCEPT AS PROVIDED IN ARTICLE 56.

USAGES: SEE CHAPTER 8-5.502 FOR USAGES.

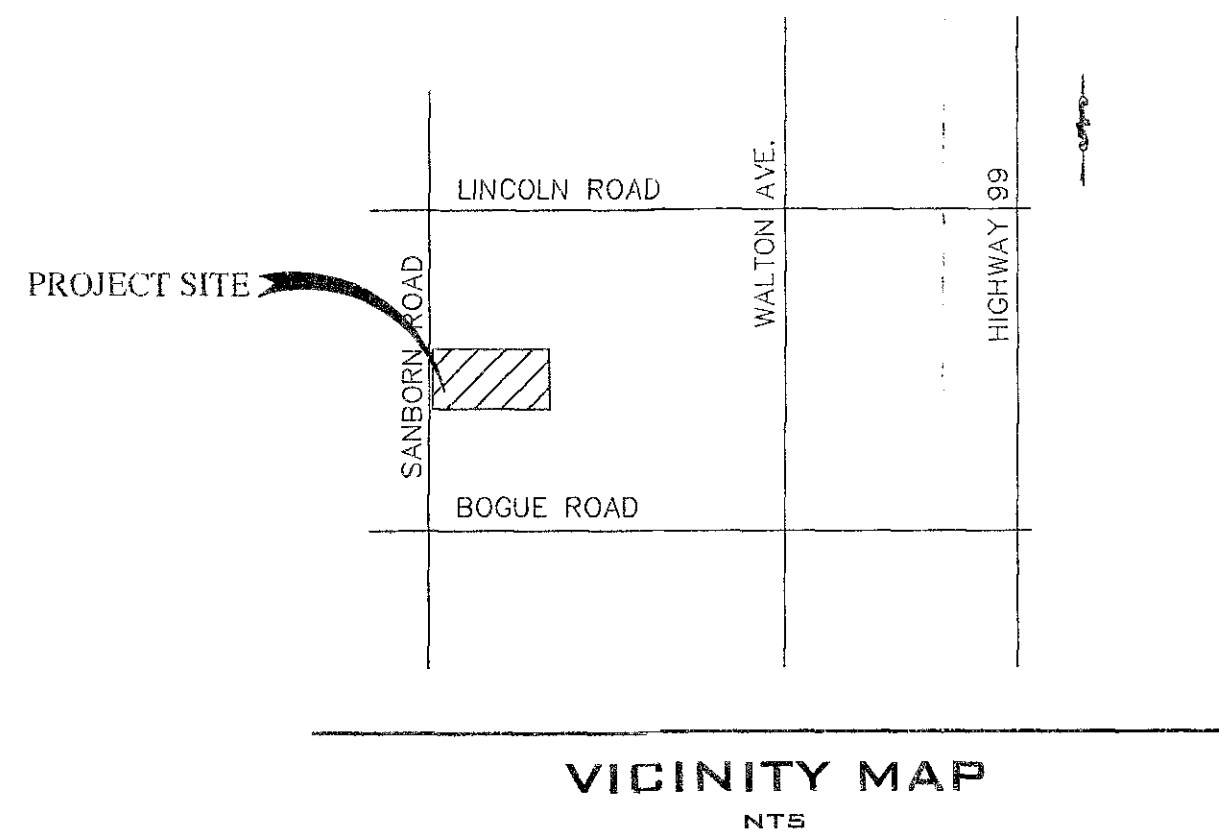
FLOOD ZONE: ZONE X, COMMUNITY PANEL NUMBER  
060394 0600 E, DATE: DECEMBER 2, 2008

## SUBDIVIDER'S STATEMENT

- 1) IMPROVEMENTS/UTILITIES – THE THREE PROPOSED PARCELS HAVE EXISTING 1" WATER LATERALS AND 4" SEWER LATERALS ONSITE. THIS INFORMATION WAS PROVIDED BY THE CITY AS SHOWN ON BAY DRIVE ESTATES SANBORN IMPROVEMENTS DATED 10-3-05
- 2) DRAINAGE WILL BE A TYPICAL LOT DRAINAGE WITH 1% SLOPE ALONG THE PROPERTY LINES TOWARD THE STREET WITH A 5% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 5 FEET.
- 3) WATER--WILL BE PROVIDED BY EXISTING 1" LATERALS WITH THE CITY OF YUBA CITY.
- 4) SEWAGE--WILL BE PROVIDED BY THE EXISTING 4" LATERALS WITH THE CITY OF YUBA CITY.
- 5) EXISTING USE--VACANT LOT.
- 6) PROPOSED USE--SINGLE FAMILY RESIDENTIAL HOMES.

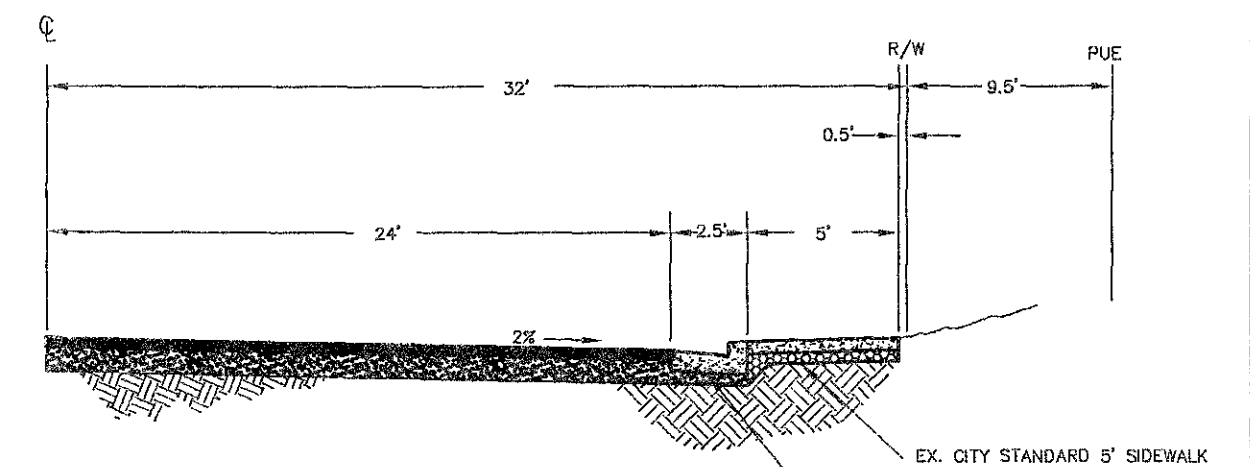
## GENERAL NOTES

- 1) OWNER: SSO ENTERPRISES, LP, C/O STAN SANDGREN, 1776 TAYLOR ROAD, YUBA CITY, CA 95993 (530) 755-6045
- 2) DEVELOPER: SSO ENTERPRISES, LP, C/O STAN SANDGREN, 1776 TAYLOR ROAD, YUBA CITY, CA 95993 (530) 755-6045
- 3) ENGINEER: JEFF SANDGREN DBA J.B. SANDGREN ENGINEERING, 1402 D STREET, MARYSVILLE CA 95901 530-788-8794 (E-MAIL: JEFF@JBSANDGREN.COM)
- 4) ASSESSOR'S PARCEL MAP: 56-030-054
- 5) ACREAGE: 2.35 ACRES
- 6) PRESENT USE: VACANT LAND
- 7) LOT SIZES: AS SHOWN ON MAP



## LEGEND

- CALCULATED POINT, NOTHING FOUND  
● FOUND PROPERTY CORNER PER P.M. 110



EX. CITY STD. X. BARRIER CURB & GUTTER  
HALF SECTION - SANBORN ROAD  
NTS

City of Yuba City  
Development Services

<p style="text-align: center; font-weight: bold; font-size: 1.2em;">J.B. SANDGREN</p> <p style="text-align: center; font-weight: bold;">ENGINEERING</p> <p style="text-align: center;">1402 D Street • Marysville, CA 95901  office (530) 788-8794 • fax (530) 742-1331  email jeff@jbsandgren.com</p>	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">TENTATIVE PARCEL MAP NO. _____</p> <p style="text-align: center;">PARCEL 1, AS SHOWN ON THAT CERTAIN MAP  ENTITLED, "PARCEL MAP NO. 110", FILED IN THE  OFFICE OF THE COUNTY RECORDER OF THE  COUNTY OF SUTTER, ON MAY 21, 1973, IN BOOK 1  OF PARCEL MAPS, PAGE 110</p>
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PM 17.04

**Tentative Parcel Map 17-04**  
**Conditions of Approval**  
**Planning Commission on May 23, 2018**

**General**

1. Approval of this tentative map may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this tentative parcel map, the Zoning Ordinance, 2016 Uniform Building Code, and all Public Works Standards and Specifications. The City shall not assume responsibility for any deletions or omissions resulting from the permit review process or for additions or alterations to construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. The applicant/property owner agrees to defend, indemnify and hold harmless the City, its officers, agents and employees, from any and all claims, damages, liability or actions arising out of or connected with this Agreement, except to the extent such liabilities are caused by actions of the City.

**Expiration and Development Impact Fees**

3. Approval of Tentative Parcel Map 17-04 shall be null and void without further action if either the project has not been substantially commenced within two years of the approval date of TPM 17-04 or that a request for an extension of time, pursuant to Section 66452.6 and as amended, of the California Subdivision Map Act, has been submitted to the City prior to the map's expiration date.
4. Prior to issuance of building permits, the developer shall pay for operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs. This condition shall be satisfied through participation in the City of Yuba City Community Facilities District No. 2017-1, by payment of cash in an amount agreed to by the City, or by another secure funding mechanism acceptable to the City, or by some combination of those mechanisms. The City shall be reimbursed actual costs associated with the Community Facilities District No. 2017-1.

**Planning Division**

5. The approval is for a three-lot land division with a larger remainder. The property is located on Sanborn Road. Assessor's Parcel Number 56-030-054. The lot design on the Parcel Map shall be designed in conformance with the Tentative Parcel Map as approved by the Planning Commission.
6. TPM 17-04 shall comply with these Conditions of Approval.

## **Public Works Department**

### **General**

7. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department.
8. 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.
9. The Developer, at their expense, shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to insure compliance.
10. Storage of construction material is not allowed in the travel way.
11. Prior to the issuance of a Certificate of Occupancy or a building permit on the remainder parcel, the right-of-way for the connection of Jodi Drive shall be dedicated to the City, along with any public utility easements, or as approved by the Public Works Director. In addition, the full street improvements (curb, gutter, detached sidewalk, street trees, street light(s), landscape planter, and underground utilities) shall be constructed and accepted by the City before a Certificate of Occupancy will be issued.

### **Prior to issuance of Grading Permit**

12. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent residential or impede the drainage from those properties. The rear yards and/or side yards of the lots that are created by this subdivision that are adjacent to existing residential development shall have the same finish grade elevation as those lots within tolerances as approved by the Public Works Department. If retaining walls are required they shall be constructed of concrete or masonry block.
13. Existing and proposed grade elevations at perimeter of the proposed land development shall be shown on the tentative map per Section 8-2.604 of the Municipal Code. The Engineer of Record shall designate on the plans as to where any retaining walls are required and provide details of all proposed retaining walls. The retaining wall is required where grade differences between the proposed development and the surrounding land is greater than 6" (inches). The use of any type of wood as the retaining wall is not permitted.

### **Prior to approval of Improvement Plans**

14. The contractor shall obtain an Encroachment Permit from the City and/or County prior to performing any work within public rights of way.
15. Where an excavation for a trench and/or structure is 5 feet deep or more, the contractor shall conform to O.S.H.A. requirements. The contractor shall provide a copy of the



approved O.S.H.A. permit, and shoring details and calculations prepared by California licensed structural engineer to the Public Works Department.

16. Required Improvement Plan Notes:

- a. "Any excess materials shall be considered the property of the contractor/owner and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
- b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. The Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler baffles. Failure to do so may result in the issuance of an order to stop work."
- c. "If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies."
- d. "The Contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The Contractor shall be required to follow traffic safety measures in accordance with the CalTrans "Manual of Traffic Safety Controls for Construction and Maintenance Work Zones." The City of Yuba City emergency service providers shall be notified, at least two working days in advance, of proposed construction scheduled by the contractor(s)."
- e. "Soil shall not be treated with lime or other cementitious material without prior express permission by the Public Works Department."

**Prior to acceptance of Public Improvements**

17. A City Standard street light shall be installed in the vicinity of the southwest corner of Lot 3 (as said lot is shown on tentative map dated received Nov 2, 2017).
18. All existing well(s), septic tank(s), and service lines shall be destroyed in accordance with the requirements of the Sutter County Environmental Health and Yuba City Building Departments, respectively. Connections shall be made to public sewer and water. The Developer shall pay all applicable fees.
19. The contractor shall maintain record drawings of the improvements and keep them on site at all times. When the project is complete, the contractor shall deliver a marked set of plans to the Engineer of Record. The Engineer of Record shall update the improvement plans with the record information. Once the changes have been added to the plans, the Engineer of Record shall submit both an electronic copy (AutoCad version 2007 or newer) and a hard copy to the City. The City will not accept the completion of the improvements until the electronic copy and hard copy have been submitted.

**Prior to Final Map Recordation**

20. The development shall pay for operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs. This condition may be satisfied through

participation in a Mello Roos CFD, by payment of cash in an amount agreed to by the City, by another secure funding mechanism acceptable to the City, or by some combination of those mechanisms. The City shall be reimbursed actual costs associated with the formation of the district.

21. The property shall petition for formation of a Zone of Benefit of the Yuba City Lighting Maintenance District for the purpose of maintaining the streetlights. The Engineering Division shall be reimbursed actual costs associated with the formation of the district.
22. All public street lighting shall be dedicated to the City of Yuba City.
23. A public utility easement shall be provided along the street frontages and extend 10 feet behind the back of the sidewalk.
24. The Developer shall demonstrate to the satisfaction of the Public Works Department, how notice will be provided informing individuals acquiring lots in this subdivision of the proximity of ongoing agricultural operations such as: burning; pesticide spraying; machinery operation; and other impacts associated with said activities are in the vicinity of the subdivision and have the right to continue such operations.

#### **Prior to Building Permit**

25. The Developer's Superintendent/Representative shall submit three sets of Pacific Gas and Electric approved utility plans showing joint trench locations and distribution lines prior to issuance of first building permit for each phase of construction.
26. The applicant shall be required to pay all applicable Sutter County Water Agency connection fees and maintenance and operation fees. Fees are payable at the Sutter County Development Services Counter located at 1130 Civic Center Blvd.
27. The Developer shall enter into an agreement with Sutter County providing the following:
28. Participation in a zone of benefit, drainage district, agency, service area or any other public entity for the financing of construction and maintenance of a drainage system. In addition to the special assessment district or public entity referred to immediately above, the agreement shall contemplate the imposition by the district or public entity of any legally available fee, assessment or other financing mechanism to facilitate the construction and maintenance of a drainage system.
29. All street lighting shall be energized prior to the occupancy of the first home.

#### **Prior to Certificate of Occupancy**

30. The curb, gutter, sidewalk, and lot drainage shall be inspected and approved by the City. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced. All sidewalks along the City right-of-way shall be free of any non-control joint cracking. In addition, any concrete with cracks, chips, blemishes, and spalling greater than an inch in diameter shall be replaced from control joint to control joint.

31. Prior to issuance of any certificate of occupancy, all underground utilities, public improvements, and site improvements, including rough grading, shall be completed.

### **Cultural Resources**

32. The construction plans shall include the following language: "All construction personnel who are responsible for the operation of earth-moving equipment shall be provided a copy of the United Auburn Indian Community's Worker Awareness Brochure prior to beginning work on the project. In the event that any cultural materials are observed during ground disturbing activity, the construction supervisor must contact Arnoldo Rodriguez at the City of Yuba City at 530-822-3231 to initiate unanticipated discovery procedures in accordance with state law."