

CITY OF YUBA CITY  
STAFF REPORT

**Date:** February 2, 2021  
**To:** Honorable Mayor & Members of the City Council  
**From:** Development Services Department  
**Presentation by:** Benjamin Moody, Development Services Director

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**Summary**

**Subject:** Hooper Ranch Estates Subdivision Map, Phase 1 (Final Map approval)  
**Recommendation:** Adopt a Resolution of the City Council of the City of Yuba City approving the Hooper Ranch Estates - Phase 1 Final Map, and accepting dedication of rights-of-way and utility easements shown thereon.  
**Fiscal Impact:** Staff time for review and processing

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**Purpose:**

To approve a Final Map, being Phase 1 of the Hooper Ranch Estates subdivision map.

**Background:**

On August 26, 2020, the Planning Commission approved Tentative Map SM 20-03 to subdivide a property located adjacent to Hooper Road, south of Jefferson Avenue.

Approval of the Final Map for Phase 1 of the subdivision will initially create two parcels, a 2.31-acre church parcel and a 4.11-acre remainder parcel, the remaining acreage of approximately 0.25 acres is being dedicated for road right of way.

The intent of Phase 1 is to separate the church site and coordinate the sale and financing of the 4.11-acre parcel for future residential development. The development plans to ultimately subdivide a 6.66-acre parcel into 22 lots as part of Phase 2. The new lots would consist of 21 single-family residential lots, with one 2.31-acre parcel comprising of an existing religious facility and associated parking area approved as part of Phase 1.

**Analysis:**

Council approval, acceptance of dedications, and recording a Final Map are the last steps of a land subdivision in accordance with the state Subdivision Map Act and the City's Municipal Code.

The procedure for approval of a Final Map is outlined in Title 8, Chapter 2, Article 8 of the Municipal Code. The process is summarized as follows:

- Tentative Subdivision Map – The applicant submits a tentative map to the Development Services Department, which is then routed to all City Departments and other agencies for review, comment, and establishment of the project Conditions of Approval. Upon preparation of the Conditions of Approval and the environmental document, the map is taken to the Planning Commission for approval. The tentative map for the subject project was approved by the Planning Commission on August 26, 2020.
- Final Map – Upon approval of the tentative map, the applicant submits a Final Map package to the City for review in accordance with the project Conditions of Approval and Municipal Code requirements. With the Final Map, road right-of-way and public utility easements are proposed for dedication to the City. Final Maps may be approved for each phase of the development.
- Council Approval – Once it is determined that the Final Map is correct and the Conditions of Approval have been met, the map is taken to the City Council for consideration of approval and acceptance of the proposed dedications.
- Recordation of the Final Map – Upon Council approval, the City Clerk certifies the action on the map and it is submitted to the Sutter County Recorder for recordation. Thus, finalizing the land subdivision.

**Fiscal Impact:**

As part of the land entitlement process, the City collects fees related to processing a subdivision map in accordance with the adopted Planning Division Fee Schedule. Costs associated with processing a final map include staff time for review and processing.

**Alternatives:**

Delay or modify the recommended actions.

**Recommendation:**

Adopt a Resolution of the City Council of the City of Yuba City approving the Hooper Ranch Estates - Phase 1 Final Map, and accepting dedication of rights-of-way and utility easements shown thereon.

**Attachments:**

- A. Resolution approving the Final Map for Hooper Ranch Estates, Phase 1
- B. Vicinity Map
- C. Hooper Ranch Estates, Phase 1 – Final Map
- D. Hooper Ranch Estates Tentative Subdivision Map SM 20-03

Prepared by:

Submitted by:

*/s/ Benjamin K. Moody*

Benjamin K. Moody  
Development Services Director

*/s/ Diana Langley*

Diana Langley  
Interim City Manager

Reviewed by:

Finance

City Attorney

SM

SLC by email

# ATTACHMENT A

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
APPROVING THE HOOPER RANCH ESTATES – PHASE 1 FINAL MAP, AND ACCEPTING  
FOR DEDICATION THE PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENTS SHOWN  
THEREON**

WHEREAS, Gulam and Carol Masih, (“Subdivider”) own certain property as identified on Exhibit “A,” and applied for Tentative Subdivision Map No. 20-03 (“tentative map”) to subdivide in phases a 6.66-acre parcel into 22 lots consisting of 21 single-family residential lots and one 2.48-acre located on the west side of Hooper Road, approximately 600 feet south of Jefferson Avenue; and

WHEREAS, the subdivision lies within the boundaries of the City of Yuba City; and

WHEREAS, the Planning Commission of the City of Yuba City, by formal resolution, approved said tentative map; and

WHEREAS, Subdivider has now offered for approval a Final Map designated as “Hooper Ranch Estates – Phase 1” (“final map”), pursuant to approved tentative map; and

WHEREAS, the City Engineer has subsequently reviewed the final map and has determined that the conditions of approval associated with the final map have been satisfied, that the final map is in substantial conformance with the tentative map, and that final map is ready for City Council approval; and

WHEREAS, all the certificates which appear on the final map (except the approval certificate of the Council of the City of Yuba City and the recording certificate of the Recorder of the County of Sutter) have been signed and acknowledged and said final map has been filed for approval; and

WHEREAS, the final map conforms to all of the requirements of the Subdivision Map Act of the State of California, and City ordinances, resolutions and standards, except that Section 66492 and 66493 of the Subdivision Map Act may not be fully complied with at the time of passage of this resolution and owner having previously filed with the Clerk of the Board of Supervisors of Sutter County a Tax Compliance Certificate Request along with copies of the final map considered herewith by the Council; and,

WHEREAS, the proposed subdivision, together with the provisions for its design and improvement, is consistent with all applicable general and specific plans of the City; and,

WHEREAS, the owner, whose signature(s) appear on the final map, and others have offered for dedication certain streets, public utility easements, access rights and other public properties and uses as shown and delineated upon said final map; and

WHEREAS, public improvements are not required for the final map, being phase 1 of the development; and

WHEREAS, the City Council now desires to approve the final map and accept all dedications thereunder.

NOW, THEREFORE, the City Council of the City of Yuba City does resolve as follows:

1. Findings for Final Map: The City Council finds that:
  - a. The final map is in substantial compliance with the tentative map, any deviations therefrom being deemed to be approved by the Council.
  - b. The requisite conditions associated with the tentative map have been satisfied.
  - c. The final map is in conformance with the General Plan and any applicable specific plan(s).
  - d. The final map conforms to all applicable requirements of the Subdivision Map Act of the State of California.
  
2. Approval of Final Map and Acceptance of Dedications: The City Council approves the final map, Hooper Ranch Estates – Phase 1, attached hereto as Exhibit “A”, and authorizes its recording subject to complete compliance with Sections 66492 and 66493 of the Subdivision Map Act prior to release of the final map for recordation. The City Council accepts any and all of the streets, public utility easements, public utility facilities, access rights and all parcels of land and easements offered for dedication on the final map, unless it is stated on the final map that said dedications are subject to City acceptance of Subdivider-installed improvements, in which case acceptance shall be subject to improvement in accordance with Section 66477.1 of the California Government Code.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 2<sup>nd</sup> day of February 2021.

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Marc Boomgaarden, Mayor

ATTEST:

\_\_\_\_\_  
Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM  
COUNSEL FOR YUBA CITY:

\_\_\_\_\_  
Shannon Chaffin, City Attorney  
Aleshire & Wynder, LLP

Exhibit “A” - Final Map (Hooper Ranch Estates -Phase 1, City of Yuba City)

# EXHIBIT A

**CERTIFICATE FOR FEE DEDICATION**

- A) OWNER'S NAME AND ADDRESS:  
 GULAM MASIH AND CAROL KAUSHAL MASIH  
 1704 ANDROSS AVENUE  
 YUBA CITY, CA 95993
- B) PROPERTY BEING DEDICATED:  
 1. BEING ALL THAT REAL PROPERTY AS SHOWN AS ITEM 1 IN OWNERS' OFFER OF DEDICATION.
- C) THE CITY OF YUBA CITY SHALL RECOVER THE ABOVE-DESCRIBED PROPERTY TO THE ABOVE-NAMED OWNER OR SUCCESSOR IN INTEREST IF THE CITY FAILS TO TAKE THE NECESSARY ACTION TO ACCEPT THE PROPERTY FOR THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.
- NOTE: THE LOTS ON THIS MAP ARE SUBJECT TO A LANDSCAPE MAINTENANCE DISTRICT AND STREET LIGHT MAINTENANCE DISTRICT ASSESSMENT.

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, GULAM MASIH AND CAROL KAUSHAL MASIH, AS HOLDER OF RECORD TITLE INTERESTS, OF THE HEREBIN SUBDIVIDED LANDS, HEREBY CONSENT TO THE PREPARATION AND RECORDEMENT OF THIS PLAN OF "HOOPER RANCH ESTATES" AND OFFER FOR DEDICATION AND DO PARTICIPATE IN SAID OFFER OF DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING:

- 25' STRIP OF LAND INDICATED ON SAID PLAN AND DESIGNATED AS HOOPER ROAD.
- EASEMENTS INDICATED AS 20.5 & 18.5' (SEE PUBLIC SERVICE EASEMENT), FOR, BUT NOT LIMITED TO, SIDEWALK PURPOSES, CENTRALIZED MAIL DELIVERY UNITS, STREET SIGNS, TRAFFIC SAFETY SIGNS, LANDSCAPING, AND STREET LIGHTING.
- EASEMENTS INDICATED AS 12' PUE (PUBLIC UTILITY EASEMENT) FOR, BUT NOT LIMITED TO, ELECTRICAL, WATER, SEWER, GAS, STORM DRAINAGE, COMMUNICATIONS SERVICES, AND ALL APPURTENANCES THERE TO. OWNER EXPRESSLY COVENANTS NOT TO UNREASONABLY RESTRICT OBSTRUCTION OR INTERFERENCE WITH SAID PUBLIC UTILITY EASEMENT OR THE USE THEREOF BY THE CITY, ITS AGENTS OR ANY FRANCHISEE.

GULAM MASIH AND CAROL KAUSHAL MASIH  
*Gulam Masih*  
 BY: GULAM MASIH

**ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California } ss  
 COUNTY OF Sutter } ss  
 ON 12/23/2020 BEFORE ME, L. Furr  
 NOTARY PUBLIC, PERSONALLY APPEARED  
Gulam Masih and Carol Kaushal Masih

WHO PROVED TO ME ON THE BASIS OF SUCH ACTION AS I BELIEVED REASONABLE UNDER THE CIRCUMSTANCES AND WHOSE SIGNATURE AND ACKNOWLEDGMENT TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.  
 SIGNATURE OF NOTARY L. Furr  
 NOTARY'S NAME  
 MY COMMISSION NUMBER 22123103  
 MY COMMISSION EXPIRES September 1, 2021  
 PRINCIPAL PLACE OF BUSINESS Sutter (County)

**PLANNER'S STATEMENT**

THIS MAP HAS BEEN EXAMINED THIS 2020 DAY OF DECEMBER FOR CONFORMANCE WITH THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF AS APPROVED BY THE YUBA CITY PLANNING COMMISSION ON AUGUST 20, 2020.

PLANNING DIVISION  
 CITY OF YUBA CITY  
 STATE OF CALIFORNIA

CITY CLERK CERTIFICATE

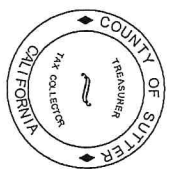
STATE OF CALIFORNIA  
 COUNTY OF YUBA CITY } ss

JACKIE SILLMAN, CLERK OF THE CITY OF YUBA CITY, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF YUBA CITY HAS, BY RESOLUTION NO. 20 DULY AND REGULARLY PASSED BY SAID COUNCIL ON THE 20 DAY OF DECEMBER, APPROVED THE WITHIN MAP OF 7149 1/2' x 11407 1/2' RANCH ESTATES "IN ACCORDANCE WITH THE CONDITIONAL APPROVAL OF THE TENTATIVE MAP HERETOFORE FILED AS APPROVED, AND BY SAID RESOLUTION HAS ACCEPTED ON BEHALF OF THE PUBLIC ITEM(S) 1, 2, AND 3 SHOWN IN THE OWNERS' OFFER OF DEDICATION.

**TAX COLLECTOR'S CERTIFICATE**

JACKIE SILLMAN  
 CITY CLERK, CITY OF YUBA CITY

I, STEVEN L. HARRAH, TAX COLLECTOR FOR THE COUNTY OF SUTTER, STATE OF CALIFORNIA, DO HEREBY CERTIFY PURSUANT TO GOVERNMENT CODE SEC. 86492 THAT THE RECORDS OF MY OFFICE SHOW THAT THERE ARE NO LIENS AGAINST THE LANDS SHOWN HEREON OR ANY PART THEREOF FOR UNPAID TAXES OR SPECIAL ASSESSMENTS.

ASSESSOR'S PARCEL NO. 02-071-012  
 DATE: 12-23-2020  
 STEVEN L. HARRAH  
 TAX COLLECTOR OF THE COUNTY OF SUTTER  


**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FILED SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JONAH S. LANGRISH  
 P.L.S. 8657  
 EXPIRES: 12-31-2022  


**CITY ENGINEER'S STATEMENT**

I DO HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED BY ME AND THAT THE SUBDIVISION SHOWN THEREON AND THE SUBDIVISIONS THEREBY APPROVED ALTERNATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: \_\_\_\_\_

**CITY SURVEYOR'S STATEMENT**

DANA M. LANGRISH  
 CITY ENGINEER, P.C.E. 59616  
 EXPIRES: 12-31-21

I, BENJAMIN K. MOODY, CITY SURVEYOR OF THE CITY OF YUBA CITY, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_

**RECORDER'S CERTIFICATE**

BENJAMIN K. MOODY  
 CITY SURVEYOR P.L.S. 8018  
 EXPIRES: 9-30-2021

FILED THIS 2020 DAY OF DECEMBER AT 11:41 AM IN BOOK \_\_\_\_\_ OF SURVEY'S, AT PAGE \_\_\_\_\_ AT THE REQUEST OF MHM INC.

BY: DONNA M. JOHNSTON DEPUTY  
 SUTTER COUNTY RECORDER

FILE NO. \_\_\_\_\_ FEE PD. \_\_\_\_\_

**HOOPER RANCH ESTATES - PHASE 1  
 CITY OF YUBA CITY**



BEING PORTION OF LOT 44 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION NO. 2 OF THE ELMER TRACT" BOOK 1 OF SURVEY'S, PAGE 81, SUTTER COUNTY RECORDS, AND A PORTION OF SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.M.

COUNTY OF SUTTER  
 CALIFORNIA  
 PREPARED BY: MHM INC., 1204 "E" STREET, MARYSVILLE, CA 95901  
 NOVEMBER 2020  
 SHEET 1 OF 3



**TRUSTEE'S STATEMENT**

PLACER TITLE COMPANY, TRUSTEE UNDER THE DEED OF TRUST OF REVENUE TRUST, TRUSTEE UNDER THE DEED OF TRUST OF BARNETT TRACT, TRUSTEE UNDER THE DEED OF TRUST OF SUTTER COUNTY RECORDS, AND TRUSTEE UNDER THE DEED OF TRUST OF SUTTER COUNTY RECORDS, HEREBY CONSENT TO THE PREPARATION AND RECORPMENT OF THIS MAP.

PLACER TITLE COMPANY

BY: 

PRINT NAME: Terry Wehle Sr. VP Sacramento County

**ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California  
COUNTY OF Sacramento

ON January 25, 2021 BEFORE ME, K. Hayes  
NOTARY PUBLIC, PERSONALLY APPEARED

Stacy Wehle  
WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO IN THE INSTRUMENT AND ADDED TO THE INSTRUMENT THE SIGNATURE(S) AND WHOSE SIGNATURE(S) AND THAT BY HIS/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPHS IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE OF NOTARY 

NOTARY'S NAME K. Hayes

MY COMMISSION NUMBER 2265633

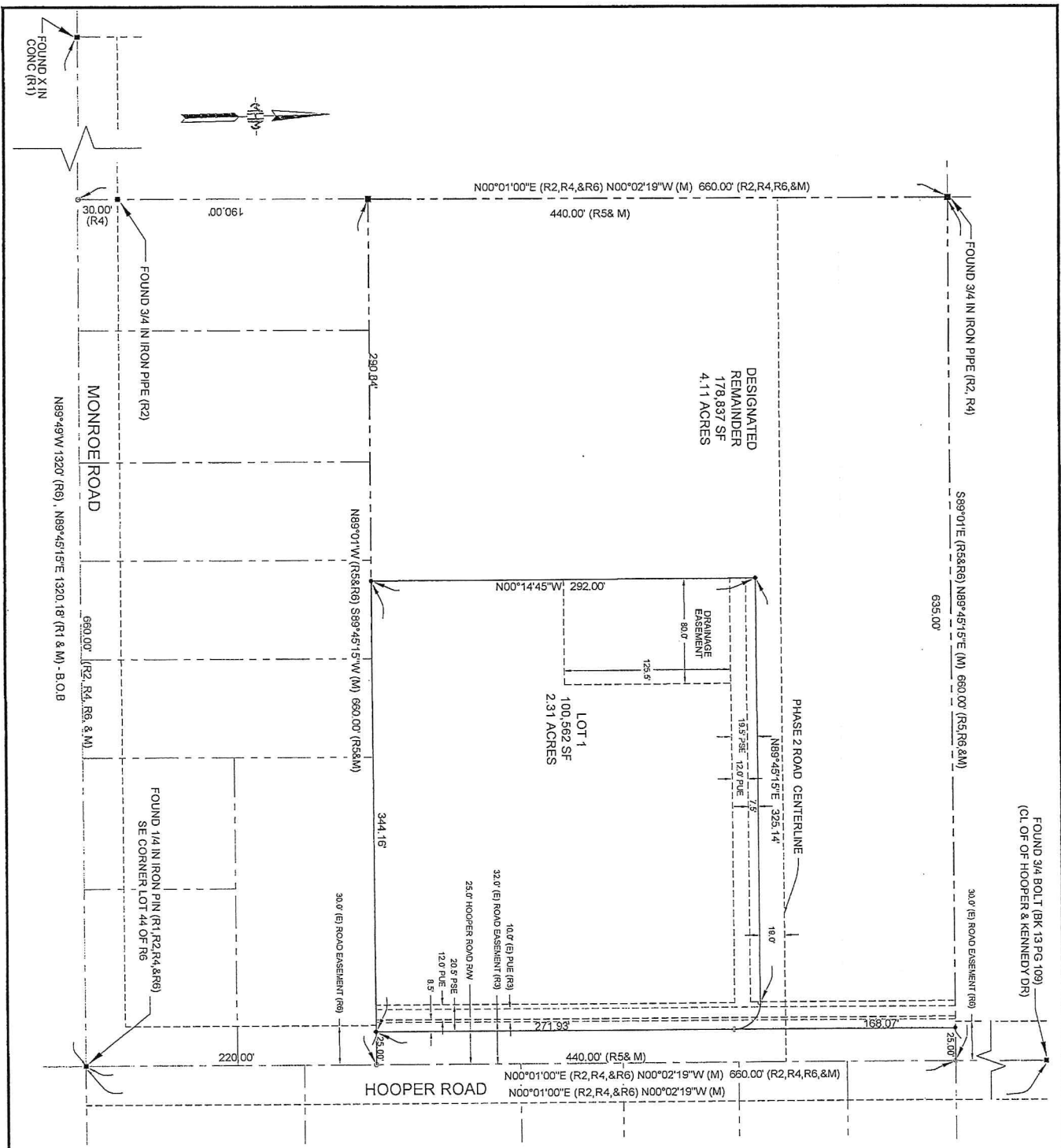
MY COMMISSION EXPIRES Nov. 3, 2022

PRINCIPAL PLACE OF BUSINESS Sacramento County  
(County)

**HOOPER RANCH ESTATES - PHASE 1  
CITY OF YUBA CITY**

BEING PORTION OF LOT 44 AS SHOWN ON THAT CERTAIN MAP  
ENTITLED "SUBDIVISION NO. 2 OF THE ELDER TRACT"  
NOTED AS MAP NO. 100001780, SUTTER COUNTY RECORDS, AND A  
PORTION OF SOUTHWEST ONE-QUARTER OF SECTION 17,  
TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.M.

COUNTY OF SUTTER NOVEMBER 2020  
CALIFORNIA  
PREPARED BY: MHM INC. 1204 "E" STREET, MARYSVILLE, CA 95901  
20131 SHEET 2 OF 3



DESIGNATED  
REMAINDER  
178,837 SF  
4.11 ACRES

LOT 1  
100,562 SF  
2.31 ACRES

PHASE 2 ROAD CENTERLINE

DRAINAGE  
EASEMENT

HOOPER ROAD

MONROE ROAD

FOUND 3/4 BOLT (BK 13 PG 109)  
(CL OF OF HOOPER & KENNEDY DR)

FOUND X IN  
CONC (R1)

FOUND 3/4 IN IRON PIPE (R2)

FOUND 1/4 IN IRON PIN (R1, R2, R4, & R6)  
SE CORNER LOT 44 OF R6

N89°49'W (R6), N89°45'15"E (R1 & M) - B.O.B

S89°01'E (R5&R6) N89°45'15"E (M) 660.00' (R5, R6 & M)  
635.00'

30.0' (E) ROAD EASEMENT (R6)

30.0' (E) ROAD EASEMENT (R6)

344.16'

N89°01'W (R5&R6) S89°45'15"W (M) 660.00' (R5&M)

190.00'

220.00'

N00°01'00"E (R2, R4, & R6) N00°02'19"W (M) 660.00' (R2, R4, R6, & M)

440.00' (R5 & M)

440.00' (R5 & M)

N00°01'00"E (R2, R4, & R6) N00°02'19"W (M)

N00°01'00"E (R2, R4, & R6) N00°02'19"W (M)

N00°14'45"W 292.00'

125.61'

80.0'

16.57' PUE

12.0' PUE

16.0'

325.14'

N89°45'15"E

10.0' (E) PUE (R3)

32.0' (E) ROAD EASEMENT (R3)

25.0' HOOPER ROAD R/W

20.0' PUE

12.0' PUE

8.0'

125.00'

168.07'

25.00'

10.0'

**LEGEND**

0	EUBRACES RECORD DATA
PUE	PUBLIC UTILITY EASEMENT
PSE	PUBLIC SERVICE EASEMENT
M	MEASURED
S.F.	SQUARE FEET
(B.O.B.)	BASIS OF BEARINGS
■	FOUND MONUMENT AS SHOWN
●	SET 9/8" REBAR W/ CAP LS 9457
○	CALCULATED POINT - NOTHING FOUND ON SET

- RECORD REFERENCES**
- (R1) BOOK 19 OF SURVEYS, PAGE 42, SIENA ESTATES
  - (R2) BOOK 18 OF SURVEYS, PAGE 111 - RECORD OF SURVEY
  - (R3) BOOK 1397, PAGE 1 OF OFFICIAL RECORDS, AUGUST 10, 1999
  - (R4) BOOK 1 OF PARCEL MAPS, PAGE 150 - P/M NO. 150
  - (R5) BOOK 271, PAGE 198 OF OFFICIAL RECORDS, NOVEMBER 22, 1948
  - (R6) BOOK 1 OF SURVEYS, PAGE 61 - MAP OF SUBDIVISION NO. 2 OF THE ELMER TRACT

**BASIS OF BEARINGS**

THE BEARINGS N 89°45'15" E WERE ASSIGNED TO THE LINE BETWEEN THE FOUND MONUMENTS ON MONROE ROAD. THE BEARING N 00°02'19" W OF THE SURVEYS AT PAGE 42 SUTTER COUNTY RECORDS. THE DISTANCES SHOWN ARE GRID, MULTIPLY BY 1.000085 TO OBTAIN GROUND DISTANCES.

**SUBDIVIDED AREA = 6.67 ACRES**

LOT = 2.31 ACRES  
ROAD = 0.25 ACRES  
REMAINDER = 4.11 ACRES



**HOOPER RANCH ESTATES - PHASE 1**  
**CITY OF YUBA CITY**

BEING PORTION OF LOT 44 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION NO. 2 OF THE ELMER TRACT", BOOK 1 OF SURVEYS, PAGE 61, SUTTER COUNTY RECORDS, AND A PORTION OF SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.M.

COUNTY OF SUTTER  
CALIFORNIA

NOVEMBER 2020  
SCALE: 1"=50'  
PREPARED BY: MHM INC., 1204 "E" STREET, MARYSVILLE, CA 95901  
SHEET 3 OF 3

# ATTACHMENT B

# VICINITY MAP



Figure 1: Hooper Ranch Estates  
Tentative Subdivision Map 20-03

# ATTACHMENT C

**CERTIFICATE FOR FEE DEDICATION**

A) OWNER'S NAME AND ADDRESS:  
 GULAM MASIH AND CAROL KAUSHAL MASIH  
 1704 ANDROSS AVENUE  
 YUBA CITY, CA 95993

B) PROPERTY BEING DEDICATED:  
 1. BEING ALL THAT REAL PROPERTY AS SHOWN AS ITEM 1 IN OWNERS' OFFER OF DEDICATION.

C) THE CITY OF YUBA CITY SHALL RECOVER THE ABOVE DESCRIBED PROPERTY TO THE ABOVE NAMED OWNER OR SUCCESSOR IN INTEREST IF THE CITY OF YUBA CITY FAILS TO TAKE THE NECESSARY ACTION TO ACCEPT THE SAME FOR PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

NOTE: THE LOTS ON THIS MAP ARE SUBJECT TO A LANDSCAPE MAINTENANCE DISTRICT AND STREET LIGHT MAINTENANCE DISTRICT ASSESSMENT.

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, GULAM MASIH AND CAROL KAUSHAL MASIH, AS HOLDER OF RECORD TITLE INTERESTS, OF THE HEREBIN SUBDIVIDED LANDS, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAN OF "HOOPER RANCH ESTATES" AND OFFER FOR DEDICATION AND DO PARTICIPATE IN SAID OFFER OF DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING:

- 25' STRIP OF LAND INDICATED ON SAID PLAN AND DESIGNATED AS HOOPER ROAD.
- EASEMENTS INDICATED AS 20.5 & 18.5' (SEE PUBLIC SERVICE EASEMENT), FOR, BUT NOT LIMITED TO, SIDEWALK PURPOSES, CENTRALIZED MAIL DELIVERY UNITS, STREET SIGNS, TRAFFIC SAFETY SIGNS, LANDSCAPING, AND STREET LIGHTING.
- EASEMENTS INDICATED AS 12' PUE (PUBLIC UTILITY EASEMENT) FOR, BUT NOT LIMITED TO, ELECTRICAL, WATER, SEWER, GAS, STORM DRAINAGE, COMMUNICATIONS SERVICES, AND ALL APPURTENANCES THERE TO. OWNER EXPRESSLY COVENANTS NOT TO UNREASONABLY RESTRICT OBSTRUCTION OR INTERFERENCE WITH SAID PUBLIC UTILITY EASEMENT OR THE USE THEREOF BY THE CITY, ITS AGENTS OR ANY FRANCHISEE.

GULAM MASIH AND CAROL KAUSHAL MASIH  
 BY: *Gulam Masih*

**ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California } ss  
 COUNTY OF Sutter } ss

ON 12/23/2020 BEFORE ME, L. Furr  
 NOTARY PUBLIC, PERSONALLY APPEARED  
Gulam Masih and Carol Kaushal Masih  
 WHO PROVED TO ME ON THE OATH OF SAID OFFICER TO BE THE PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE OF NOTARY *L. Furr*  
 NOTARY'S NAME  
 NOTARY'S NUMBER 22123103  
 MY COMMISSION EXPIRES September 1, 2021  
 PRINCIPAL PLACE OF BUSINESS Sutter  
 (County)

**PLANNER'S STATEMENT**

THIS MAP HAS BEEN EXAMINED THIS 2020 DAY OF DECEMBER FOR CONFORMANCE WITH THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF AS APPROVED BY THE YUBA CITY PLANNING COMMISSION ON AUGUST 20, 2020.

PLANNING DIVISION  
 CITY OF YUBA CITY  
 STATE OF CALIFORNIA

CITY CLERK CERTIFICATE

STATE OF CALIFORNIA  
 COUNTY OF YUBA CITY } ss

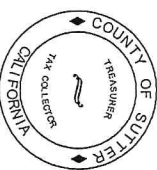
JACKIE SILLIMAN, CLERK OF THE CITY OF YUBA CITY, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF YUBA CITY HAS, BY RESOLUTION NO. 20 DULY AND REGULARLY PASSED BY SAID COUNCIL ON THE 20 DAY OF DECEMBER APPROVED THE WITHIN MAP OF 7149 1/2' x 11407 1/2' RANCH ESTATES "IN ACCORDANCE WITH THE CONDITIONAL APPROVAL OF THE TENTATIVE MAP HERETOFORE FILED AS APPROVED, AND BY SAID RESOLUTION HAS ACCEPTED ON BEHALF OF THE PUBLIC ITEM(S) 1, 2, AND 3 SHOWN IN THE OWNERS' OFFER OF DEDICATION.

**TAX COLLECTOR'S CERTIFICATE**

JACKIE SILLIMAN  
 CITY CLERK, CITY OF YUBA CITY

I, STEVEN L. HARRAH, TAX COLLECTOR FOR THE COUNTY OF SUTTER, STATE OF CALIFORNIA, DO HEREBY CERTIFY PURSUANT TO GOVERNMENT CODE SEC. 86492 THAT THE RECORDS OF MY OFFICE SHOW THAT THERE ARE NO LIENS AGAINST THE LANDS SHOWN HEREON OR ANY PART THEREOF FOR UNPAID TAXES OR SPECIAL ASSESSMENTS.

ASSESSOR'S PARCEL NO. 02-071-012  
 DATE: 12-23-2020  
 STEVEN L. HARRAH  
 TAX COLLECTOR OF THE COUNTY OF SUTTER



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FILED SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JODAN M. LANGRISH  
 P.L.S. 8657  
 EXPIRES: 12-31-2022

CITY ENGINEER'S STATEMENT

PROFESSIONAL LAND SURVEYOR  
 STATE OF CALIFORNIA  
 LICENSE NO. 15848

**CITY SURVEYOR'S STATEMENT**

I, BENJAMIN K. MOODY, CITY SURVEYOR OF THE CITY OF YUBA CITY, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_

**RECORDER'S CERTIFICATE**

BENJAMIN K. MOODY  
 CITY SURVEYOR P.L.S. 8018  
 EXPIRES: 9-30-2021

FILED THIS 2020 AT YUBA CITY IN  
 BOOK \_\_\_\_\_ OF SURVEYS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF MHM INC.

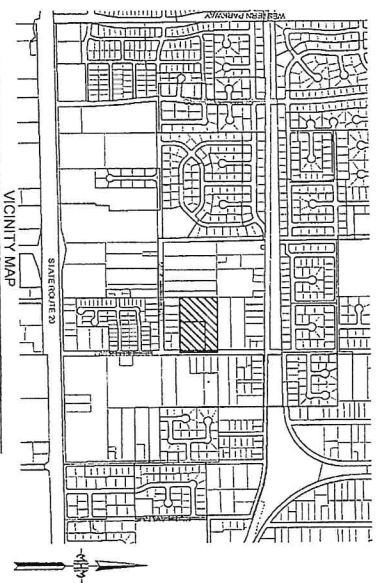
BY: DOMINA M. JOHNSTON DEPUTY  
 SUTTER COUNTY RECORDER

FILE NO. \_\_\_\_\_ FEE PD. \_\_\_\_\_

**HOOPER RANCH ESTATES - PHASE 1  
 CITY OF YUBA CITY**

BEING PORTION OF LOT 44 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION NO. 2 OF THE ELMER TRACT" BOOK 1 OF SURVEYS, PAGE 81, SUTTER COUNTY RECORDS, AND A PORTION OF SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.M.

COUNTY OF SUTTER  
 CALIFORNIA  
 PREPARED BY: MHM INC., 1204 "E" STREET, MARYSVILLE, CA 95901  
 NOVEMBER 2020  
 SHEET 1 OF 3



**TRUSTEE'S STATEMENT**

PLACER TITLE COMPANY, TRUSTEE UNDER THE DEED OF TRUST OF BENEFITING SISKIYOU CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 30, 2020 AND RECORDED DECEMBER 1, 2020 (AS AMENDED), INSTRUMENT NUMBER 20201102774, OF THE PUBLIC RECORDS OF SUTTER COUNTY, CALIFORNIA, HEREBY CONSENT TO THE PREPARATION AND RECORPTION OF THIS MAP.

PLACER TITLE COMPANY

Sr. VP Sacramento County

PRINT NAME: Jenny Wehler

**ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California  
COUNTY OF Sacramento

ON January 25, 2021 BEFORE ME K. Hayes  
NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE SUBSCRIBED TO IN THE INSTRUMENT AND ADDED TO THE INSTRUMENT BY MYSELF OR BY OTHER PERSONS (AND ADDED CAPACITIES) AND THAT BY HIS/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPHS IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE OF NOTARY

NOTARY'S NAME

MY COMMISSION NUMBER

MY COMMISSION EXPIRES

PRINCIPAL PLACE OF BUSINESS

2265633  
Nov. 3, 2022  
Sacramento County  
(County)

*K. Hayes*

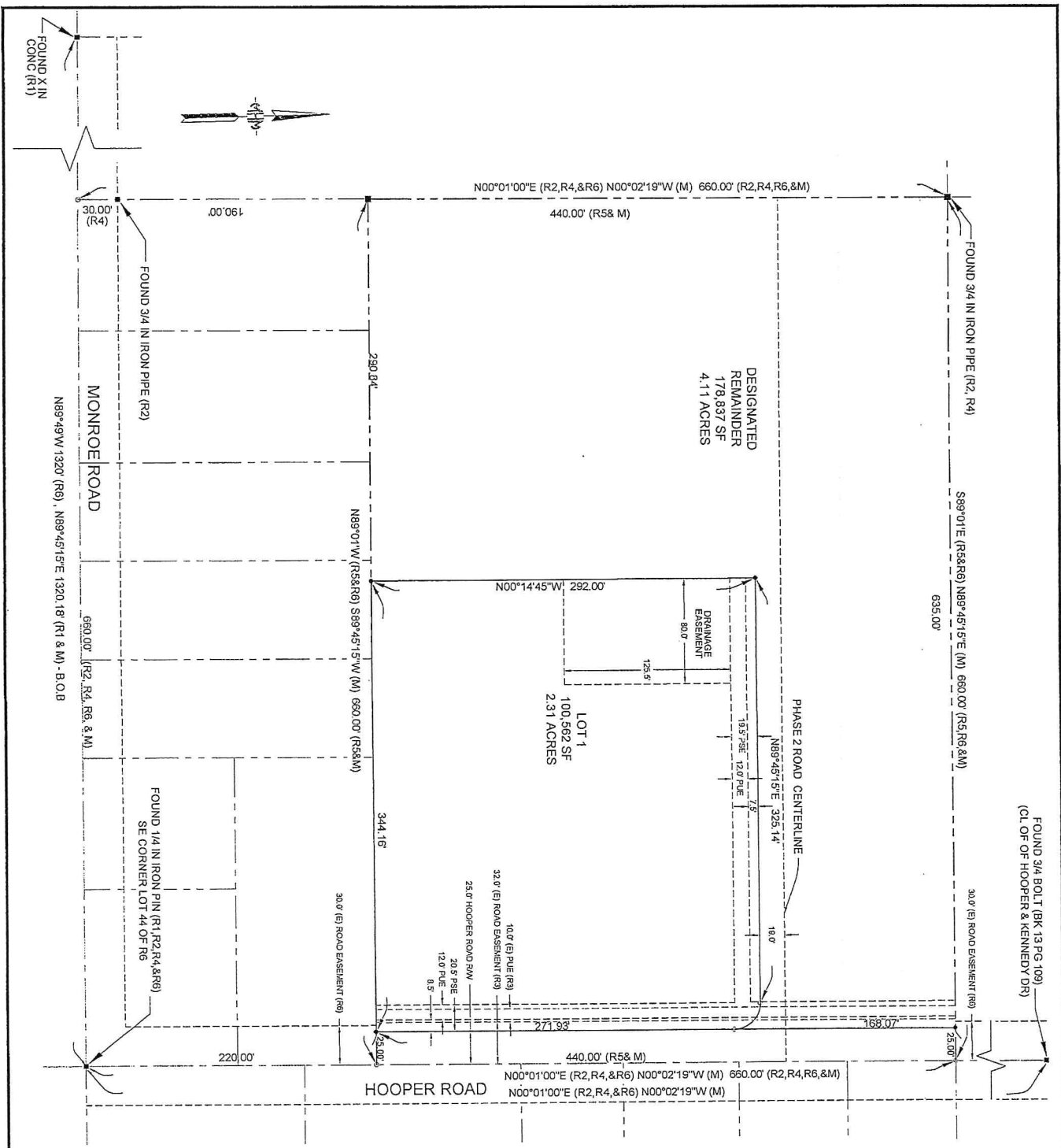
Jenny Wehler

**HOOPER RANCH ESTATES - PHASE 1  
CITY OF YUBA CITY**

BEING PORTION OF LOT 44 AS SHOWN ON THAT CERTAIN MAP  
ENTITLED "SUBDIVISION NO. 2 OF THE ELDER TRACT"  
AND TITLE OF SURVEY'S PAGE 81 SUTTER COUNTY RECORDS, AND A  
PORTION OF SOUTHWEST ONE-QUARTER OF SECTION 17,  
TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.M.

COUNTY OF SUTTER NOVEMBER 2020  
CALIFORNIA  
PREPARED BY: MPM INC. 1204 "E" STREET, MARYSVILLE, CA 95901  
SHEET 2 OF 3  
20131





FOUND 3/4 BOLT (BK 13 PG 109)  
(CL OF OF HOOPER & KENNEDY DR)

FOUND 3/4 IN IRON PIPE (R2, R4)

S89°01'E (R5&R6) N89°45'15"E (M) 660.00' (R5, R6 & M)  
635.00'

30.0' (E) ROAD EASEMENT (R6)

25.00'

168.00'

PHASE 2 ROAD CENTERLINE

N89°45'15"E 325.14'

DESIGNATED  
REMAINDER  
178,837 SF  
4.11 ACRES

DRAINAGE  
EASEMENT

80.0'

125.51'

LOT 1  
100,562 SF  
2.31 ACRES

N00°14'45"W 292.00'

290.00'

190.00'

440.00' (R5& M)

N00°01'00"E (R2, R4, & R6) N00°02'19"W (M) 660.00' (R2, R4, R6, & M)

230.00'

N89°01'W (R5&R6) S89°45'15"W (M) 660.00' (R5&M)

344.16'

30.0' (E) ROAD EASEMENT (R6)

125.00'

220.00'

440.00' (R5& M)

N00°01'00"E (R2, R4, & R6) N00°02'19"W (M) 660.00' (R2, R4, R6, & M)

HOOPER ROAD

N00°01'00"E (R2, R4, & R6) N00°02'19"W (M)

FOUND 1/4 IN IRON PIN (R1, R2, R4, & R6)  
SE CORNER LOT 44 OF R6

660.00' (R2, R4, R6, & M)

N89°49'W (R3) N89°45'15"E (R1, R2, R4, & R6)

MONROE ROAD

N89°49'W (R3) N89°45'15"E (R1, R2, R4, & R6) - B.O.B

FOUND X IN CONC (R1)

**LEGEND**

- 0 EMBARGES RECORD DATA
- PUE PUBLIC UTILITY EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- M MEASURED
- S.F. SQUARE FEET
- (A.O.B.) BASIS OF BEARINGS
- FOUND MONUMENT AS SHOWN
- SET 9/8" REBAR W/ CAP LS 9457
- CALCULATED POINT - NOTHING FOUND ON SET

**RECORD REFERENCES**

- (R1) BOOK 19 OF SURVEYS, PAGE 42 - SIENA ESTATES
- (R2) BOOK 18 OF SURVEYS, PAGE 111 - RECORD OF SURVEY
- (R3) BOOK 1397, PAGE 1 OF OFFICIAL RECORDS, AUGUST 10, 1999
- (R4) BOOK 1 OF PARCEL MAPS, PAGE 150 - P.M. NO. 150
- (R5) BOOK 271, PAGE 198 OF OFFICIAL RECORDS, NOVEMBER 22, 1948
- (R6) BOOK 1 OF SURVEYS, PAGE 61 - MAP OF SUBDIVISION NO. 2 OF THE ELMER TRACT

**BASIS OF BEARINGS**

THE BEARING N 89°45'15" E WAS ASSIGNED TO THE LINE BETWEEN THE FOUND MONUMENTS ON MONROE ROAD. THE BEARING BOOK 19 OF SURVEYS AT PAGE 111 OF OFFICIAL COUNTY RECORDS. THE DISTANCES SHOWN ARE GRID, MULTIPLY BY 1.000085 TO OBTAIN GROUND DISTANCES.

**SUBDIVIDED AREA = 6.87 ACRES**

LOT = 2.31 ACRES

ROAD = 0.25 ACRES

REMAINDER = 4.11 ACRES



**HOOPER RANCH ESTATES - PHASE 1  
CITY OF YUBA CITY**

BEING PORTION OF LOT 44 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION NO. 2 OF THE ELMER TRACT", BOOK 1 OF SURVEYS, PAGE 61, SUTTER COUNTY RECORDS, AND A PORTION OF SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.M.  
COUNTY OF SUTTER  
CALIFORNIA  
NOVEMBER 2020  
SCALE: 1"=50'  
PREPARED BY: MHM INC., 1204 "E" STREET, MARYSVILLE, CA 95901  
SHEET 3 OF 3



# ATTACHMENT D



# TENTATIVE SUBDIVISION MAPS SM 2020-003 HOOPER RANCH ESTATES

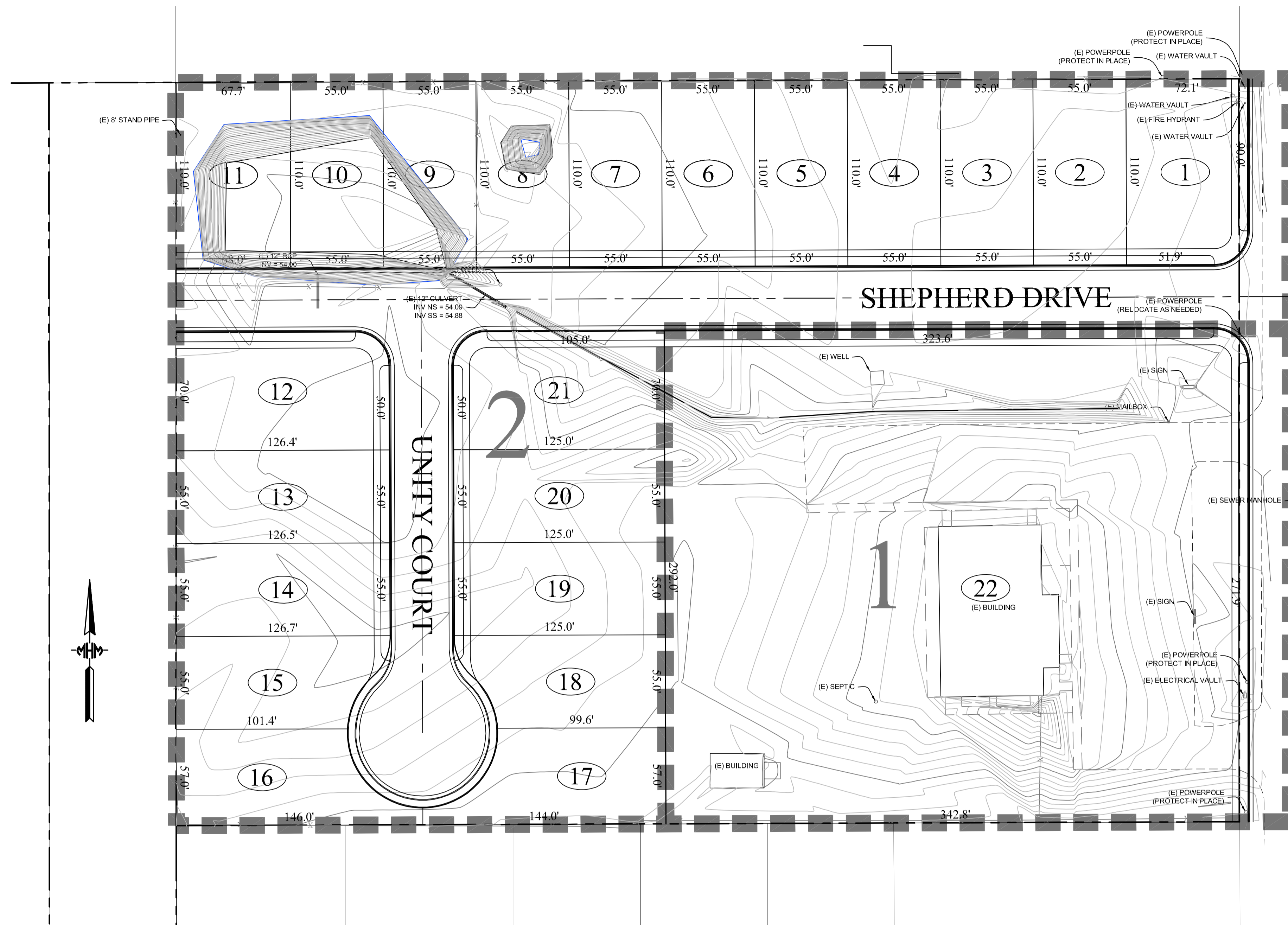
YUBA CITY, CALIFORNIA  
APRIL 6, 2020 REVISED JULY 30, 2020

### PROJECT NOTES

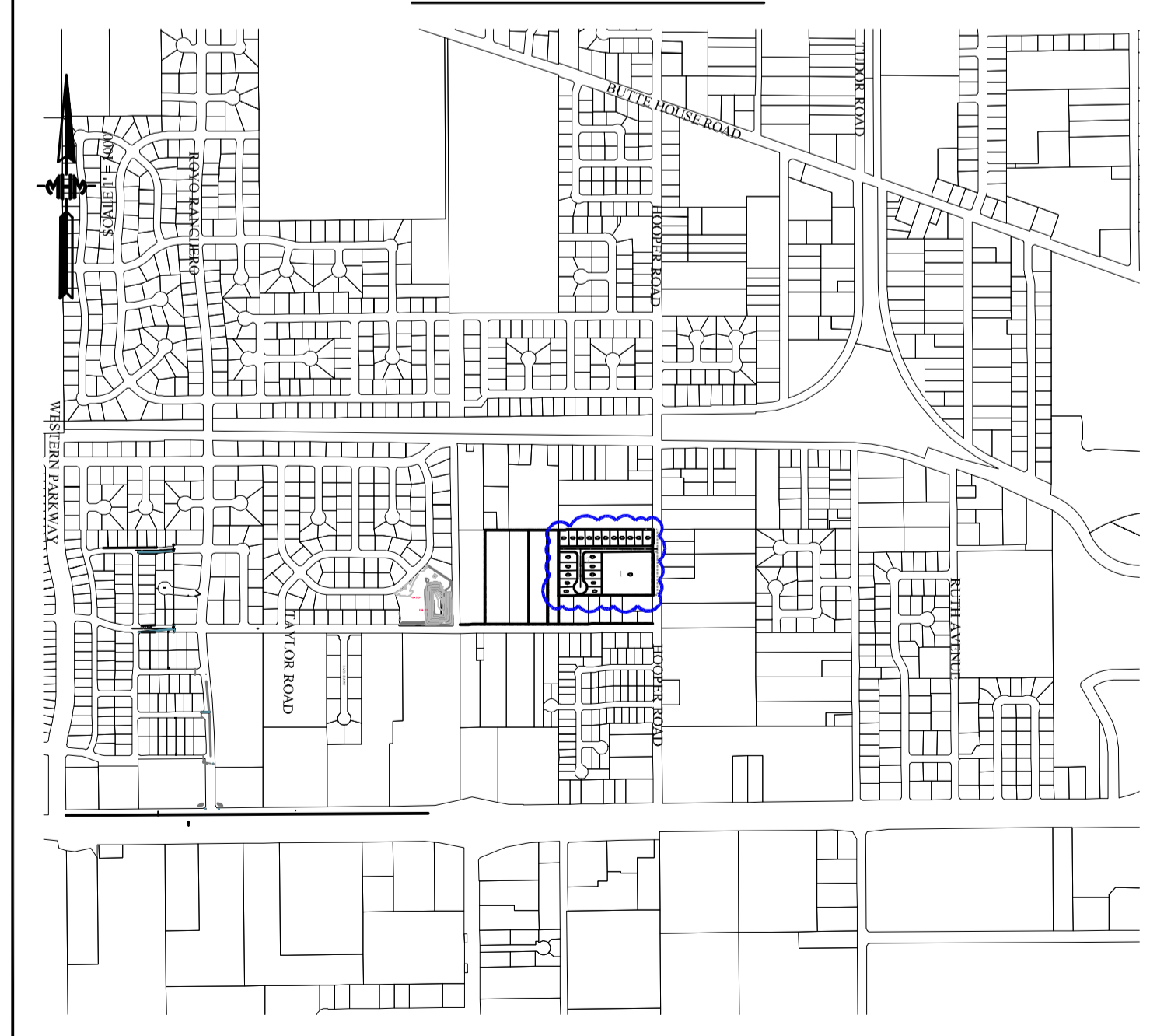
<p><b>OWNER</b> GULAM AND CAROL MASHI 1302 HOOPER ROAD YUBA CITY, CA 95993 CONTACT: PASTOR MASHI PHONE: (530) 674-9210</p> <p><b>APPLICANT</b> GULAM AND CAROL MASHI 1302 HOOPER ROAD YUBA CITY, CA 95993 CONTACT: PASTOR MASHI PHONE: (530) 674-9210</p> <p><b>ENGINEER/SURVEYOR</b> MHM INCORPORATED 1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 CONTACT: SEAN MINARD PHONE: (530) 742-6485</p> <p><b>ASSESSOR'S PARCEL NO.</b> 62-071-012</p> <p><b>AREA OF TENTATIVE MAP</b> 6.66 GROSS ACRES</p>	<p><b>EXISTING USE</b> FALLOW AND CHURCH</p> <p><b>EXISTING GENERAL PLAN DESIGNATION</b> LOW DENSITY RESIDENTIAL</p> <p><b>PROPOSED GENERAL PLAN DESIGNATION</b> LOW DENSITY RESIDENTIAL</p> <p><b>EXISTING ZONING</b> R-1</p> <p><b>PROPOSED ZONING</b> R-1</p> <p><b>LEVEE PROTECTION</b> LEVEE DISTRICT NO. 1 OF SUTTER COUNTY</p> <p><b>ELEMENTARY SCHOOL DISTRICT</b> YUBA CITY UNIFIED SCHOOL DISTRICT</p> <p><b>HIGH SCHOOL DISTRICT</b> YUBA CITY UNIFIED SCHOOL DISTRICT</p> <p><b>IRRIGATION DISTRICT</b> NONE - INDIVIDUAL WATER WELLS</p>	<p><b>FIRE PROTECTION</b> CITY OF YUBA CITY FIRE DEPART</p> <p><b>LAW ENFORCEMENT</b> CITY OF YUBA CITY POLICE</p> <p><b>SANITARY SEWER</b> CITY OF YUBA CITY PUBLIC WORKS</p> <p><b>DOMESTIC WATER</b> CITY OF YUBA CITY PUBLIC WORKS</p> <p><b>STORM DRAINAGE</b> CITY OF YUBA CITY PUBLIC WORKS AND GILSIZER DRAINAGE DISTRICT</p> <p><b>ELECTRICITY</b> PACIFIC GAS AND ELECTRIC</p> <p><b>NATURAL GAS (OPTIONAL)</b> PACIFIC GAS AND ELECTRIC</p> <p><b>COMMUNICATION</b> AT&amp;T AND COMCAST</p> <p><b>CABLE (OPTIONAL)</b> COMCAST</p>
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### GENERAL NOTES:

1. SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.
2. A 12.0 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED ADJACENT SIDEWALK TO ALL PUBLIC RIGHT OF WAYS WITH 2.0 FOOT LOCATED UNDER SIDEWALK. ADJACENT TO CUL-DE-SAC THE PUBLIC UTILITY EASEMENT SHALL BE 10 FEET UNLESS OTHER WAS APPROVED BY CITY ENGINEER.
3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
5. VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
6. ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
7. ALL SEPTIC TANKS SHALL BE REMOVED PRIOR TO OR AS PART OF CONSTRUCTION.
8. OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.



### LOCATION MAP



### LAND USE SUMMARY

<b>LOT SUMMARY*</b>			
VILLAGE NO. 1 =	21 UNITS	4.18 AC	5.02 DU/AC
VILLAGE NO. 2 =	01 UNITS	2.48 AC	0.40 DU/AC
<b>SUBTOTAL = (RESIDENTIAL)</b>	<b>22 UNITS</b>	<b>6.66 AC</b>	<b>3.30 DU/AC</b>
<b>MAJOR ROADS**</b>			
		0.00 AC	
<b>SUBTOTAL = (NON-RESIDENTIAL)</b>		<b>0.00 AC</b>	
<b>TOTAL =</b>		<b>6.66 AC</b>	<b>3.30 DU/AC</b>

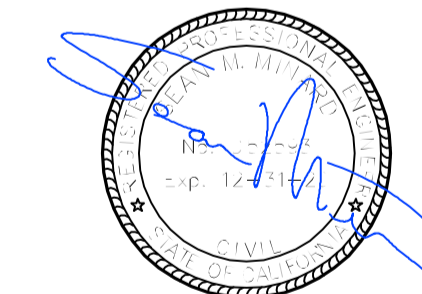
\*ALL ACREAGES AND DENSITIES EXCLUDE ARTERIAL AND COLLECTOR STREETS.  
\*\*THERE ARE NO MAJOR ROADWAYS ON THIS PROJECT.

### LEGAL DESCRIPTION:

ALL THE REAL PROPERTY DESCRIBED AS THE NORTH 440 FEET (FRONT AND REAR MEASUREMENTS) OF LOT 44, ACCORDING TO THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION NO. 2 OF THE ELMER TRACT," AS FILED IN THE OFFICE OF THE RECORDER OF SUTTER COUNTY, CALIFORNIA, ON FEBRUARY 4, 1908, SUTTER COUNTY RECORDER'S OFFICE IN BOOK 1, OF SURVEYS, AT PAGE 61, SUTTER COUNTY, CALIFORNIA.

### SURVEYORS STATEMENT:

I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER NUMBER 5102-5798760 DATED SEPTEMBER 21, 2018



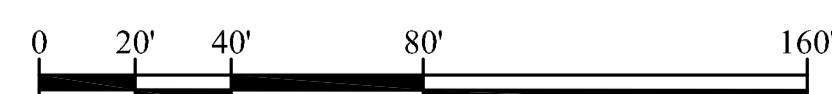
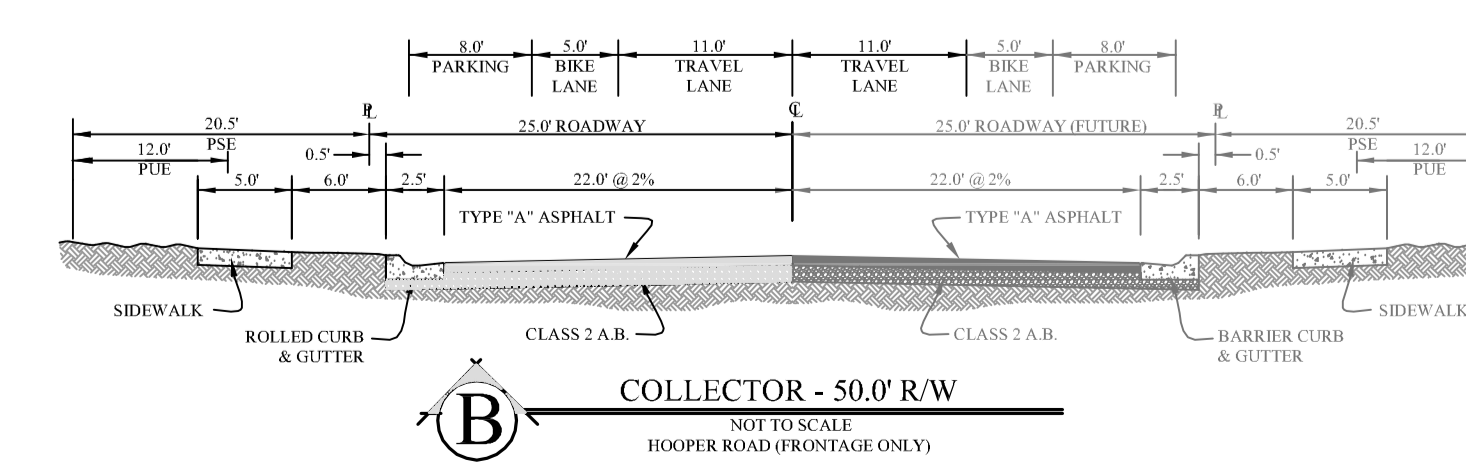
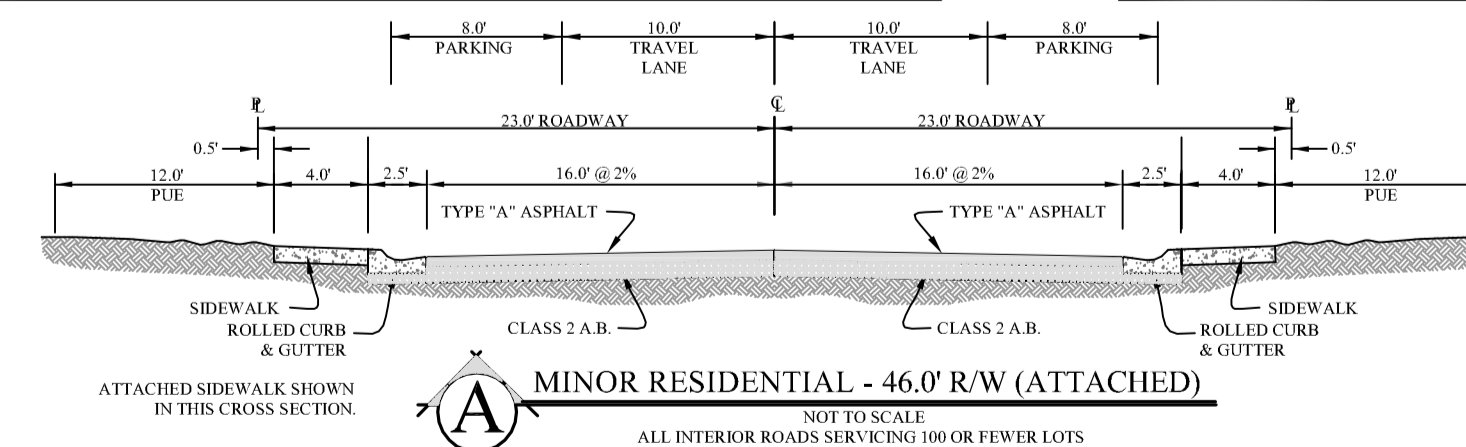
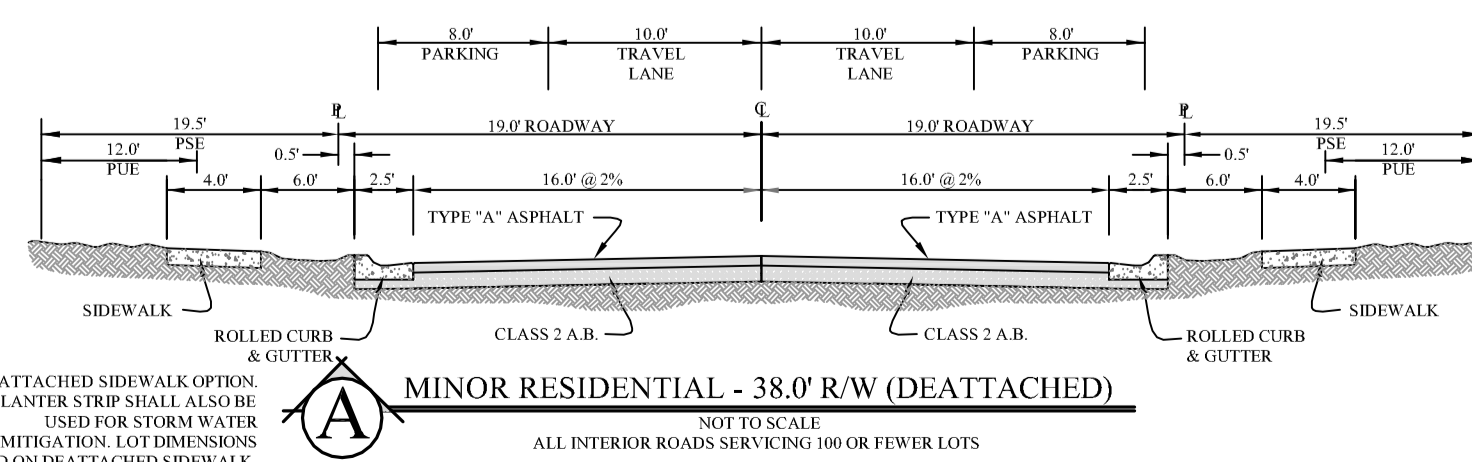
SEAN MINARD, P.E. 52593, P.L.S. 8397

### CITY OF YUBA CITY APPROVAL:

THE CITY OF YUBA CITY PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 20-XXX APPROVING TENTATIVE PARCEL MAP NO. 2020-00XX (SMALL LOT) AND 2020-00XX (LARGE LOT) DURING THE PLANNING COMMISSION MEETING ON \_\_\_\_\_, 2020.

CITY OF YUBA CITY DATE: \_\_\_\_\_

2

 INDICATES PROPOSED SMALL LOT PHASE AND LARGE LOT PARCEL


M.H.M

ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B      TEL: 530.742.6485  
MARYSVILLE, CA 95901      FAX: 530.742.5639