



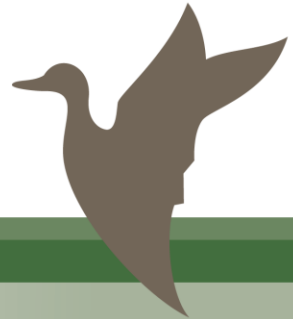
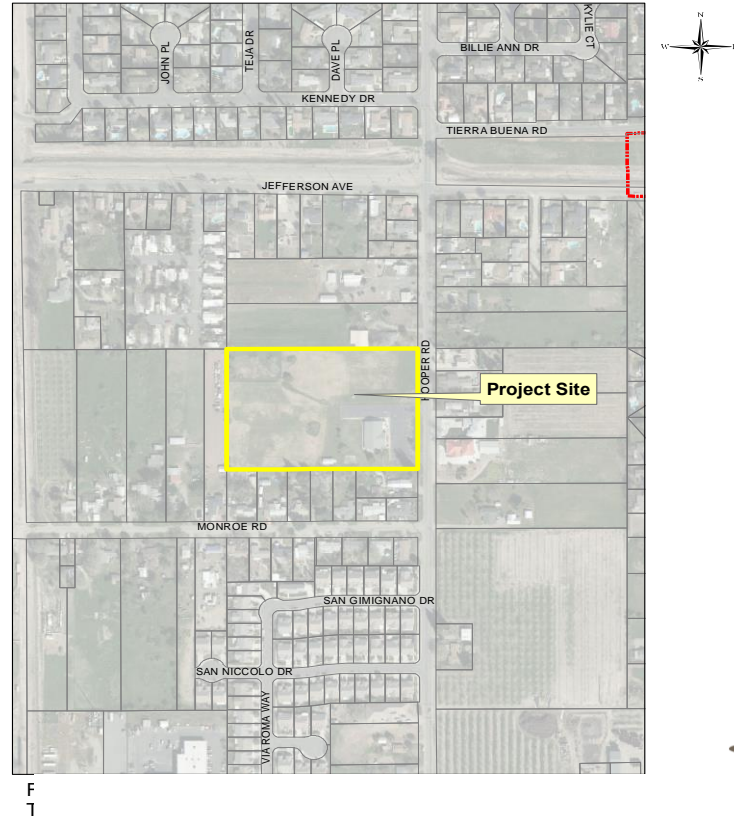
Hooper Ranch Estates Phase I – Final Map



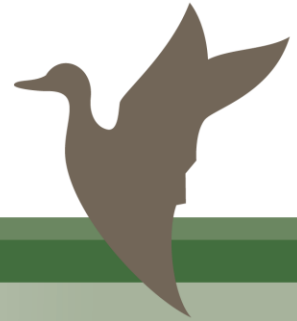
City Council Meeting | February 2nd, 2021

Project Location

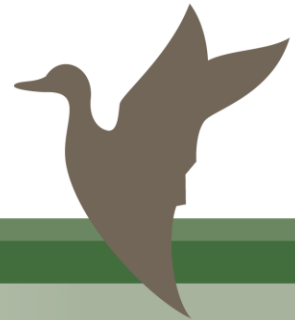
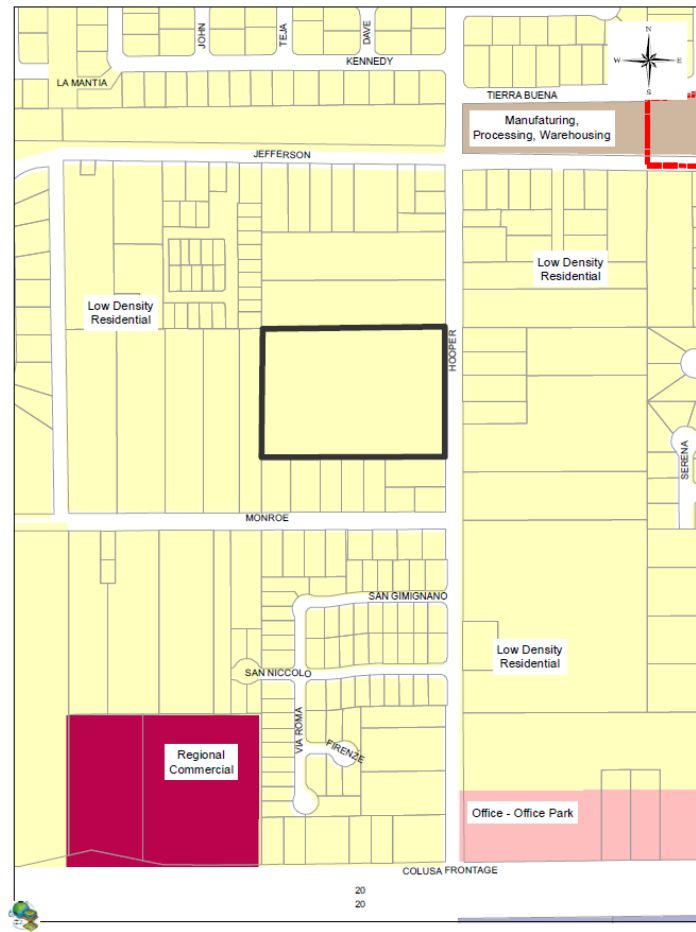
The property is located on the west side of Hooper Road approximately 560 feet south of Jefferson Avenue



Project Location



General Plan



TENTATIVE SUBDIVISION MAP SM 2020-003 HOOPER RANCH ESTATES

YUBA CITY, CALIFORNIA
APRIL 6, 2020 REVISED AUGUST 21, 2020

PROJECT NOTES

OWNER
ULAN AND CAROL MARSH
1362 HOOPER ROAD
YUBA CITY, CA 95903
CONTACT: PASTOR MARSH
PHONE: (530) 674-9210

APPLICANT
ULAN AND CAROL MARSH
1362 HOOPER ROAD
YUBA CITY, CA 95903
CONTACT: PASTOR MARSH
PHONE: (530) 674-9210

ENGINEER/SURVEYOR
MCM INCORPORATED
1304 E STREET, P.O. BOX B
MARYSVILLE, CA 95903
CONTACT: SEAN MINARD
PHONE: (530) 742-6485

ASSESSOR'S PARCEL NO.
62-071402

AREA OF TENTATIVE MAP
6.00 ACRES

EXISTING USE
FALLOW AND CHURCH

EXISTING GENERAL PLAN DESIGNATION
LOW-DENSITY RESIDENTIAL

PROPOSED GENERAL PLAN DESIGNATION
LOW-DENSITY RESIDENTIAL

EXISTING ZONING
R-1

PROPOSED ZONING
R-1

LEVEL PROTECTION
LEVEL DISTRICT NO. 1 OF SUTTER COUNTY

ELEMENTARY SCHOOL DISTRICT
YUBA CITY UNIFIED SCHOOL DISTRICT

HIGH SCHOOL DISTRICT
YUBA CITY UNIFIED SCHOOL DISTRICT

IRRIGATION DISTRICT
NONE - IRRIGATOR WATER WELLS

FIRE PROTECTION
CITY OF YUBA CITY FIRE DEPT

LAW ENFORCEMENT
CITY OF YUBA CITY POLICE

SANITARY SEWER
CITY OF YUBA CITY PUBLIC WORKS

DOMESTIC WATER
CITY OF YUBA CITY PUBLIC WORKS

STORM DRAINAGE
CITY OF YUBA CITY PUBLIC WORKS
AND GOLDER DRAINAGE DISTRICT

ELECTRICITY
PACIFIC GAS AND ELECTRIC

NATURAL GAS (OPTIONAL)
PACIFIC GAS AND ELECTRIC

COMMUNICATIONS
AT&T AND COMCAST

CABLE (OPTIONAL)
COMCAST

GENERAL NOTES

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66453 (A) OF THE SUBDIVISION MAP ACT.
- A 12.0 FOOT PUBLIC UTILITY EASEMENT SHALL BE LOCATED PROVIDED ON ALL STREETS WITH 10 FEET BEHIND SIDEWALK AND 2.0 FEET LOCATED UNDER SIDEWALK. ADJACENT TO CUL-DE-SAC BUILDS THE PUBLIC UTILITY EASEMENT SHALL BE 10 FEET BEHIND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
- ALL SEPTIC TANKS SHALL BE REMOVED PRIOR TO OR AS PART OF CONSTRUCTION.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.

LOCATION MAP



LAND USE SUMMARY

LOT SUMMARY**			
VILLAGE NO. 1	21 UNITS	4.18 AC	5.92 DUA/AC
VILLAGE NO. 2	01 UNITS	2.48 AC	0.40 DUA/AC
SUBTOTAL (RESIDENTIAL)	22 UNITS	6.66 AC	3.30 DUA/AC
MAJOR ROADWAY		0.09 AC	
SUBTOTAL (NON-RESIDENTIAL)		0.09 AC	
TOTAL		6.66 AC	3.30 DUA/AC

*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 46, ACCORDING TO THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION NO. 3 OF THE ELMER TRACT," AS FILED IN THE OFFICE OF THE RECORDER OF SUTTER COUNTY, CALIFORNIA, ON FEBRUARY 4, 1988, SUTTER COUNTY RECORDER'S OFFICE IN BOOK 1, OF SURVEYS, AT PAGE 64, SUTTER COUNTY, CALIFORNIA.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER NUMBER 150470709 DATED FEBRUARY 11, 2018.

SEAN MINARD, P.E. 2289, P.L.S. 8397

CITY OF YUBA CITY APPROVAL

THE CITY OF YUBA CITY PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 20-04X APPROVING TENTATIVE PARCELS, MAP NO. 2020-003 (SMALL LOT) AND 2020-003X (LARGE LOT) DURING THE PLANNING COMMISSION MEETING ON 8/20/20.

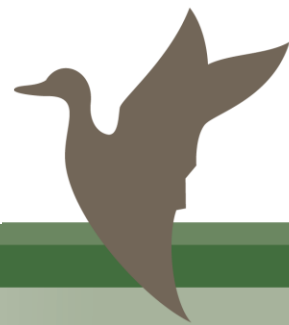
CITY OF YUBA CITY DATE:

2 INDICATES PROPOSED SMALL LOT PHASE AND LARGE LOT PARCEL.

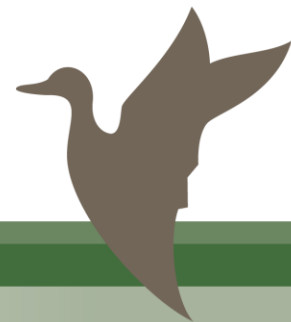
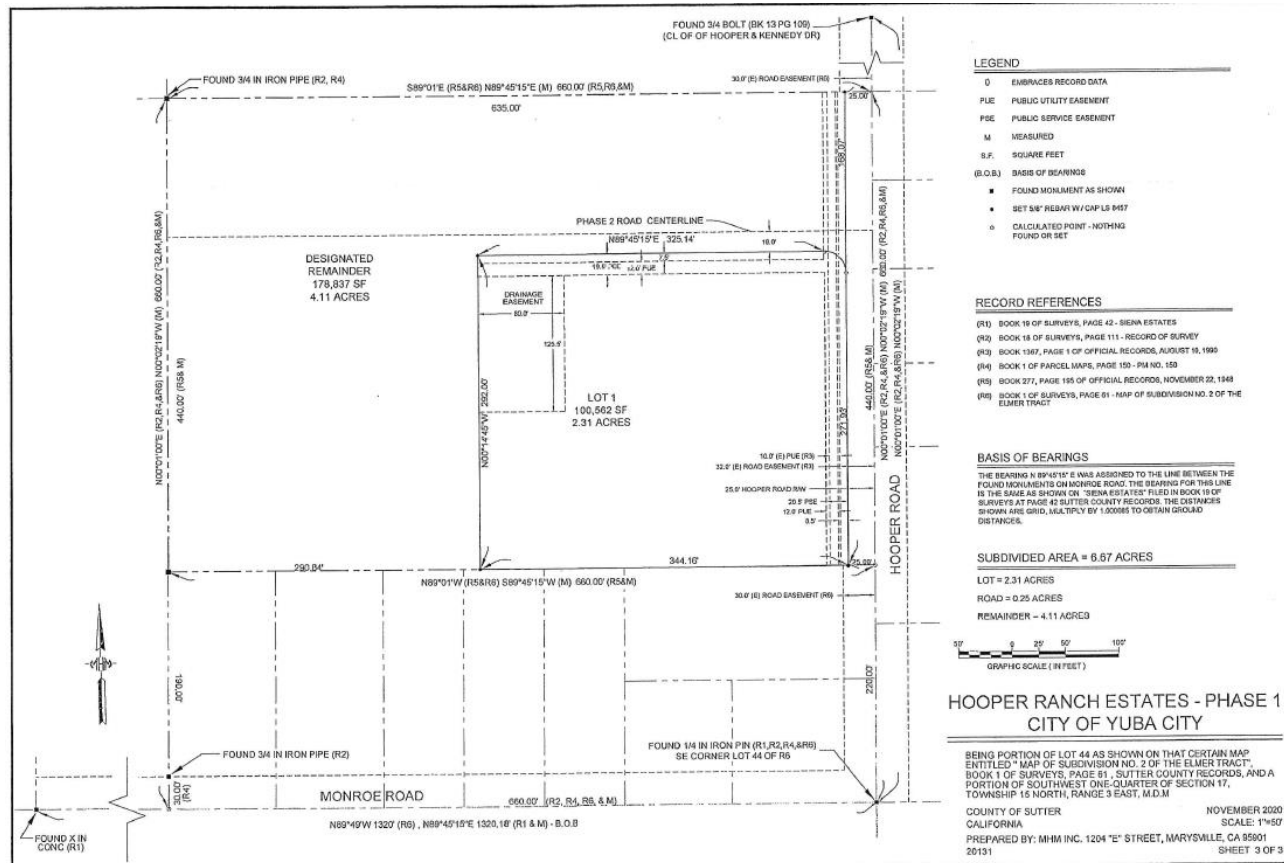
M.H.M.

ENGINEERS & SURVEYORS SINCE 1892

1304 E STREET, P.O. BOX B
MARYSVILLE, CA 95903
TEL: 530 742 6485
FAX: 530 742 3639

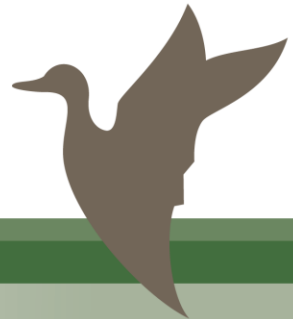


Phase 1



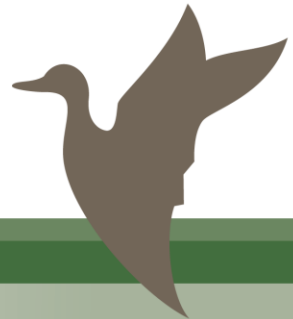
Staff Comments

- Tentative Subdivision Map
 - Conditions of Approval
- Final Map
 - Review for conformance with TSM & Conditions
 - Road r/w and Public Utility Easements proposed for dedication
- Council Approval
 - Approving Map with Findings
 - Acceptance of the dedications
 - Authorizing recordation
- Recordation of the Final Map
 - Finalizes the subdivision process



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.



Questions?

