



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

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**Date:** September 28, 2022  
**To:** Chair and Members of the Planning Commission  
**From:** Development Services Department  
**Presentation By:** Ashley Potočnik, Development Liaison

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**Subject:** **Consideration of an 18-month time extension for Tentative Subdivision Map 20-06, Dunn Ranch.**

**Recommendation:** Approve an 18-month extension of time for Tentative Subdivision Map 20-06, pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of July 27, 2024.

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**Applicant:** Royce Dunn

**Project Location:** The property is located on the southeast corner of Royo Ranchero Drive and Monroe Road, except for the corner which already has a religious facility on it. Assessor's Parcel Numbers 62-020-067, 62-020-072, and 62-020-074.

**Project Number:** Tentative Subdivision Map (TSM) 20-06

**General and Specific Plans:** The property is within two General Plan land use designations. Most of the property (16.21 acres) is designated in the General Plan as Low Density Residential (LDR), which provides for a residential density of 2 to 8 residences per gross acre. The residential portion of the project will have a gross density of approximately 4.2 residences per acre. The remaining southerly 2.96 acres is designated as Office & Office Park.

**Zoning:** The property is in a One-family Residential (R-1) Zone District, which is consistent with the LDR General Plan Land Use Designation, and Office Commercial (C-O) Zone District, which is consistent with the Office & Office Park General Plan Land Use Designation.

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**Purpose:**

The applicant has submitted a request for an 18-month extension of time for TSM 20-06 in accordance with City Municipal Codes.

**Background:**

On January 27, 2021, the Planning Commission approved Tentative Subdivision Map 20-06 to subdivide a 19.17-acre parcel into 68 single-family residential lots and five office commercial lots.

City Municipal Code Section 8-2.610 provides for an initial 2-year approval for maps together with up to two 18-month extensions. This is the first requested time extension for Tentative Subdivision Map 20-06, Dunn Ranch.

On November 16, 2021, City Council approved Dunn Ranch Estates Unit 1 Final Map (outlined as phases 1 and 2 on Tentative Subdivision Map20-06). This extension request, if approved, will grant additional time for a final map to be recorded for the remaining phases (three and four) of the map.

**Analysis:**

A timely extension request for an 18-month extension was received on August 4, 2022.

City staff has determined the Conditions of Approval for 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.

If approved as recommended, the new expiration date for TSM 20-06, Dunn Ranch, will be July 27, 2024. Any subsequent time extension requests must comply with the provisions of the State Subdivision Map Act.

**Alternatives:**

The Planning Commission could determine not to grant an 18-month time extension as allowed pursuant to Section City Municipal Code Section 8-2.610.

**Environmental Determination:**

A Mitigated Negative Declaration was adopted as part of the project's approval in 2021. Due to there being no material change to the approved project, the existing adopted environmental document continues to be applicable and no additional environmental review is necessary.

**Recommended Action:**

Approve an 18-month extension of time for Tentative Subdivision Map 20-06 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of July 27, 2024.

**Attachments:**

1. Planning Commission Resolution approving TSM 20-06 Extension
2. Time Extension Request Letter

3. Location Map
4. Tentative Subdivision Map 20-06
5. Conditions of Approval, as approved by the Planning Commission on January 27, 2021

# ATTACHMENT 1

**PLANNING COMMISSION RESOLUTION NO. PC22-07**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YUBA CITY (PLANNING COMMISSION) APPROVING AN 18 MONTH EXTENSION OF TIME FOR TENTATIVE SUBDIVISION MAP (TSM) 20-06, DUNN RANCH ESTATES, ON THE SOUTHEAST CORNER OF ROYO RANCHERO DRIVE AND MONROE ROAD, EXCEPT FOR THE EXISTING CORNER LOT WHICH CONTAINS A RELIGIOUS FACILITY RESULTING IN A NEW EXPIRATION DATE OF JULY 27, 2024. (ASSESSOR'S PARCEL NUMBERS 62-020-067, 62-020-72, and 62-020-74).**

**WHEREAS**, the City received a tentative subdivision map application for this property in November 2020 to subdivide the approximately 19.17-acre property into 68 single-family residential lots and five office-commercial lots; and

**WHEREAS**, this property is within Yuba City's city limits and the property owner wished to develop their property to urban levels; and

**WHEREAS**, a review of the General Plan and Zoning Regulations determined that the proposed subdivision was consistent with the General Plan and Zoning Regulations; and

**WHEREAS**, the Planning Commission reviewed related Environmental Assessment 20-12 considering a Mitigated Negative Declaration (MND) prepared for the project, which provided mitigations to reduce significant impacts to less than significant; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on January 27, 2021 and considered all of the project and environmental information presented by staff, public testimony and all of the background information; and

**WHEREAS**, the Planning Commission approved Tentative Subdivision Map (TSM) 20-06, Dunn Ranch, on January 27, 2021; and

**WHEREAS**, a timely extension request for a second 18-month extension was received by the applicant on August 4, 2022; and

**WHEREAS**, the Planning Commission has reviewed all associated documents prepared for the Project and all of the evidence received by the Planning Commission; and

**WHEREAS**, after deliberation and consideration of all relevant items, the Planning Commission now desires to approve an 18-month extension of time for Tentative Subdivision Map 20-06, Dunn Ranch Estates, pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of July 27, 2024.

**NOW, THEREFORE, BE IT RESOLVED** the Planning Commission of the City of Yuba City resolves and orders as follows:

1. Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. CEQA Finding: A Mitigated Negative Declaration was adopted as part of the project's approval in 2020. Due to there being no material change to the approved project, the existing adopted environmental document continues to be applicable and no additional environmental

review is necessary.

3. Subdivision Findings: City staff has determined the Subdivision Findings and Conditions of Approval for the project remain valid, and there is no reason for the denial of the requested time extension.

**AND, BE IT FURTHER RESOLVED**, that the Planning Commission approves an 18-month extension of time for Tentative Subdivision Map 20-06, Dunn Ranch Estates, pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of July 27, 2024.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Yuba City at a regular meeting thereof held on September 28, 2022, by the following vote:

Ayes:

Noes:

Absent:

Recused:

By order of the Planning Commission of the City of Yuba City.

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Michele Blake, Planning Commission Chair

ATTEST:

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Benjamin Moody, Secretary to the Planning Commission

## ATTACHMENT 2

3209 Colusa Hwy.  
Yuba City, CA 95993  
August 4, 2022



City of Yuba City  
Development Services

Yuba City Planning Department Personnel  
1201 Civic Center Blvd.  
Yuba City, CA 95993

Dear Yuba City Planning Department:

SUBJECT: The Renewal/Extension of the Tentative Map for Dunn Estates

The purpose of this brief letter is actually twofold. The first purpose is to thank you for the marvelous work you did on my family's behalf when processing the Dunn Estates Subdivision, which was submitted by Mr. Ron Scott of Interwest Homes Corp. At the time of the submission and processing, I was restricted by an extended illness, but I was comforted by the confidence and trust I had in your Department and also in Interwest Homes. Looking back, my family's trust in your integrity and competence was justified fully.

My second reason for writing is to inform you that my family would like to renew/extend our Tentative Map on our remaining parcel (5.52 acres), which was submitted and processed along with the acreage in Dunn Estates that Interest Homes is currently developing.

If you will please, and as your time permits, kindly inform me of how best to meet your renewal/extension requirements for our Tentative Map. My family will want to work with you in a timely manner. Our contact information is entered below for your convenience.

Truly grateful to you,

A handwritten signature in black ink that reads "Royce T. Dunn".

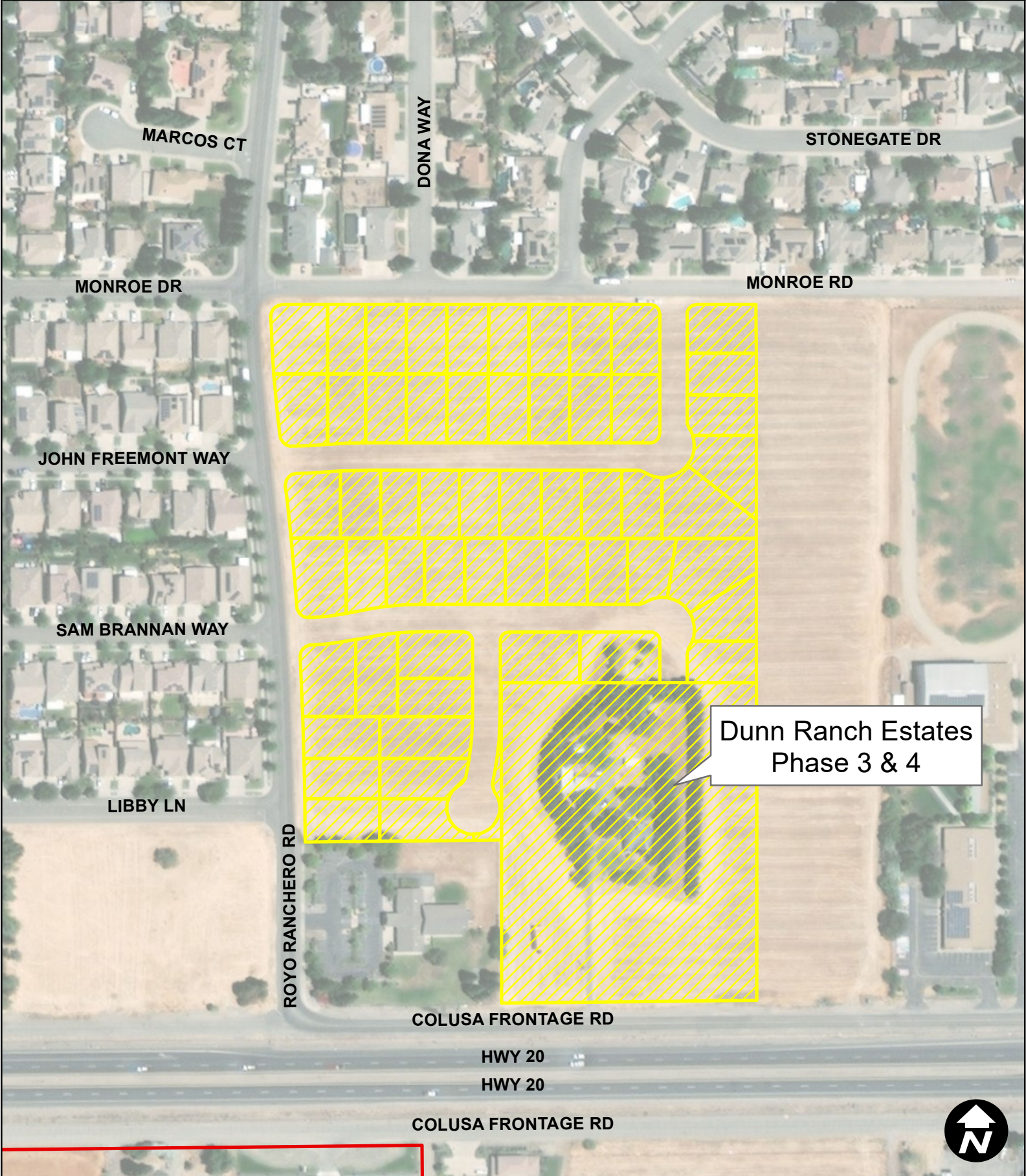
Royce and Rhonwyn Dunn (husband and wife)  
3209 Colusa Hwy, Yuba City, CA 95993  
530-674-5068 – Royce@REDunn.net



# ATTACHMENT 3

# Dunn Ranch Estates

TSM 20-06 | Location Map

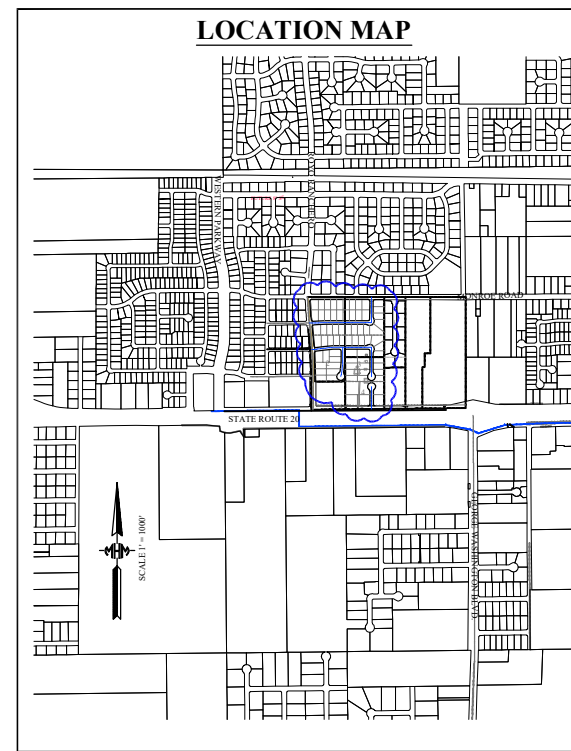
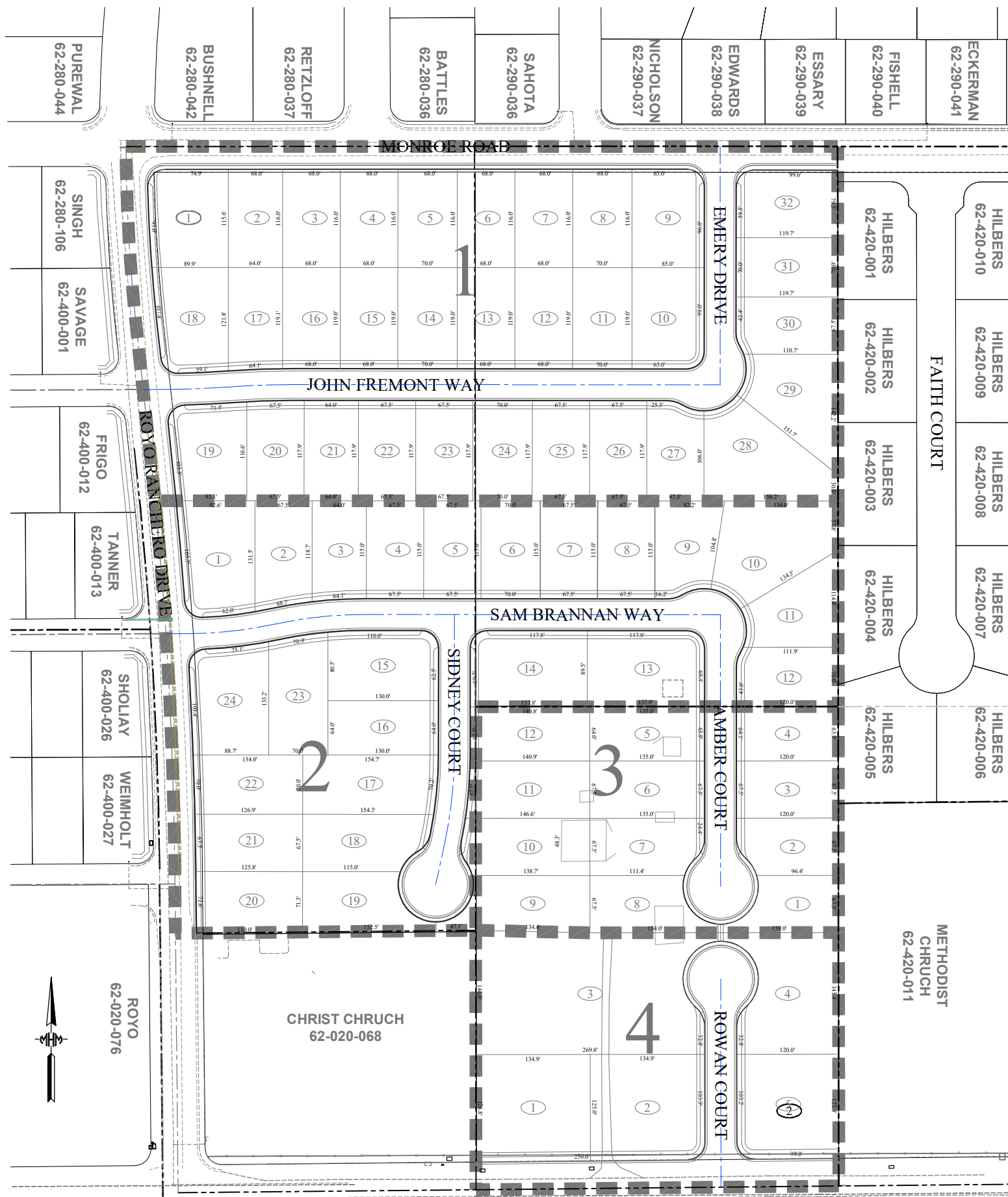


Dunn Ranch Estates  
Phase 3 & 4



# ATTACHMENT 4

TENTATIVE SUBDIVISION MAPS  
2020-006 (SMALL LOT)  
**DUNN RANCH ESTATES**  
YUBA CITY, CALIFORNIA  
SUBMITTED NOVEMBER 4, 2020 REVISED NOVEMBER 18, 2020  
PAGE 1 OF 1



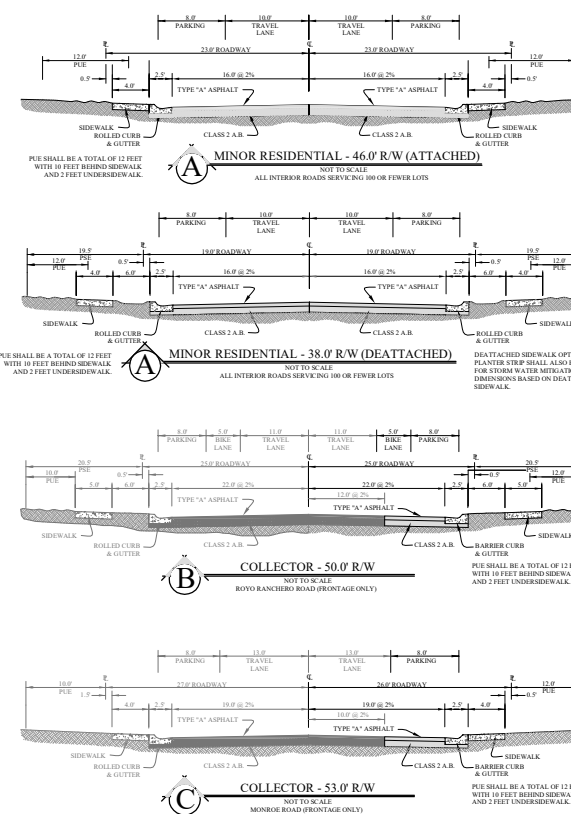
**LAND USE SUMMARY**

LOT SUMMARY*	UNITS	ACREAGE	DU/AC
VILLAGE NO. 1 =	32 UNITS	7.92 AC	4.04 DU/AC
VILLAGE NO. 2 =	24 UNITS	5.69 AC	4.22 DU/AC
VILLAGE NO. 3 =	12 UNITS	2.60 AC	4.62 DU/AC
<b>SUBTOTAL =</b>	<b>68 UNITS</b>	<b>16.21 AC</b>	<b>4.20 DU/AC</b>
OFFICE PARK (5 LOTS)		2.96 AC	
<b>SUBTOTAL =</b>	<b>(NON-RESIDENTIAL)</b>	<b>2.96 AC</b>	
<b>TOTAL =</b>		<b>19.17 AC</b>	<b>3.81 LOTS/AC</b>

\*ALL ACREAGE AND DENSITIES EXCLUDE ARTERIAL. THE ACREAGE DOES INCLUDE COLLECTOR STREETS (I.E. ROYO RANCHERO AND MONROE ROAD.)

**PROJECT NOTES**

- |   |  |  |
|---|--|--|
| <b>OWNER</b><br>R&R DUNN REV 04 TR<br>3209 COLUSA HIGHWAY<br>YUBA CITY, CA 95991<br>CONTACT: ROYCE DUNN<br>PHONE: (530) 671-4339  | <b>EXISTING USE</b><br>RESIDENTIAL AND AGRICULTURAL  | <b>FIRE PROTECTION</b><br>CITY OF YUBA CITY                  |
| <b>APPLICANT</b><br>INTERWES HOME CORP<br>950 THARP ROAD, SUITE 1402<br>YUBA CITY, CA 95991<br>CONTACT: RON SCOTT<br>PHONE: (530) 671-4600  | <b>EXISTING GENERAL PLAN DESIGNATION</b><br>LOW DENSITY RESIDENTIAL AND OFFICE/OFFICE PARK | <b>LAW ENFORCEMENT</b><br>CITY OF YUBA CITY                  |
| <b>ENGINEER/SURVEYOR</b><br>MHM INCORPORATED<br>1204 E STREET, P.O. BOX B<br>MARYSVILLE, CA 95901<br>CONTACT: SEAN MINARD<br>PHONE: (530) 742-6485  | <b>PROPOSED GENERAL PLAN DESIGNATION</b><br>LOW DENSITY RESIDENTIAL AND OFFICE/OFFICE PARK | <b>SANITARY SEWER</b><br>CITY OF YUBA CITY                   |
| <b>ASSESSOR'S PARCEL NO.</b><br>62-020-067<br>62-020-072<br>62-020-074  | <b>EXISTING ZONING</b><br>R-1 AND C-O  | <b>DOMESTIC WATER</b><br>CITY OF YUBA CITY                   |
| <b>AREA OF TENTATIVE MAP</b><br>19.17 GROSS ACRES   | <b>PROPOSED ZONING</b><br>R-1 AND C-O  | <b>STORM DRAINAGE</b><br>CITY OF YUBA CITY AND SUTTER COUNTY |
| <b>GENERAL NOTES:</b>   | <b>LEVEE PROTECTION</b><br>LEVEE DISTRICT NO. 9 OF SUTTER COUNTY                           | <b>ELECTRICITY</b><br>PACIFIC GAS AND ELECTRIC               |
| 1. SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT.  | <b>ELEMENTARY SCHOOL DISTRICT</b><br>YUBA CITY UNIFIED SCHOOL DISTRICT                     | <b>NATURAL GAS</b><br>PACIFIC GAS AND ELECTRIC               |
| 2. 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 BULBS THE PUBLIC UTILITY EASEMENT SHALL BE 10 FEET BEHIND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. | <b>HIGH SCHOOL DISTRICT</b><br>YUBA CITY UNIFIED SCHOOL DISTRICT                           | <b>COMMUNICATION</b><br>AT&T AND COMCAST                     |
| 3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.  |  | <b>CABLE</b><br>COMCAST                                      |
| 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.   |  |  |



**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 12023-4760237 DATED OCTOBER 17, 2014

*(Signature)*  
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 21-XXX APPROVING TENTATIVE PARCEL MAP NO. 2020-006 DURING THE PLANNING COMMISSION MEETING ON \_\_\_\_\_, 2021.

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

**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.

**2** INDICATES PROPOSED SMALL LOT PHASE AND LARGE LOT PARCEL

**M.H.M.**  
ENGINEERS & SURVEYORS SINCE 1892

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

# ATTACHMENT 5

**CITY OF YUBA CITY  
CONDITIONS OF APPROVAL  
TENTATIVE SUBDIVISION MAP 20-06  
JANUARY 27, 2021**

**DUNN RANCH ESTATES  
APNs: 62-020-067, -072, -074**

**NOTICE TO PROJECT APPLICANT**

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

**IMPORTANT: PLEASE READ CAREFULLY**

Please note that this project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through tentative subdivision map review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval will ultimately be deemed mandatory unless appealed by the applicant to the City Council within 10 days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this tentative subdivision map, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, leasee, operator, or any other person or entity making use of this tentative subdivision map.

**CONDITIONS OF APPROVAL**

1. 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.

2. The lot design on the subdivision maps shall be designed in conformance with the TSM 20-06, as appropriate, and as approved by the Planning Commission.
3. The development and operation of the project shall comply with all CEQA mitigation measures identified in Environmental Assessment 20-12 dated January 7, 2021.
4. A 6.0-foot-high a solid perimeter wall (i.e., precast concrete, post and panel, brick, masonry block, Proto-II masonry wall) shall be installed at the following locations (phases are as shown on the tentative map dated November 18, 2020):
  - a. With Phase 2, prior to the first certificate of occupancy: between Phase 2 and assessor parcel number 62-020-068 (Christ Church).
  - b. With Phase 3, prior to the certificate of occupancy; along the east boundary, adjacent to the commercial property.
  - c. With either Phase 3 or Phase 4, prior to the first certificate of occupancy: between Phase 3 and Phase 4.

The design of the perimeter wall shall be approved by the Development Services Director prior to construction. Construction of the walls are to occur in full continuous segments as defined above.

5. 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.
6. 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.
7. 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 assure compliance.
8. Storage of construction material is not allowed in the travel way.
9. The only hard surface (concrete or pavers) that can be placed in the street planter area, other than the standard driveway serving the residence are 18" wide strips to accommodate the wheel paths of vehicles unless authorized/approved by the Public Works Director.
10. A Subdivision Agreement outlining any costs (hot tap, connection fee, fair share contribution, etc.) associated with the development shall be accepted by the City prior to recordation of map, or prior to approval of the Improvement Plans, whichever comes first.

## **PRIOR TO ISSUANCE OF A GRADING PERMIT**

11. The improvement plans for the development of the subject property shall include all measures required to ensure that no increased drainage runoff resulting from the development of the property flow onto the adjacent lands or that the development will not 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.
12. A master grading plan for all phases of the subdivision shall be submitted to the Public Works Department as part of the improvement plans with the first subdivision phase.

## **PRIOR TO APPROVAL OF THE IMPROVEMENT PLANS**

13. Obtain all necessary approvals from City, State, and Federal agencies, utilities and other effected parties that are required for the project including, but not limited to, the preparation of drawings, studies, reports and permit applications, and payment of fees. Prior to City approval of Improvement Plans the Developer shall provide evidence, to the satisfaction of the Public Works Department, that all such obligations have been met.
14. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
15. If Phase 2 is developed prior to Phase 3 being developed, then a Maintenance Agreement shall be submitted to the City for approval. This agreement shall outline the provisions for maintenance of Lots 9, 10, 11, and 12 of Phase 3 until such time that Phase 3 develops.
16. The access point between Rowen Court and Amber Court shall have the following design characteristics:
  - a. The distance between the pilasters (at the ends of the masonry block walls) shall be wide enough to allow emergency vehicle access.
  - b. The walkway shall be of concrete and not less than 6.0 feet wide.
  - c. The area shall be illuminated with a decorative light, unless a street light is nearby, and/or as approved by the Public Works Director.
  - d. A fold down/hinged bollard shall be placed in the walkway to prevent vehicular access.
17. Monroe Drive shall be widened, centerline to back of curb, to a half-width of 21.5 feet. Right-of-way shall be dedicated to a width of 26.0 feet. Frontage improvements shall include street section, rolled curb, gutter, 4.0-foot-wide sidewalk, and streetlights. A 12.0-foot-wide Public Utility Easement (PUE) shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk, or as otherwise determined by the Public Works Director.
18. Royo Ranchero Drive shall be widened, centerline to back of curb, to a half-width of 24.5 feet. Right-of-way shall be dedicated to a width of 25.0 feet together with a 20.5-foot Public Service Easement (PSE) behind the right-of-way. Frontage improvements shall include street section, **barrier curb**, gutter, 6.0-foot-wide landscaped parkway strip (measured from back of curb), 5.0 foot wide sidewalk, street trees, and streetlights. A 12.0-foot-wide PUE shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk, or as otherwise determined by the Public Works Director.



19. North Colusa Frontage Road shall be widened, centerline to back of curb, to a half-width of 24.0 feet. Right-of-way shall be dedicated to a width of 25.0 feet together with a 20.5-foot PSE behind the right-of-way. Frontage improvements shall include street section, **barrier curb**, gutter, 6.0-foot-wide landscaped parkway strip (measured from back of curb), 5.0-foot-wide sidewalk, street trees, and streetlights. A 12.0-foot-wide (PUE) shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk, or as otherwise determined by the Public Works Director.
20. The Developer has two roadway design options for of the interior residential streets:
- a. *Detached sidewalk* -- Streets shall be designed/constructed to a width of 37.0 feet back of curb to back of curb with parking permitted on both sides. Right-of-way shall be dedicated to a width of 38.0 feet together with a 19.5-foot PSE behind the right-of-way. Frontage improvements shall include street section, curb, gutter, 6.0-foot-wide landscape parkway strip (measured from back of curb), 4.0-foot-wide sidewalk, street trees, and streetlights. A 12.0-foot-wide (PUE) shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk.
    - i. The landscape plan for the front yard, including the area between the sidewalk and curb, shall be handled by each individual lot improvement. The irrigation system shall be designed to accommodate the street tree and shall meet the City's Model Water Efficient Landscape Ordinance.
    - ii. The landscaping in the parkway strip is to have a coordinated theme referenced on the public improvement plans, or as approved by the Development Service Director.
  - b. *Attached sidewalk* -- Streets shall be designed/constructed to a width of 37.0 feet back of curb to back of curb with parking permitted on both sides. Right-of-way shall be dedicated to a width of 46.0 feet. Frontage improvements shall include street section, curb, gutter, a 4.0 foot wide attached sidewalk, and streetlights. A 12.0-foot-wide PUE shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk.
    - i. At minimum one City approved street tree shall be planted in the front yard of each lot. Any variation as to location of tree and/or type of tree shall be approved by the Development Services Director.
    - ii. The landscape plan for the front yard shall be handled by each individual lot improvement.
21. The Developer shall comply with all City requirements related to drainage, including submittal of a drainage plan for any drainage improvements for the proposed development. A drainage analysis, along with calculations, shall be submitted to the City Engineer for approval. The analysis shall include, but is not limited to:
- a. Grading and drainage plan showing the proposed drainage conveyance and storage system;
  - b. Supporting calculations demonstrating adequacy of conveyance capacity and storage volume;
  - c. Storm Drain Collection Systems- For the design of all pipeline conveyance facilities, the Hydraulic Grade Line (HGL) shall be maintained a minimum

of one foot below the gutter flow line of all drain inlets and at least one foot below all maintenance hole rims during a 10-year, 24-hour storm event. The storm drain minimum pipe size shall be 12 inches. The minimum velocity shall be 2 fps.

- d. Street Flow- The street system shall be designed to convey the 100-year, 24-hour runoff while maintaining a water surface at least 1 foot below the adjacent building pad elevations (or alternatively, the building pad elevations shall be at least 1 foot above the 100-year water level). The grading plan shall ensure that the 100-year, 24-hour runoff can be conveyed through the development and to the receiving drainage facility.
  - e. Drainage systems (pipes and street systems) shall be designed to accommodate the runoff from the ultimate development of the entire upstream watershed.
  - f. Detention Basins - A 100-year, 24-hour storm shall be used for sizing any detention basin(s) included in the approved drainage plan detention storage facilities. The detention basin release rate from any such detention basin(s) during a 100-year, 24-hour storm after development must be equal to or lower than the runoff rate from the detention basin's tributary area before development. The Developer can provide a drainage study addressing storm water mitigation through onsite storage (Phase 2 State Water Resources Control Plan – 80% of two year storm), perforated pipes, and oversizing storm drainage pipes upon approval of the Public Works Director to eliminate need for a detention pond.
  - g. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the City Engineer and the Sutter County Water Agency Engineer to be comprehensive, accurate, and adequate.
22. The development shall comply with Yuba City's stormwater requirements and Post-Construction Standards Plan. The Post Construction information can be found here: [https://www.yubacity.net/city\\_hall/departments/public\\_works/engineering/stormwater\\_management](https://www.yubacity.net/city_hall/departments/public_works/engineering/stormwater_management)
23. The Developer shall comply with all Sutter County requirements related to drainage, including submittal of a drainage plan for any drainage improvements that utilize County facilities for approval by Sutter County Public Works Director.
24. All development shall be designed to local, state, and federal flood standards.
25. The structural section of all road improvements shall be designed using the CalTrans empirical R-value method. A geotechnical investigation shall determine the R-value of the existing soil in accordance with the CalTrans Highway Design Manual. The structural section shall be designed to the following standards:
- a. Use 3" minimum for residential, 4" minimum for collectors and 5" minimum for arterials, of 'Type A' asphaltic concrete over Class 2 aggregate base (the thickness of the base shall be designed to the R-value of the soil)
  - b. Use a traffic index of 6 for residential streets
  - c. Use a traffic index of 7 for collector streets
  - d. Use a traffic index of 10 for arterial streets

A copy of the geotechnical investigation, including R-value determination, test locations and structural section calculations, shall be submitted with the first improvement plan check.

26. Striping, pavement markings and traffic signage shall be provided on all streets as necessary and as required by the Public Works Department. Signage restricting parking and red painted curbing shall be installed where appropriate. Speed limit signs shall be installed at locations determined by the Public Works Department. All required speed limit signs shall be shown on the Improvement Plans.
27. The street trees and street lighting are public improvements which shall meet the Parks Division Planting Standards and City Standard Details and be included in the Improvement Plans and Specifications for the subdivision when the improvement plans are submitted for the first improvement plan check. Only one tree species shall be planted on any street.
28. The Improvement Plans shall show provisions for the placement of centralized mail delivery units in the Public Utility Easement (PUE). Developer shall provide a concrete base for placement of the centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the City Public Works Department, with due consideration for street light location, traffic safety, security and consumer convenience.
29. 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 for all construction equipment to be 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 "California Manual of Uniform Traffic Control Devices, latest edition." 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."
  - f. "Where an excavation for a trench and/or structure is five (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, prior to beginning construction."

#### **PRIOR TO FINAL MAP RECORDATION**

30. The residential portion of 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, or annexation to, the district. The property shall annex in to an existing CFD.

31. The property shall petition for formation of a Zone of Benefit of the Yuba City Landscaping and Lighting Maintenance District for the purpose of maintaining street trees which are to be planted along all streets, maintaining the street lights, and maintaining the masonry walls. The Engineering Division shall be reimbursed actual costs associated with the formation of the district.

## **PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS**

32. 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.
33. In addition to the street lights provided on the interior streets, street lights shall be installed along the south side of Monroe Drive, the east side of Royo Ranchero Drive, and in front of the commercial property on the north side of North Colusa Frontage Road. Where there are existing lights on the opposite side of Royo Ranchero Drive and/or Monroe Drive, the new light locations should be staggered to meet City lighting standards and/or as required by the Public Works Director.
34. Prior to final paving, the Developer shall vacuum test all manholes to ensure no leakage will occur.
35. Prior to final paving, the Developer shall hydroflush, and televise, all storm drain mains and all sewer mains. In addition, prior to the City's acceptance of the subdivision improvements, and at the Public Works Department's discretion, the storm sewer and sewer mains shall be re-hydroflushed.
36. 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 2010 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.
37. All public street lighting shall be dedicated to the City of Yuba City.

## **PRIOR TO ISSUANCE OF A BUILDING PERMIT**

38. The Developer's Superintendent/Representative shall submit three (3) 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.

39. Parcel 62-020-067 is in Zone of Benefit 5 and parcels 62-020-072, and 62-020-074 are in Zone 4. Sutter County connection/capital improvement fees and maintenance/operation fees will be required prior to building permit issuance.
40. With Phase 4; commercial properties, cross access easements shall be reserved in deeds or other acceptable format to facilitate all shared underground utilities, ingress and egress, parking, drainage, refuse collection, landscaping, and the maintenance thereof to the benefit of all parcels involved in the division. The document is to be recorded and tied to the divided parcels.

**PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**

41. 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.
42. The Developer shall, prior to the issuance of the first certificate of occupancy of the first residence in Phase 2 (as said Phase is shown on Tentative Subdivision Map dated November 18, 2020), construct a six-foot high chain link fence across the right-of-way of Amber Court connecting with the adjoining six-foot high private fences. This fencing shall be constructed in addition to the standard dead-end barricade. The fence and barricade shall be maintained by the City via the landscape and lighting district.
43. All street lighting shall be constructed per the Improvement Plans and energized prior to the issuance of any certificate of occupancy.
44. Prior to issuance of any certificate of occupancy, all underground utilities, public improvements, and site improvements, including rough grading, shall be completed in accordance with City requirements.

**MITIGATION MEASURES**

Impact	Mitigation Measure	Responsible Party	Timing
3.7 Geology and Soils	<p>Paleontological Mitigation 1: Mitigation Measure # 1 shall be placed as a note on the Demolition and Grading Plans. If paleontological resources are found, the construction manager shall halt all activity and immediately contact the Development Services Department @ 530-822-4700.</p> <p>Mitigation shall be conducted as follows:</p> <ol style="list-style-type: none"> <li>1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high;</li> <li>2. Assess effects on identified sites;</li> <li>3. Consult with the institutional/academic</li> </ol>	Developer, Public Works Dept., Development Services Dept.	During construction phase

	<p>paleontologists conducting research investigations within the geological formations that are slated to be impacted;</p> <ol style="list-style-type: none"> <li>4. Obtain comments from the researchers;</li> <li>5. Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible.</li> </ol> <p>In considering any suggested mitigation proposed by the consulting paleontologist, the City's Community Development Department Staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific or General Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>		
3.8. Greenhouse Gases	Greenhouse Gas Mitigation 1: The site grading and construction of the retail center shall comply with the GHG Reduction Measures provided in the adopted Yuba City Resource Efficiency Plan.	Development Services Dept.	Prior to issuance of building permits.
3.18. Tribal Cultural Resources	Tribal Cultural Resources Mitigation 1: In the event that previously undetected cultural materials (i.e. prehistoric sites, historic features, isolated artifacts, and features such as concentrations of shell or glass) are discovered during construction, work in the immediate vicinity should immediately cease and be redirected to another area until the Auburn Indian Community of the Auburn Rancheria is re-contacted and allowed the opportunity to consult under AB 52. Further, a qualified archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historic archaeology inspects and assesses the	Developer, Public Works Dept., Development Services Dept.	During construction phase

find. The City shall consider further recommendations as presented by the professional and implement additional measures as necessary to protect and preserve the particular resource. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Tribal Cultural Resources Mitigation 2: If human remains are uncovered, or in any other case where human remains are discovered, the Sutter County Coroner, as appropriate, is to be notified to arrange their proper treatment and disposition. If the remains are identified – on the basis of archaeological context, age, cultural associations, or biological traits – as those of a Native American, California Health and Safety Code 7050.5 and Public Resource Code 5097.98 require that the coroner notify the NAHC within 24-hours of discovery. The NAHC will then notify the most likely descendant, who may recommend treatment of the remains.

Tribal Cultural Resources Mitigation 3: Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports, which shall be used for guidelines. If a bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.