



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

Date: April 24, 2024
To: Chair and Members of the Planning Commission
From: Development Services Department
Presentation by: Jaspreet Kaur, Associate Planner

Subject: Tentative Subdivision Map (TSM) 23-03 to create five parcels at 1112 El Margarita Road, Assessor's Parcel Number 62-082-004 and -012.

Recommendation: A. Conduct a Public Hearing and make the necessary findings to:
 B. Adopt a Resolution determining the project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15332, In-Fill Development, and approve TSM 23-03, subject to the Conditions of Approval, creating five Single-Family Residential lots on approximately 2.28 acres, located at 1112 El Margarita Road, Accessors Parcel Number 62-082-004 and -012.

Applicant/Owner: Muhammad Gorski
Project Location: 1112 El Margarita Road, Yuba City
General Plan: Low Density Residential
Zoning: One-Family Residence (R-1) Zone District

Project Description:

Tentative Subdivision Map (TSM) 23-03, Gorski Subdivision, proposes to subdivide 2.28 acres into five parcels ranging from 8,717 square feet to 18,798 square feet. There is currently an existing residential home that will remain.

This project will have an overall residential density of 2.2 dwelling units per gross acre. The project as proposed complies with the One-family Residence District (R-1) development standards.

Analysis

The 2.28-acre property is level. The site is zoned for single-family residential homes, and currently surrounded by existing residential. There is a residential development to the south that was previously approved by the Planning Commission (Tentative Subdivision Map 21-01, Henson Ranch) on November 10, 2021.

Compatibility with Neighboring Uses:

This project is within a residential area that includes new homes being developed south of the project site. The proposed residential densities are consistent with the City's 2004 General Plan (2-8 dwelling units/acre). Accordingly, this project is compatible and consistent with existing and future planned uses.

Zoning Compliance:

This project is subject to the City's R-1 (Single Family Residential) District development standards.

Traffic

Access into the development from El Margarita Road is proposed to be provided by a private paved road, meeting Fire Marshal and Public Works Director requirements, within a 27.5-foot-wide easement adjacent to lot 5 and a minimum 35.5' private easement in front of lots 1-4 (varying at the cul-de-sac) ingress, egress, and utilities non-exclusive easement. This private road (Churahi Way) will be maintained, at the applicant's option, through a private maintenance agreement, homeowner's association or other City approved mechanism and this is reflected as a project condition. The document establishing the maintenance mechanism shall be reviewed and approved by the City Attorney, prior to recording, for compliance with Condition of Approval #29.

Municipal Code Section 8-2.1404 provides the opportunity for private streets if the Planning Commission finds the most logical development of the land requires that lots be created which are served by a private street. The Planning Commission is required to make such findings in writing with its reasons, therefore. Staff believe it is not in the public interest to maintain a public driveway/street serving four residences, and that having it privately maintained is preferred.

The developer will improve their portion of El Margarita Road to City standards along the length of the property, including the existing residence that is not a part of the Tentative Parcel Map at APN 62-082-013 and this is also reflected in the project Conditions.

Availability of City services:

City water and wastewater will be extended to the property. A stormwater drainage system that will be operated and maintained by the City is being developed as part of the subdivision and will convey stormwater flows to the Live Oak Canal that is maintained by the Sutter County Water Agency. The project site is within Drainage Zone of Benefit No. 6 and stormwater connection fees will be paid as part of project build-out to offset the impacts of development.

Environmental Considerations:

City staff have performed a preliminary Environmental Assessment of this project and has determined it falls within the Categorical Exemption set forth in CEQA Guidelines Section 15332, In-Fill Development, due to the following:

- a. The proposed project is consistent with the Low Density Residential General Plan designation assigned to the site and is consistent with the Single Family Residential (R-1) Zoning that has been applied to the property.
- b. The proposed project is within the incorporated limits of Yuba City, is less five acres in size (2.28 acres) and is substantially surrounded by existing developed urban uses.
- c. A review of the project site has shown it has no value as habitat for endangered, rare, or threatened species. This was determined by review of the California Department of Fish and Wildlife's Natural Diversity Database.
- d. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality because the property was previously developed with single family dwellings and single-family homes are proposed to be developed in the future. The project falls under the Feather River Air Quality Management District's threshold of significance for new development. Additionally, the project will be served by City municipal water and sewer services and development will be required to comply with the City's best management practices for stormwater runoff as part of site development.
- e. The site will be adequately served by all required utilities and public services.

Additionally, the project does not fall under any of the exceptions to utilizing a categorical exemption as specified in CEQA Guidelines Section 15300.2 and does not present any unusual circumstances as the project is consistent with the scope and size of development within the vicinity of the project site.

Recommended Actions:

- A. Conduct a Public Hearing and make the necessary findings to:
- B. Adopt a Resolution determining the project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15332, In-Fill Development, and approve TSM 23-03, subject to the Conditions of Approval, creating five Single-Family Residential lots on approximately 2.28 acres, located at 1112 El Margarita Road, Accessors Parcel Number 62-082-004 and -012.

Attachments:

1. Location Map
2. Resolution approving Tentative Subdivision Map 23-03
Exhibit A: Conditions of Approval
3. Tentative Subdivision Map 23-03

ATTACHMENT 1

Gorsi Subdivision

TSM 23-03 | Location Map



Project Site

SOMBRA CT

SERENA DR

SERENA CT

SARAH CT

EL MARGARITA RD

BRYN MAWR DR

COLUSA FRONTAGE RD

HWY 20

HWY 20

COLUSA FRONTAGE RD

EL MARGARITA RD



ATTACHMENT 2

PLANNING COMMISSION RESOLUTION NO. PC 24-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YUBA CITY APPROVING TENTATIVE SUBDIVISION MAP (TSM) 23-03, GORSI SUBDIVISION, SUBJECT TO THE CONDITIONS OF APPROVAL AND DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15332, IN-FILL DEVELOPMENT, LOCATED AT 1112 EL MARGARITA ROAD, ASSESSOR'S PARCEL NUMBER 62-082-004 AND -012.

WHEREAS, the City received Tentative Subdivision Map application (TSM 23-03) in August 2023 to subdivide approximately 2.28 acres into five residential lots; and

WHEREAS, this property is within Yuba City's city limits; and

WHEREAS, a review of the General Plan and Zoning Regulations determined the proposed subdivision is consistent with the Yuba City General Plan and Zoning Regulations; and

WHEREAS, the City on February 17, 2024, published a legal notice and a Public Hearing notice was mailed to each property owner within at least 300 feet of the project site in compliance with State law concerning the Planning Commission's consideration on February 28, 2024; and

WHEREAS, the item was continued to a date certain of April 24, 2024 at the February 28, 2024 Planning Commission meeting; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 24, 2024 and considered all of the project and environmental information presented by staff, public testimony and all of the background information.

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

Environmental finding: Based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, section 15332 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, section 15300.2 applies for the following reasons:

- a. The proposed project is consistent with the Low Density Residential General Plan designation assigned to the site and is consistent with the Single Family Residential (R-1) Zoning that has been applied to the property.
- b. The proposed project is within the incorporated limits of Yuba City, is less five acres in size (2.28 acres) and is substantially surrounded by existing developed urban uses.
- c. A review of the project site has shown it has no value as habitat for endangered, rare, or threatened species. This was determined by review of the California Department of Fish and Wildlife's Natural Diversity Database.
- d. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality because the property was previously developed with single family dwellings and single-family homes are proposed to be developed in the future. The project falls under the Feather River Air Quality Management District's threshold of significance for new development. Additionally, the project will be served by City municipal water and sewer services and development will be required to comply with the City's best

- management practices for stormwater runoff as part of site development.
- e. The site will be adequately served by all required utilities and public services.

Additionally, the project does not fall under any of the exceptions to utilizing a categorical exemption as specified in CEQA Guidelines Section 15300.2 and specifically the project does not present any unusual circumstances as it is consistent with the size and density of development within the vicinity of the project site.

Subdivision Findings: None of the following findings set forth in Yuba City Municipal Code Section 8-2.609, and the California Subdivision Map Act Section 66474 that require the City to deny the approval of a tentative map apply to this project:

1. The proposed tentative subdivision map is not consistent with the applicable general plan and specific plan.
2. The design and improvement of the tentative subdivision map is not consistent with applicable general and specific plans or adopted City standards.
3. That the site is not physically suited for the density of development.
4. That the site is not physically suited for the type of development.
5. That the design of the subdivision map or likely improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision maps or the type of improvements is likely to cause serious public health problems.
7. None of the findings in Section 6-9.603 of the Municipal Code is satisfied.
8. That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Evidence:

1. The Yuba City General Plan designates the area as Low Density Residential, 2-8 dwelling units per acre. The proposed lot sizes will result in a density of 2.2 dwelling units per acre which is consistent with the general plan designation. Any use that goes into this area is required to be consistent with the General Plan. There is no specific plan applicable to this property.
2. This proposed low density residential land division meet all General Plan and City development standards and the residential structures that will locate on these parcels must be consistent with the low-density residential designation applied to this property.
3. This site is physically suitable for the proposed type and density of development, because conditions of approval will ensure adequate access and drainage on and off the site. Moreover, compliance with the conditions applied to this division of the property will meet all City standards.
4. The site is physically suited for the type of development proposed because the site is level and will connect with city services and future development must occur consistent with the One-Family Residence District the property is located.

5. The proposed subdivision design and improvements are not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because the area is not known to contain any unique or endangered species and the development will be constructed to City standards.
6. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems, because the conditions of approval have shown and will require the project conform with City health, safety and design standards.
7. This project complies with this finding as the Sutter Butte Flood Control Agency (SBFCA) is the “Local Flood Management Agency” for the Sutter-Butte Basin and as such, has completed improvements to provide an urban level of flood protection in urban and urbanizing areas as required by Municipal Code Section 6-9.602 (a).
8. The proposed subdivision design will not conflict with public easements within or through the site, because conditions of approval will assure noninterference with any existing or proposed public easements. In addition, the property is served by a private road that will be reserved in the deeds of each parcel.

Private Road Findings: Pursuant to Municipal Code Section 8-2.1404, the Planning Commission finds the most logical development of the land requires that lots be created, which are served by a private street, is by providing access from a private street with ingress, egress and utilities non-exclusive easement.

AND, BE IT FURTHER RESOLVED, that the Planning Commission, approves Tentative Subdivision Map 23-03, Gorski Subdivision, subject to the Conditions of Approval as provided in **Exhibit A.**

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on April 24, 2024, by Commissioner _____ who moved its adoption, which motion was seconded by Commissioner _____ and carried by the following vote:

Ayes:

Noes:

Absent:

Recused:

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

Jackie Sillman, Planning Commission Chair

ATTEST:

Benjamin Moody, Secretary to the Planning Commission

Attachments:

Exhibit A: Conditions of Approval

EXHIBIT A

**CITY OF YUBA CITY
CONDITIONS OF APPROVAL
TENTATIVE SUBDIVISION MAP 23-03
April 24, 2024**

**GORSI SUBDIVISION
APNs: 62-082-004 and 62-082-012**

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 ten (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. To the furthest extent allowed by law, applicant/property owner shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures,

damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's/property owner's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval.

Nothing in this section shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant/property owner shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Applicant/property owner shall submit all documents filed in the Third-Party Action for review and approval of the City Attorney prior to filing of said documents on behalf of the City.

The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide applicant/property owner with an invoice detailing all reasonable costs incurred. Applicant/property owner shall tender to the City payment-in-full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant/property owner shall contact the City within a reasonable time to arrange any extension of the thirty (30) day time period for payment-in-full of the invoiced amount. Applicant/property owner further acknowledges and agrees, failure to timely tender payment-in-full to the City shall be considered a breach and non-compliance with the conditions of approval for the project. Applicant/property owner shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant/property owner as noted herein.

2. The lot design on the subdivision map shall be designed in conformance with the TM 23-03, dated August 2023, as appropriate, and as approved by the Planning Commission.
3. The development and operation of the project shall comply with all local, state, and federal codes (including Building and Fire codes) and local development standards.
 - a. The Developer, or Representative, shall obtain an Encroachment Permit from the City prior to performing work within any public rights of way.

4. 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.
5. 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.
6. 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.
7. The City shall be responsible for the maintenance of the water main in the development, the fire hydrants, and the water services to, and including, the meter.
8. Storage of construction material is not allowed in the travel way.

PRIOR TO ISSUANCE OF A GRADING PERMIT

9. 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, brick, or masonry block.
10. A master grading plan shall be submitted to the Public Works Department as part of the improvement plans.

PRIOR TO APPROVAL OF THE IMPROVEMENT PLANS

11. 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 the Improvement Plans, the Developer shall provide evidence, to the satisfaction of the Public Works Department, that all such obligations have been met.
12. A street light shall be installed on El Margarita as part of the development. The location shall be approved by the Public Works Director.
13. The Developer shall dedicate right-of-way to the City as follows, or as approved by the Public Works Director:
 - a. El Margarita Road, on the west side of centerline:
 - i. Shall have right-of-way dedicated to a width of 25.0 feet together with a 20.5-foot Public Service Easement (PSE) behind the right-of-way.
 - ii. A 12.0-foot wide PUE shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk
 - b. Interior private roadway:

- i. "Parcel A" shall be dedicated as a City right-of-way easement as depicted on the TM.
 - ii. An 10.0-foot wide Public Utility Easement (PUE) shall be dedicated along the frontages of Lots 1 through 4.
 - c. All necessary rights of way and easements are to be dedicated with the recordation of the Final Map.
14. The Developer shall construct frontage improvements to City standards as follows, or as approved by the Public Works Director:
- a. El Margarita Road
 - i. From centerline of right-of-way 18.0-foot wide asphalt road section (12.0-foot travel lane; 6.0-foot bike lane)
 - ii. 2.5-foot wide barrier curb and gutter
 - iii. 6.0-foot landscaped parkway strip
 - iv. 5.0-foot minimum width detached sidewalk
 - v. Street trees (minimum of 2)
 - vi. Roadway striping
 - vii. Roadway signage
 - b. Private Roadway
 - i. Two 10-foot wide travel lanes
 - ii. Barrier curb and gutter on the north side (0.5-feet off the property line)
 - iii. Barrier curb on the south side with sidewalk
 - iv. 6.0-foot high fence on the south side of the sidewalk
 - c. El Margarita Road in front of APN 62-082-013 (the road section width and specifications can be modified as approved by the Public Works Director to facilitate construction within the existing right of way):
 - i. 18.0-foot asphalt road section - centerline of El Margarita Road to lip of gutter
 - ii. 2.5-foot wide barrier curb and gutter
 - iii. 4.0-foot attached sidewalk
 - iv. Existing right-of-way to be 0.5 feet behind the sidewalk
 - v. Relocate the existing mailbox to the back of sidewalk
 - vi. Reimbursement fee credits for qualifying work will be determined in the applicable subdivision/improvement agreement with Developer prior to construction.
15. 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, including specifics for capacity and any associated improvements for the North Colusa Frontage Road conveyance system
 - b. Supporting calculations demonstrating adequacy of conveyance capacity and storage volume. The calculation analysis shall meet the requirements of the Yuba City Basin Drainage Study.
 - 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. Water Quality – Water quality basin(s) shall meet State Water Resource Board requirements for water quality. The water quality basin can be incorporated into a detention pond, designed as an individual pond, included in a water quality manhole system, or as approved by the Public Works Director.
 - g. Detention Basins - A 100-year, 4-day storm shall be used for sizing detention storage facilities. The detention basin release rate from 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.
 - h. 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.
16. 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
17. 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 6" 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.
18. 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.”
- g. “Should any field conditions, conflicts, errors, and/or omissions be overlooked during the design review process, or during construction of the development, then any additional work identified during construction shall be implemented by the Developer at the Developer’s expense.”

PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS

- 19. All existing well(s), septic field(s), and gas/electrical 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.
- 20. Prior to backfilling, the Developer shall vacuum test all manholes and associated mainlines to ensure no leakage will occur.
- 21. 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 (Civil 3D version 2017 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.
- 22. All public street lighting shall be dedicated to the City of Yuba City.

PRIOR TO RECORDATION OF MAP

23. All offsite sidewalk, curb, gutter, roadway section, and utilities (including, but not limited to, water, sewer, storm drain, gas, and electrical) shall be installed, inspected, and approved, or secured per the City's Municipal Code requirements.
24. The development shall pay for operations and/or maintenance for police, fire, parks, drainage, and public 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.
25. The property shall petition for formation of a Zone of Benefit of the Yuba City Lighting and Landscaping Maintenance District for the purpose of maintaining the street light, the landscaping, and the street trees on El Margarita Road.
26. The Post Construction Statement of Responsibility shall be recorded at the Sutter County Recorder's Office.
27. The development shall be subdivided to establish Churahi Way (private roadway) on the final map. Each owner shall be vested equally with an undivided interest in Churahi Way.
28. A public utility easement shall be provided covering Churahi Way extending 10.0 feet behind the property line.
29. The subdivider shall provide for the maintenance of Churahi Way through formation of a Homeowner's Association, Maintenance Agreement, or other approved method. The document forming the maintenance understanding shall be reviewed and approved by the City Attorney for compliance with the below noted conditions. The documents creating the maintenance understanding shall meet the following requirements:
 - a. For the benefit of all parcels.
 - b. Assignment to the responsibility for the maintenance of the private street, the private curb and gutters, the storm drain system and sewer system in the development to the connection point with the City's facilities in El Margarita Road, the private streetlight(s) and mail box in the development.
 - c. Assignment to the responsibility to monitor and report to the City of Yuba City on activities and violations of any of these conditions, easement restrictions, or any other ordinance, rule or regulation of the City occurring within Churahi Way
 - d. Statement that the City may, at its option, cause the maintenance of Churahi Way to be performed and assess (lien) the cost to the homeowner's association in the event Churahi Way is not maintained in accordance with the City Municipal Code.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

30. 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.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

31. The full width and length of the private roadway shall be constructed prior to the first issuance of any certificate of occupancy.
32. 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.
33. All street lighting shall be constructed per the Improvement Plans and energized prior to the issuance of any certificate of occupancy or as approved by the Development Services Director.
34. 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.

ATTACHMENT 3

LOT 24

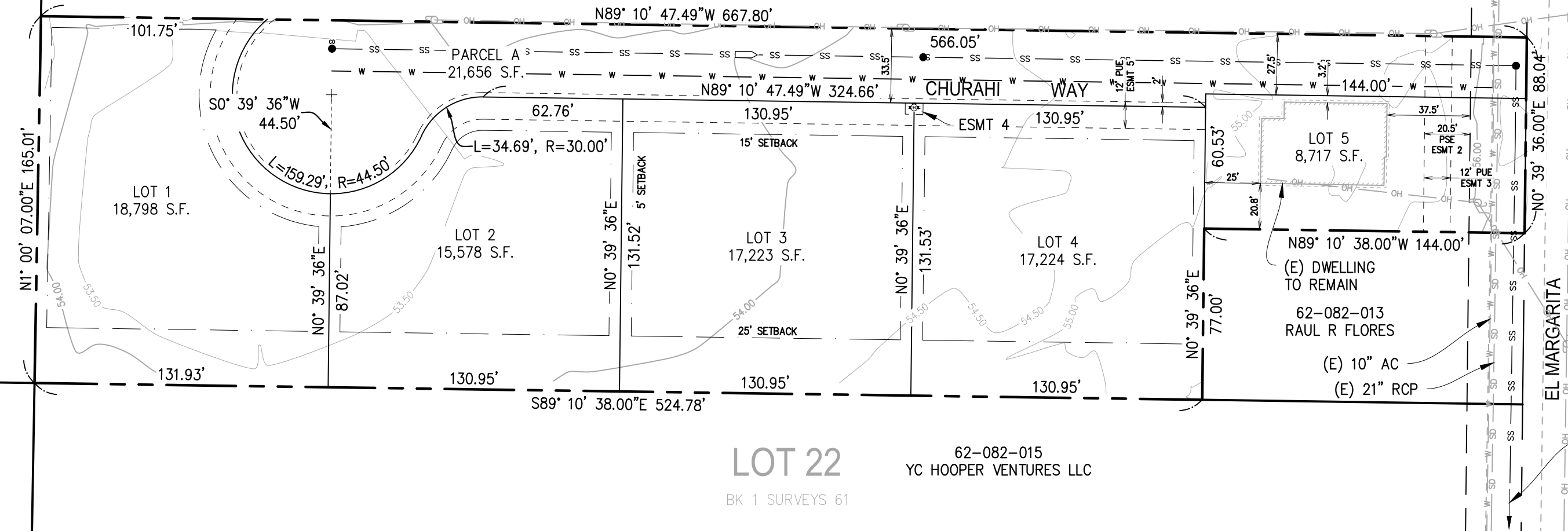
BK 1 SURVEYS 61

LOT 21

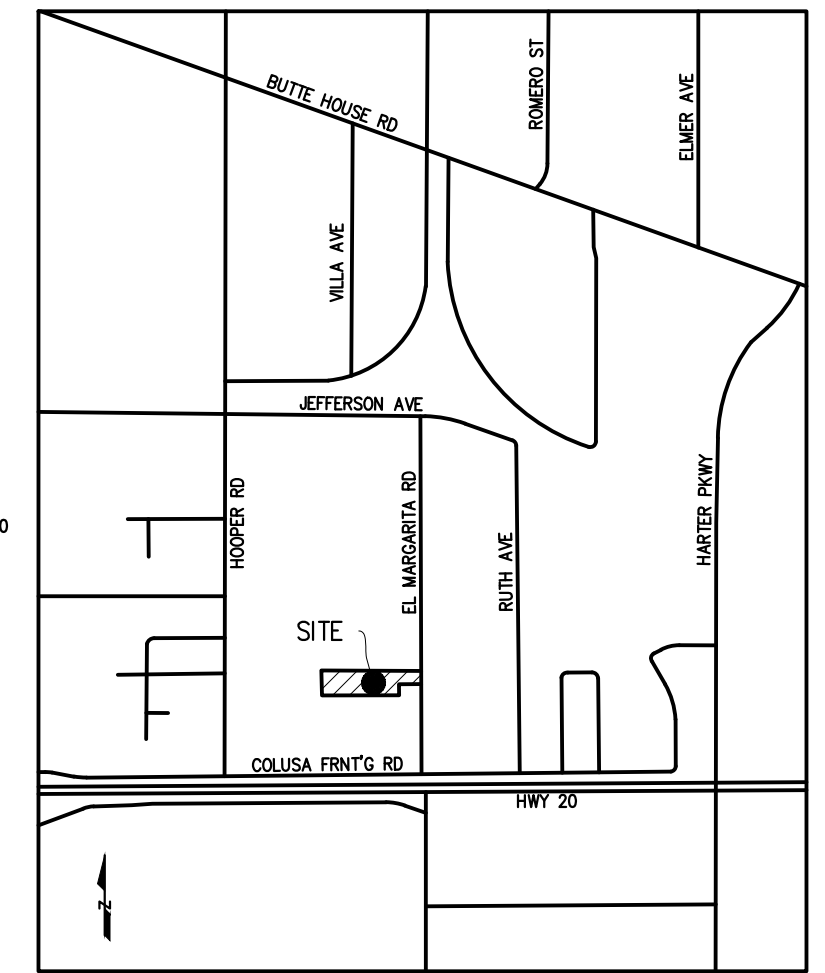
BK 1 SURVEYS 61

62-082-003
THOMAS SOUZA

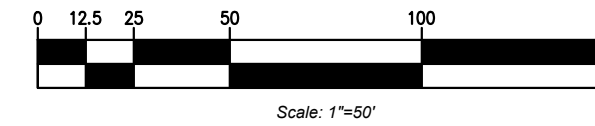
62-082-011
YC HOOPER VENTURES LLC



VICINITY MAP



NOT TO SCALE



LOT 23

BK 1 SURVEYS 61

LOT 22

BK 1 SURVEYS 61

62-082-015
YC HOOPER VENTURES LLC

TIE INTO SEWER @ ETHEL DRIVE PROPOSED UNDER HENSEN RANCH PHASE 1

OWNER/APPLICANT

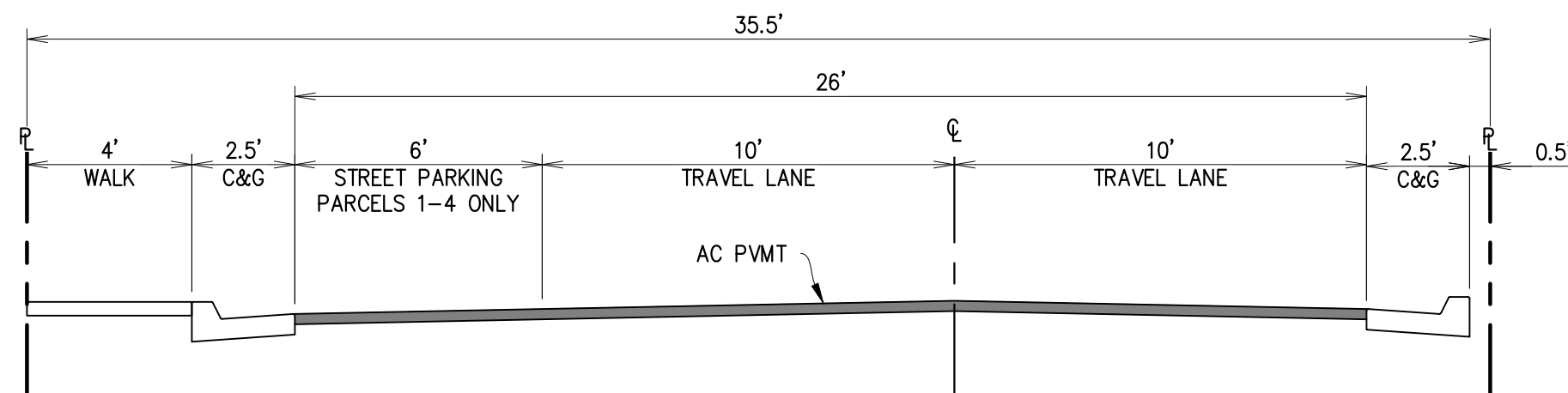
MUHAMMAD GORSI
3596 LIBBY LANE
YUBA CITY, CA 95993

PHONE: (530) 870-1553
EMAIL: SERVEMAX73@GMAIL.COM

LICENSED CIVIL ENGINEER

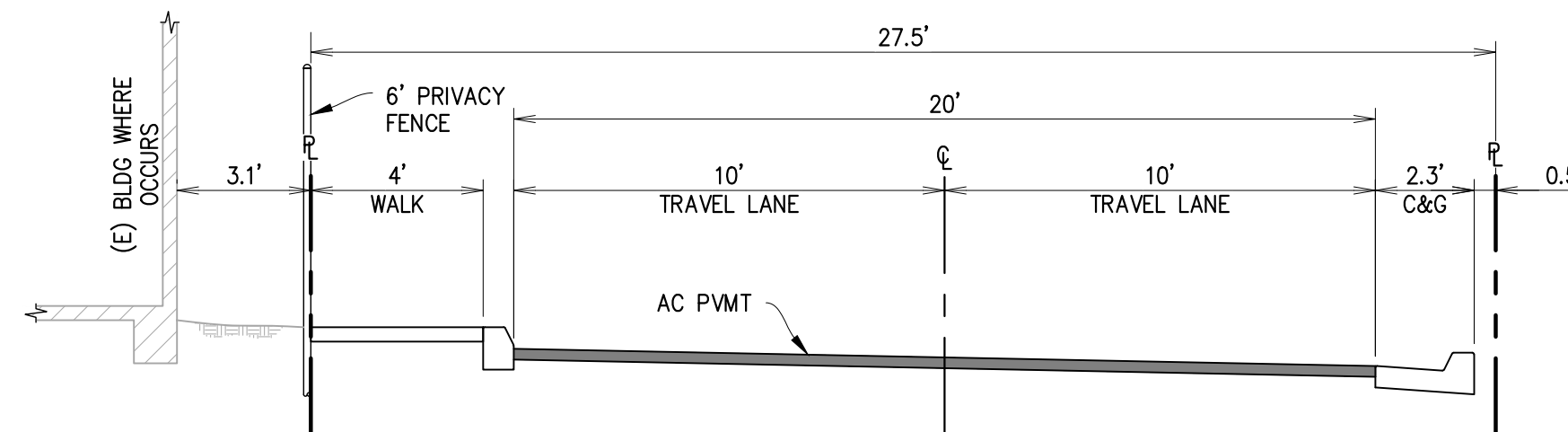
ANTHONY HEWITT, PE
HEWITT CONSULTING GROUP
2068 PHEASANT DR.
YUBA CITY, CA 95993

PHONE: (530) 767-0981
EMAIL: AHEWITT@HEWITTCGROUP.NET



33.5' EASEMENT PRIVATE ROAD CROSS SECTION

SCALE: 1/2"=1'-0"



27.5' EASEMENT PRIVATE ROAD CROSS SECTION

SCALE: 1/2"=1'-0"

EASEMENTS

- 1 AN EASEMENT OVER "PARCEL A" FOR INGRESS, EGRESS, AND UNDERGROUND UTILITIES.
- 2 A PUBLIC SERVICE EASEMENT.
- 3 A PUBLIC UTILITIES EASEMENT.
- 4 5'x8' UTILITY EASEMENT FOR ACCESS TO AND MAINTENANCE OF FIRE HYDRANT.
- 5 A PUBLIC UTILITIES EASEMENT.

UTILITY PROVIDERS

GAS & ELECTRIC: PG&E
CABLE: COMCAST
TELEPHONE: PACIFIC BELL
WATER & SEWER: CITY OF YUBA CITY

LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- OH --- OVERHEAD ELECTRICAL
- W --- WATER LINE
- SD --- STORM DRAIN LINE
- SS --- SANITARY SEWER LINE
- UTILITY POLE
- MANHOLE
- (H) FIRE HYDRANT

PROPERTY INFORMATION

ASSESSOR'S PARCEL NUMBER: 62-082-004 & 62-082-012
EXISTING ZONING DESIGNATION: R-1
EXISTING LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (2-8 UNITS/GROSS ACRE)
PROJECT AREA: 2.28 ACRES
EXISTING NUMBER OF LOTS: 2
PROPOSED NUMBER OF LOTS: 5 RESIDENTIAL & 1 PUE
PROPOSED DENSITY: 2.2 DU'S/GROSS ACRE
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
FLOOD ZONE: LOCALLY DETERMINED - AREA OF MINIMAL FLOOD HAZARD

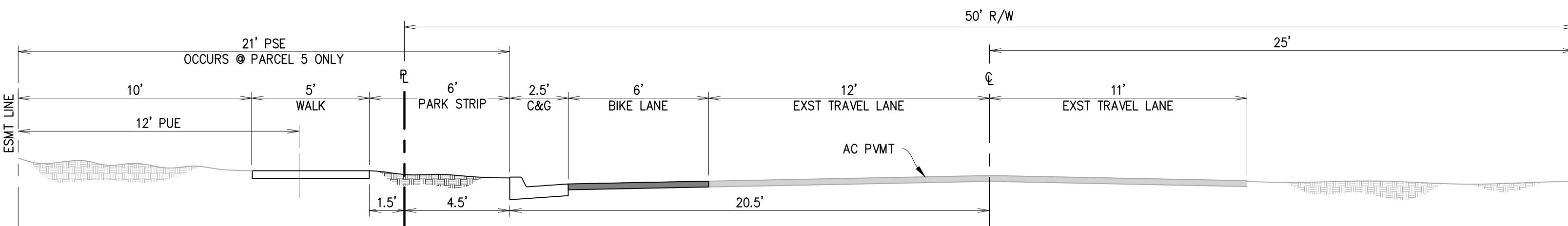
TENTATIVE TRACT MAP

SHOWING A PARCEL DIVISION
IN
SECTION 17, T. 15 N., R. 3 E., M.D.M
COUNTY OF SUTTER STATE OF CALIFORNIA
BEING A PORTION
OF THE
SOUTH QUARTER OF LOT 21
"MAP OF SUBDIVISION NO. 2 OF ELMER TRACT"
BK 1 SURVEYS 61

PREPARED BY

HEWITT
CONSULTING GROUP
2068 PHEASANT DR. YUBA CITY, CA 95993
530 . 767 . 0981

AUGUST, 2023



EL MARGARITA FRONTAGE

SCALE: 1/2"=1'-0"

Revision No.	Description	Date
	TSM Planning Submittal	8/28/2023
1	PC1 Response	11/29/2023
2	PC2 Response	12/20/2023
3	PC3 Response	1/11/2024
4	Conditions of Approval Revisions	1/30/2024
5	Conditions of Approval Revisions	2/15/2024

PROJECT NO. 23-002

SHEET 1 OF 1