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TO ADDRESS THE COMMISSION  
PLEASE STEP TO THE ROSTRUM &  
STATE YOUR NAME & ADDRESS  
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Regular Meeting  
June 11, 2008 - 7 p.m.  
City Hall Council Chambers  
1201 Civic Center Boulevard

YUBA CITY PLANNING COMMISSION  
AGENDA

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Commissioner Craig Starkey (Chairman)

Commissioner Preet Didbal (Vice Chair)

Commissioner John Sanbrook

Commissioner Satwant Takhar

Commissioner Mike Tomlinson

Commissioner John Dukes

Commissioner Jana Shannon  
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Roll Call

Pledge of Allegiance

Approval of minutes from meeting held on May 28, 2008

Appearance of Interested Citizens\*

Correspondence: - None

Commission Consideration:

1. General Plan Consistency of the 2008-2013 Capital Improvement Program.

Public Hearing:

1. Tentative Subdivision Map #SM 05-06. Tentative Subdivision Map request to create a subdivision totaling 50 lots for single family residential development on an 11.30 acre project site; located on the east side of Township Road and approximately one-quarter mile north of Colusa Highway (SR 20), south of the Sutter County Bicycle Path; APN 62-020-079. In addition to the Tentative Subdivision Map, the application also includes a proposed Development Agreement with the City and a developer-prepared Township Road Area Technical Master Plan. The Master Plan responds to a City-identified need to prepare an all-inclusive master plan document for the project site and for adjoining lands. Applicant/Owner, A&G Montna Properties, LP.

Commission Discussion: - None

Other Business: - None

Over

## Report on Actions of the City Council

### Adjournment

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Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$620, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Commission action becomes final. The exception to this is rezonings--please check with the Planning Department, 1201 Civic Center Boulevard, Yuba City for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.

If you require auxiliary aids or services (e.g., signing services) to make a presentation to the Planning Commission, the City will be glad to assist you. Please contact the City offices (530/822-4601) at least 72 hours in advance so such aids or services can be arranged. City Hall TDD: 530/822-4732.

\*Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting. Members of the Commission will respond as best as they can to public comments but cannot take action or enter into a discussion on items not contained on the agenda. Public comment on public hearing agenda items will be permitted during the hearing.



City of Yuba City  
Planning Division Agenda Report  
Planning Commission Meeting

June 11, 2008

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DATE: June 5, 2008  
TO: Yuba City Planning Commission  
FROM: Community Development Department  
SUBJECT: Agenda Report – Meeting of June 11, 2008

**COMMISSION CONSIDERATION:**

**1. GENERAL PLAN CONSISTENCY OF THE 2008-2013 CAPITAL IMPROVEMENT PROGRAM**

**Project Description:**

Planning Commission annual consideration and review for consistency with the General Plan of the draft Capital Improvement Program (CIP) for the years 2008 through 2013.

**Background:**

The CIP is the City's comprehensive multi-year plan for the development and improvement of the City's capital facilities. The plan outlines the capital projects that may take place over the next five years. The CIP is updated annually; it is most accurate for the upcoming year and is staff's best estimate for the remaining four years. Although the City has adopted a two-year budget, the Planning Commission reviews the CIP prior to its adoption by the City Council each fiscal year.

The Planning Commission reviews the CIP to determine whether the plan is consistent with the Yuba City General Plan. Section 65401 of the California Government Code requires each agency that proposes public improvement projects to annually submit a list of projects to the community's planning agency for review as to conformity with the adopted General Plan. Further, Section 65402 prohibits the purchase of properties or the commencement of work on public projects until the Planning Commission has reviewed the projects for consistency with the General Plan.

## **Staff Comments:**

For fiscal year 2008-2009, proposed general fund capital projects are scaled back due to lack of sufficient funding. This next budget year reflects an effort to provide funding for high priority projects. Total expected capital expenditures for 2008-2009 are \$43,256,000. Of this amount, \$26,727,000 are carry-over funds and \$16,529,000 are current appropriations. The majority of this funding comes from a variety of sources, including sewer and water funds (\$10,192,000), development impact fees (\$15,600,000), and the General Fund (\$4,750,000).

The majority of projects are improvements to existing infrastructure that do not directly pertain to the General Plan, including improvements to the wastewater treatment plant, street overlays, and improvements to parks and other city facilities for safety reasons or to bring them into compliance with the American Disabilities Act.

Large projects proposed for next year's budget that are addressed by the General Plan include the projects listed below.

West Onstott and South Detention Ponds – Funds to add turf for youth sports teams to practice in the West Onstott and South Detention ponds. The General Plan designates the ponds as Parks, Recreation, and Open Space. (page 20)

Relocation of Fire Station #4 – The relocation of the station to the west of its present location is better suited to meet Response Time Standards as described in the General Plan. (page 26)

Traffic Signals – Funds for construction of traffic signals at various City intersections. For fiscal year 2008-2009, there will be \$1,100,000 available for design and construction. (page 33)

Queens Avenue/State Route 99 Interchange Modification – Funds to study and choose alternatives with construction of the modification in 2009-2010. The General Plan designates Queens Avenue as a Minor Arterial. (page 34)

Garden Highway Improvements – Funds to widen and reconstruct Garden Highway from Second Street to Lincoln Road with construction to be phased from 2008-2010. The first phase will take place in 2008-2009 and will be between Second Street and Franklin Road. The General Plan designates Garden Highway as a Major Arterial. (page 35)

Bridge Street Reconstruction – Funds to reconstruct Bridge Street from Plumas Street to Shasta Street using funds associated with the Transportation Enhancement (TEA) Program. The General Plan designates Bridge Street as a Major Arterial. (page 37)

Street Widening – Funds to complete several street widening and improvement projects, including Walton Avenue between Franklin Road and Anneka Lane, Franklin Road between Walton Avenue and Littlejohn Road, Jamie Drive from Blevin Road to Northfield Drive, and the east side of Blevin Road from Jamie Drive to Butte Vista School. Construction on each project is to take place in 2008-2009. The General Plan

designates Walton Avenue, Franklin Road, Jamie Drive and Blevin Road as either Major Arterials or Collectors. (page 41)

After reviewing the proposed document and comparing it with the adopted General Plan, it is staff's opinion that the proposed CIP is consistent with the General Plan.

**Recommended Action:**

Find that the proposed Capital Improvement Program is consistent with the Yuba City General Plan.

**PUBLIC HEARING:**

1. **TENTATIVE SUBDIVISION MAP #SM 05-06. TENTATIVE SUBDIVISION MAP REQUEST TO CREATE A SUBDIVISION TOTALING 50 LOTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON AN 11.30 ACRE PROJECT SITE; LOCATED ON THE EAST SIDE OF TOWNSHIP ROAD AND APPROXIMATELY ONE-QUARTER MILE NORTH OF COLUSA HIGHWAY (SR 20), SOUTH OF THE SUTTER COUNTY BICYCLE PATH; APN 62-020-079. IN ADDITION TO THE TENTATIVE SUBDIVISION MAP, THE APPLICATION ALSO INCLUDES A PROPOSED DEVELOPMENT AGREEMENT WITH THE CITY AND A DEVELOPER-PREPARED TOWNSHIP ROAD AREA TECHNICAL MASTER PLAN. THE MASTER PLAN RESPONDS TO A CITY-IDENTIFIED NEED TO PREPARE AN ALL-INCLUSIVE MASTER PLAN DOCUMENT FOR THE PROJECT SITE AND FOR ADJOINING LANDS. APPLICANT/OWNER, A&G MONTNA PROPERTIES, LP.**

**Recommended Action:**

Per the applicant's request, staff recommends that the Planning Commission continue this item to the June 25, 2008 Planning Commission meeting.