
TO ADDRESS THE COMMISSION
PLEASE STEP TO THE ROSTRUM &
STATE YOUR NAME & ADDRESS

Regular Meeting
October 22, 2008 - 7 p.m.
City Hall Council Chambers
1201 Civic Center Boulevard

YUBA CITY PLANNING COMMISSION
AGENDA

Commissioner Craig Starkey (Chairman)

Commissioner Preet Didbal (Vice Chair)

Commissioner John Sanbrook

Commissioner Satwant Takhar

Commissioner Mike Tomlinson

Commissioner John Dukes

Commissioner Jana Shannon

Roll Call

Pledge of Allegiance

Approval of minutes from meeting held on September 24, 2008

Appearance of Interested Citizens*

Correspondence: - None

Commission Consideration: - None

Public Hearing:

1. General Plan Amendment #GP 08-03 to amend Section 6.1 PARKS of Chapter 6 Parks, Schools, & Community Facilities of the Yuba City General Plan to change the standard for public parkland from 10 acres per 1,000 residents to 5 acres per 1,000 residents. Applicant, City of Yuba City.
2. General Plan Amendment #GP 08-04 to amend Chapter 9 Noise and Safety of the Yuba City General Plan to include the City Councils adoption of the Multi-Jurisdiction Multi-Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000. Applicant, City of Yuba City.

Commission Discussion: - None

Other Business: - None

Report on Actions of the City Council

Adjournment

Over

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

October 22, 2008

DATE: October 17, 2008
TO: Yuba City Planning Commission
FROM: Community Development Department
SUBJECT: Agenda Report – Meeting of October 22, 2008

PUBLIC HEARINGS:

1. **GENERAL PLAN AMENDMENT GP 08-03 TO AMEND SECTION 6.1 PARKS OF CHAPTER 6 PARKS, SCHOOLS, & COMMUNITY FACILITIES OF THE YUBA CITY GENERAL PLAN TO CHANGE THE STANDARD FOR PUBLIC PARKLANDS FROM 10 ACRES PER 1,000 RESIDENTS TO 5 ACRES PER 1,000 RESIDENTS; APPLICANT: CITY OF YUBA CITY.**

Project Description:

General Plan Amendment 08-03 proposes to amend Section 6.1 of Chapter 6 of Chapter 6 Parks, Schools, & Community Facilities of the Yuba City General Plan as detailed in Attachment 1.

Previous Actions and/or Policies:

The Parks, Schools, & Community Facilities element of the Yuba City General Plan has not been amended since the Plan was adopted by the City Council in April 2004.

Environmental:

This amendment is exempt from environmental review as required by CEQA through use of the "General Rule"; Section 15061 (b) (3) that is applied to proposals, which will have no potential adverse impact on the environment.

Staff Comments:

General Plan Amendment GP 08-03 is proposed in conjunction with the Parks & Recreation Department's preparation of the Yuba City Parks Masterplan which has been recommended for approval to the City Council by the Parks & Recreation Commission on October 15th meeting. As stated in the attached text the reduction in public parkland per 1,000 residents was brought about through the review of the City's Development Impact Fees in 2007 and the City Council's

adoption of the fees based on the reduced acreage. As was brought up during the discussion of the impact fees the public parkland requirement of 10 acres per 1,000 residents in the 2004 Yuba City General Plan was an attempt to rectify an existing deficiency. This new standard of 5 acres per 1,000 residents is more achievable and appropriate for new areas to be developed within the City.

The proposed standard of 5 acres per 1,000 residents is comprised of 1.5 acres each city and community parks plus 2 acres of regional parkland and passive open space. The new standard will result in similar sized neighborhood/community parks within new development as the old standard. What has changed is the amount of regional parkland (aka Feather River Plan) which is actually its own separate project the Parks & Recreation Department. An example of regional parkland is the area on the river side of the Feather River levee. In addition, the 3 acres for city and community parks coincides with developer dedications that can be required through usage of the Quimby Act.

Recommended Actions:

The Planning Division recommends that the Planning Commission take the following actions:

- A. Recommend that the City Council approve GP 08-03 to amend Section 6.1 of Chapter 6 Parks, Schools, & Community Facilities of the Yuba City General Plan as detailed in Attachment 1.
2. **GENERAL PLAN AMENDMENT GP 08-04 TO AMEND SECTION 9.4 EMERGENCY RESPONSE OF CHAPTER 9 NOISE & SAFETY OF THE YUBA CITY GENERAL PLAN TO INCLUDE THE CITY COUNCIL’S ADOPTION OF THE MULTI-JURISDICTION MULTI-HAZARD MITIGATION PLAN IN ACCORDANCE WITH THE CALIFORNIA DISASTER MITIGATION ACT OF 2000; APPLICANT: CITY OF YUBA CITY.**

Project Description:

General Plan Amendment 08-04 proposes the inclusion of the following language as a second paragraph to Emergency Planning of Section 9.4 Emergency Response of Chapter 9 Noise & Safety of the Yuba City General Plan:

“The City of Yuba City in conjunction with the County of Sutter has developed a Multi-Jurisdiction Multi-Hazard Mitigation Plan (MJMHMP) in accordance with the California Disaster Mitigation Act of 2000. The plan was approved by the City Council of the City of Yuba City on September 18, 2007, and the Federal Emergency Management Agency (FEMA) approved the plan on January 23, 2008. The plan provides guidance and insight into hazards that exist in Yuba City and suggests possible mitigation projects. This plan should be consulted when addressing known hazards to ensure the general health and safety Yuba City and Sutter County residents.”

Previous Actions and/or Policies:

The Noise & Safety element of the Yuba City General Plan has not been amended since the Plan

was adopted by the City Council in April 2004.

Environmental:

This amendment is exempt from environmental review as required by CEQA through use of the "General Rule"; Section 15061 (b) (3) that is applied to proposals, which will have no potential adverse impact on the environment.

Staff Comments:

General Plan Amendment GP 08-04 proposes to include language required by AB 2140 which was passed by the State Legislature in October 2006 and became effective January 1, 2007. Despite being on the books for awhile, State Office of Emergency Services (OES) only recently (July 24, 2008) sent out a memo regarding the impact of AB 2140 on qualifying for additional California Disaster Assistance Act (CDAA) State Share funding.

AB 2140 requires counties, cities and other governmental agencies to adopt a local hazard mitigation plan as part of the Safety Element of its General Plan. The City and County jointly developed a local hazard mitigation plan ("Yuba City-Sutter County, California Multi-Hazard Mitigation Plan") and had it approved by the Board of Supervisors and the City Council in 2007. By having the required statement in the Safety Element section of the General Plan, the City improves its eligibility for additional fund reimbursement, for costs incurred during an emergency/disaster, under the California Disaster Assistance Act of 2000. If we don't comply with the legislation, CDAA funding would be limited to 75 percent of state eligible costs.

Recommended Actions:

The Planning Division recommends that the Planning Commission take the following actions:

- B. Recommend that the City Council approve GP 08-04 to incorporate the following language as a second paragraph to Emergency Planning of Section 9.4 Emergency Response of Chapter 9 Noise & Safety of the Yuba City General Plan:

"The City of Yuba City in conjunction with the County of Sutter has developed a Multi-Jurisdiction Multi-Hazard Mitigation Plan (MJMHMP) in accordance with the California Disaster Mitigation Act of 2000. The plan was approved by the City Council of the City of Yuba City on September 18, 2007, and the Federal Emergency Management Agency (FEMA) approved the plan on January 23, 2008. The plan provides guidance and insight into hazards that exist in Yuba City and suggests possible mitigation projects. This plan should be consulted when addressing known hazards to ensure the general health and safety Yuba City and Sutter County residents."