



City of Yuba City
Planning Division Agenda Report
Planning Commission Meeting

June 10, 2009

DATE: June 5, 2009
TO: Yuba City Planning Commission
FROM: Community Development Department
SUBJECT: Agenda Report – Meeting of June 10, 2009

COMMISSION CONSIDERATION: REQUEST FOR AN 18-MONTH EXTENSION OF TIME FOR FILING THE FINAL MAP FOR SUBDIVISION MAP SM 04-03; APPLICANT/OWNER: PIARA S. JOHL

Section 8-2.610 of the Yuba City Municipal Code states that tentative maps are approved for a period of two years; two extensions of time (not to exceed eighteen months each) may be granted. Phased filing of final maps may extend the life of tentative maps for a longer period of time.

Project Description:

On May 26, 2004, the Planning Commission approved Tentative Map SM 04-03 to subdivide a 25.3-acre parcel into 62 single-family residential parcels with forty conditions of approval. The applicant recorded one phase of the map consisting of 28 parcels, therefore extending the expiration date of the remainder to May 16, 2009. On May 12, 2009, the applicant requested the first extension of time for filing the remainder of the final map for SM 04-03. (Attachment 1)

Recommended Action:

Staff recommends that the Planning Commission grant an 18-month extension of time, which will extend the final filing date for Parcel Map SM 04-03 to November 16, 2010.

COMMISSION CONSIDERATION: GENERAL PLAN CONSISTENCY OF THE 2009-2014 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 2009 through 2014.

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. 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 2009-2010, 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 2009-2010 are \$87,038,000. Of this amount, \$20,346,000 are carry-over funds and \$66,692,000 are current appropriations. The majority of this funding comes from a variety of sources, including sewer and water funds (\$9,079,000), development impact fees (\$13,544,000), and the General Fund (\$1,347,000). Other notable sources include \$56,068,000 from Utilities State Revolving Loan Funds and grants from the American Recovery and Reinvestment Act.

The CIP is divided into the following categories: General Projects, Facility Projects, Parks and Recreation Projects, Current Public Safety Projects, Current Streets Projects, Current Water Projects, Future Water Projects, Current Wastewater Projects, and Future Wastewater Projects. The first page of each category contains a summary of the proposed projects contained in that particular category. 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.

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

Feather River Mills Site Development – Funds for the development of the RDA’s property located in the Town Center. (page 22)

Feather River Parkway – Funds for safe public access, recreation, and habitat restoration in 68 acres of the Feather River Parkway. Costs will be reimbursed through Proposition 50 grant funds. (page 37)

Traffic Signals – Funds for construction of traffic signals at various City intersections, including Garden Highway and Franklin Road, Queens Avenue and Gray Avenue, Second Street and B Street, Walton Avenue and Lassen Boulevard, and Lassen Boulevard and Tharp Road. (page 48)

Queens Avenue/State Route 99 Interchange Modification – Funds to prepare the necessary studies for Caltrans permitting for future construction of the modifications. The General Plan designates Queens Avenue as a Minor Arterial. (page 49)

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, between Second Street and Franklin Road, is complete. The General Plan designates Garden Highway as a Major Arterial. (page 51)

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 53)

Fifth Street Bridge Replacement – Funds to prepare technical studies related to the replacement of the Fifth Street Bridge. This is a joint project between Yuba City, Marysville, Sutter County, and Yuba County. The local share is 11.5%. (page 56)

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.