



Bogue-Stewart Master Plan and EIR

Bogue-Stewart Master Plan and EIR

Planning Commission/City Council
Study Session
June 24, 2019



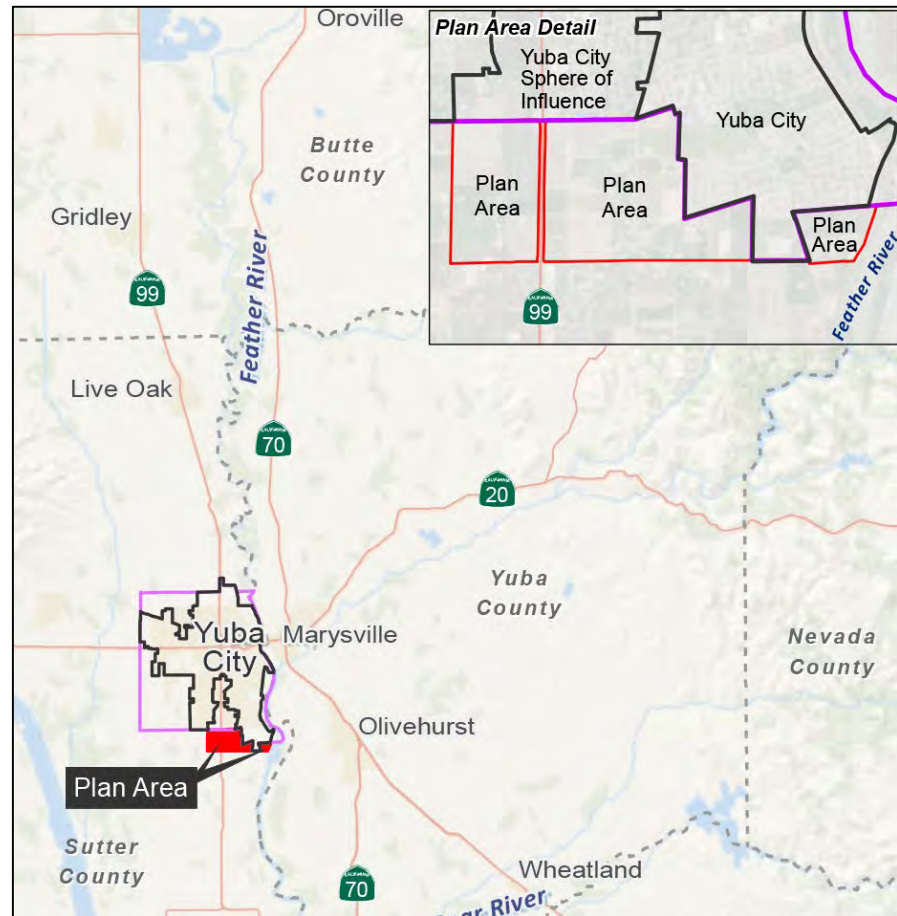


Agenda


- Overview of Master Plan and proposed subdivisions
- Environmental Review Process
- Discussion
- Next Steps

Bogue-Stewart Master Plan

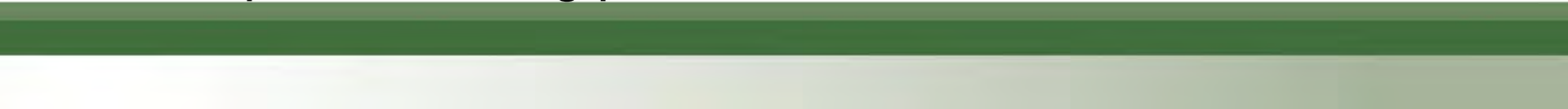
- 741-acre plan area
- Creates a new high quality neighborhood with a full range of land uses in South Yuba City
- Provides a complete infrastructure plan



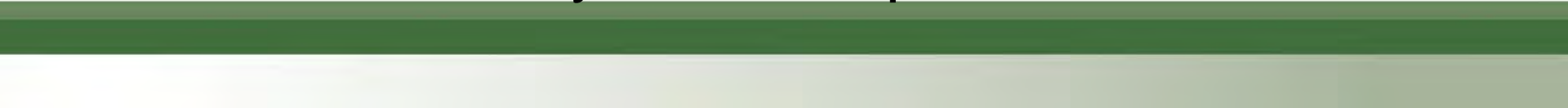
Background/History

- **October 2013:** City/County discuss potential southern expansion of Yuba City sphere of influence (SOI) to accommodate new development
 - **January 2014:** Newkom Ranch landowners applies for pre-annexation zoning
 - **March 2014:** City begins landowner outreach in south area to determine the master plan's boundary
 - **October 2014:** Based on landowner outreach, City moves forward with master plan for area north of Stewart Road
- 


Background/History

- **February 2015:** Kells East Ranch owner applied for their tentative subdivision
 - **January 2016:** City enters into contract with ESA to draft BSMP & EIR
 - **May 2019:** Draft BSMP & Draft EIR circulated for public comment
 - **September, 2019:** The project is anticipated to begin the public hearing process.
- 
- A solid green horizontal bar at the bottom of the slide.

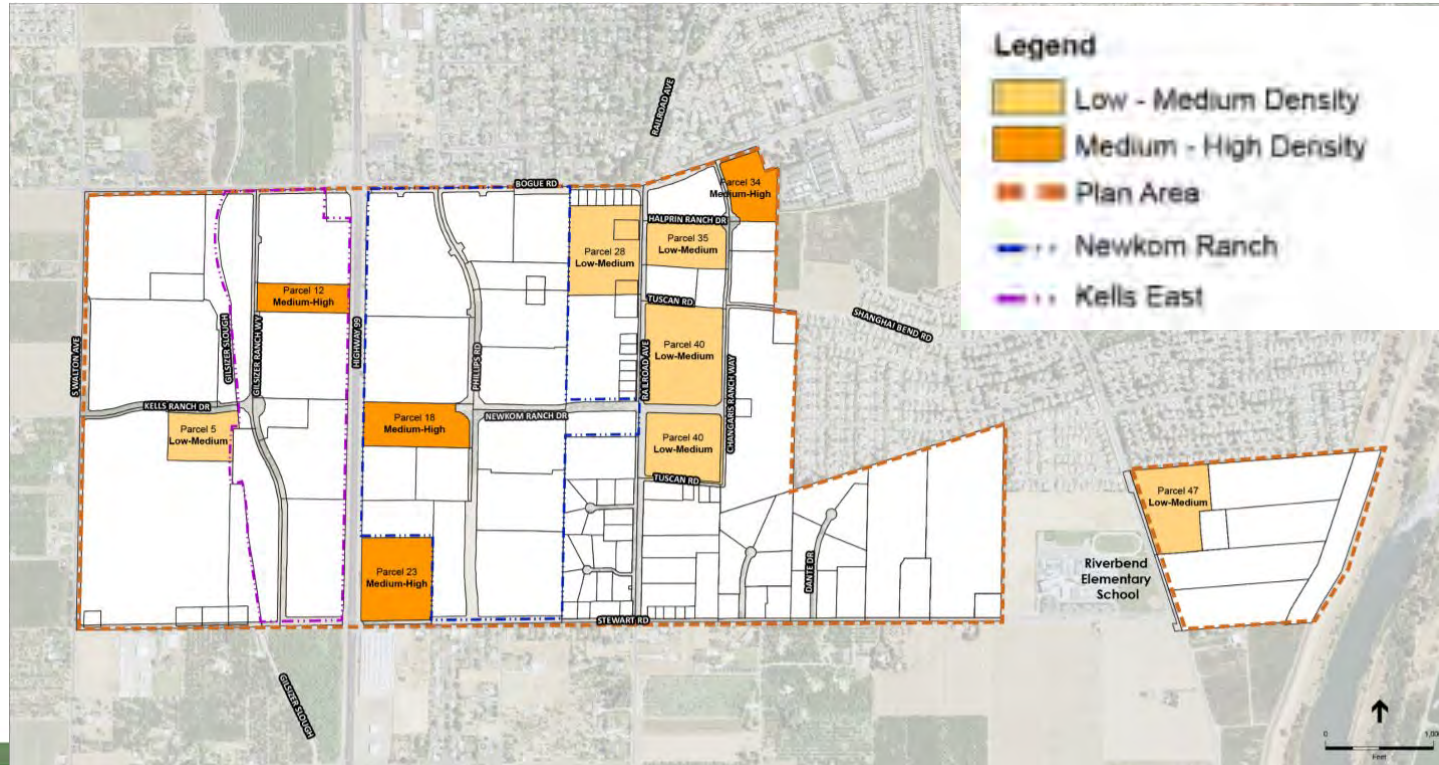
Why prepare a master plan?

- City council adopted growth policies
 - Creates a cohesive new neighborhood with places for all lifestyles.
 - Provides a full range of land uses in a compatible land use pattern.
 - New infrastructure is designed in a comprehensive and efficient way.
 - Provides surety to developers and residents.
- 
- A solid green horizontal bar at the bottom of the slide.

Full Range of Housing Types

- 1328 Single-Family Residences.
 - 1189 Multiple-Family Residences.
 - Will accommodate approximately 6,700 new residents.
- 

Affordable Housing



Business and Employment


- Commercial: 473,000 sq. ft.
- Office: 108,000 sq. ft.
- Business, Tech: 575,000 sq. ft.
- Approximately 1,900 new jobs created.

Infrastructure

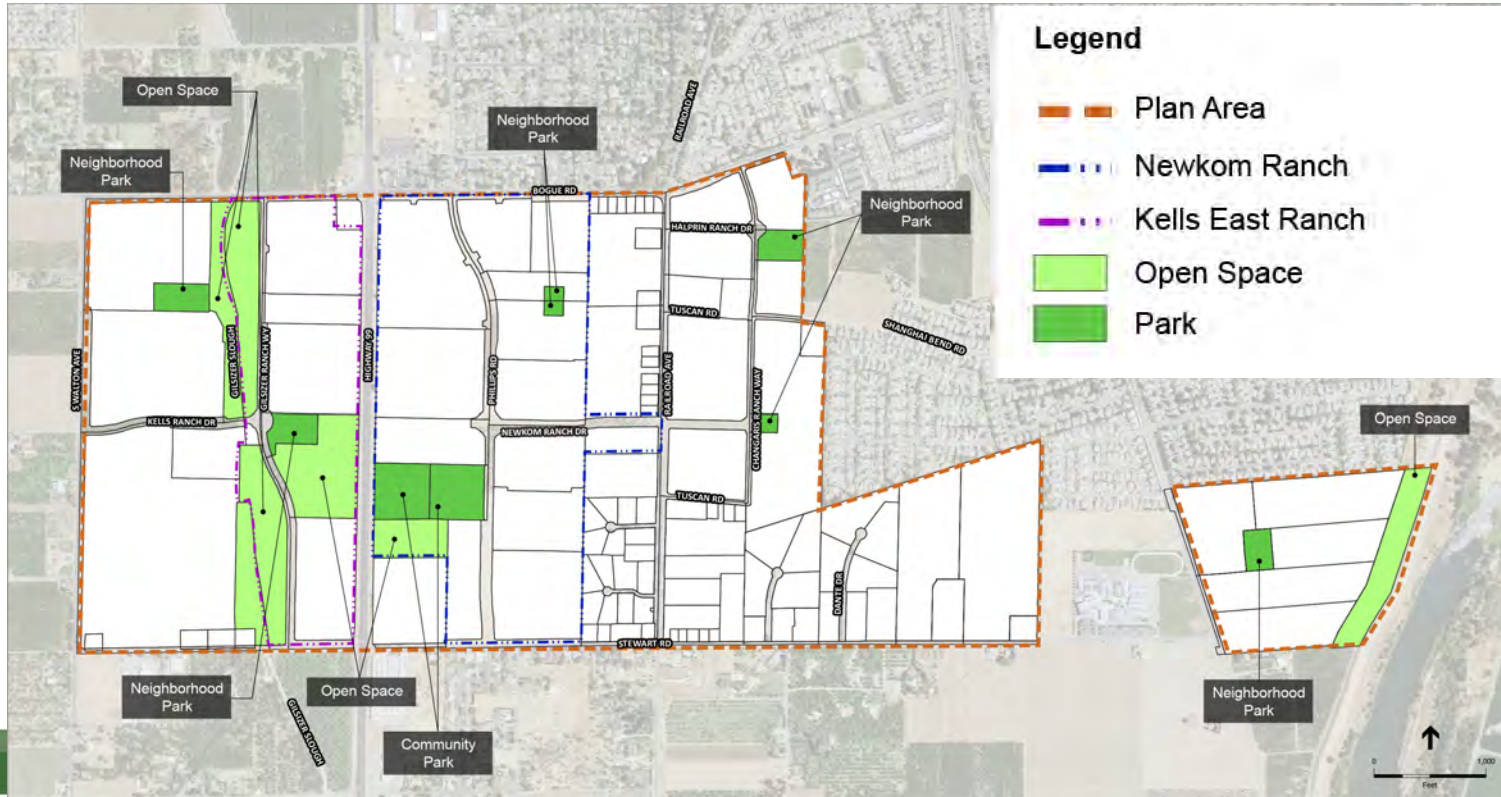
- Full range of services and facilities to be provided.



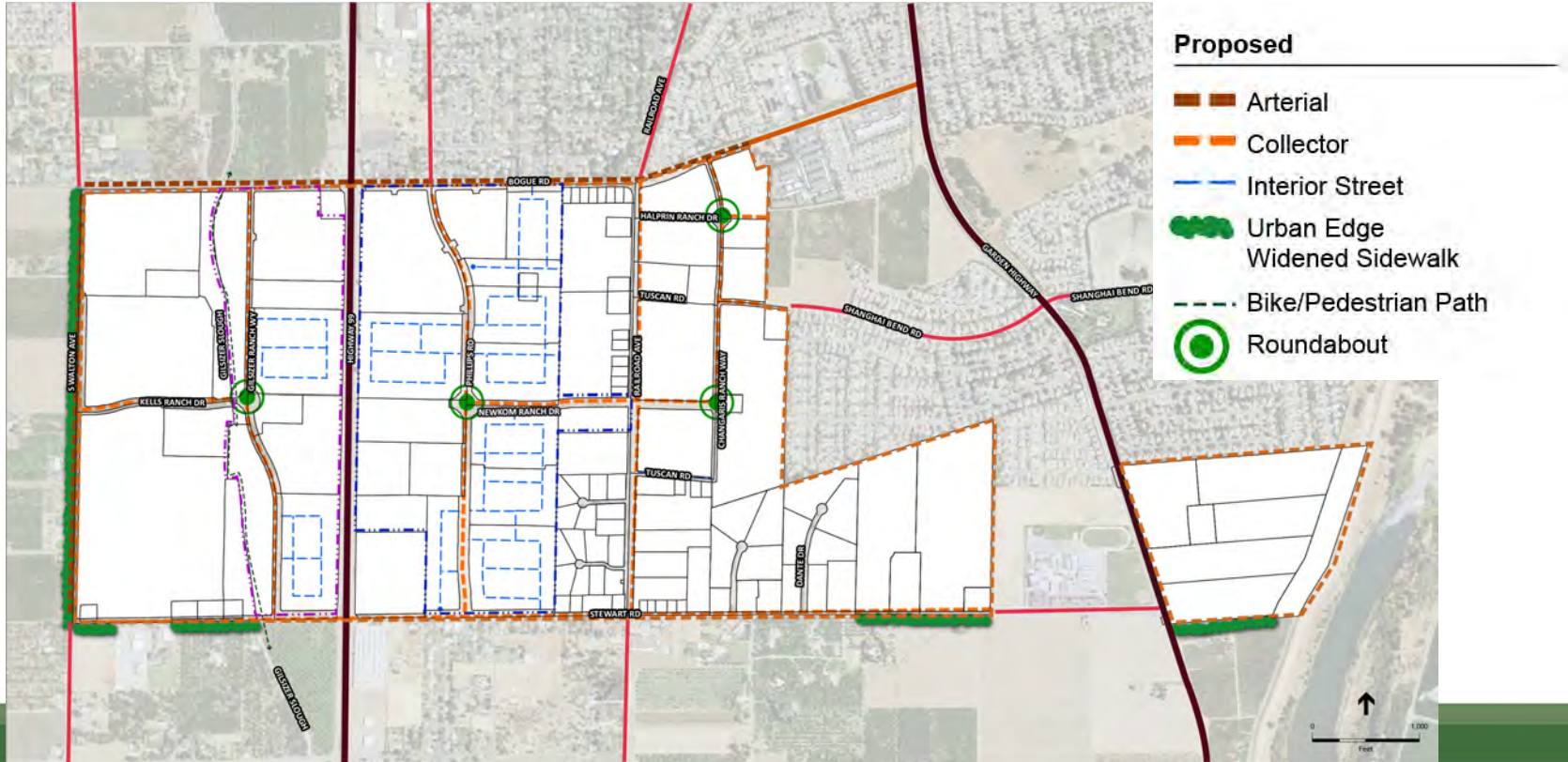
Parks & Open Space

- 11.4 acres of Neighborhood Parks (total of 6).
 - 11.3 acres of Community Park.
 - 61.9 acres of Open Space.
 - 20.2 acre K-8 School Site adjacent to park.
- 


Parks



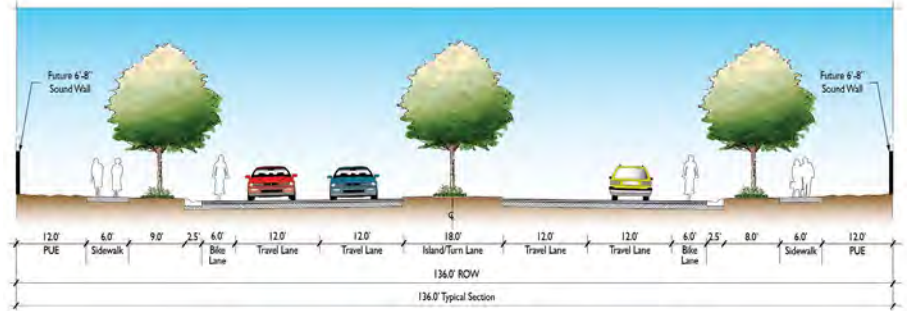
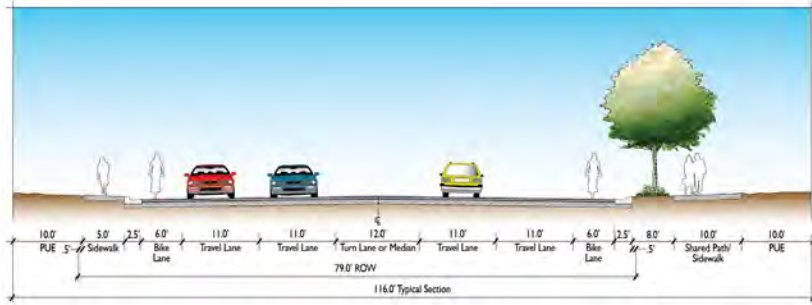
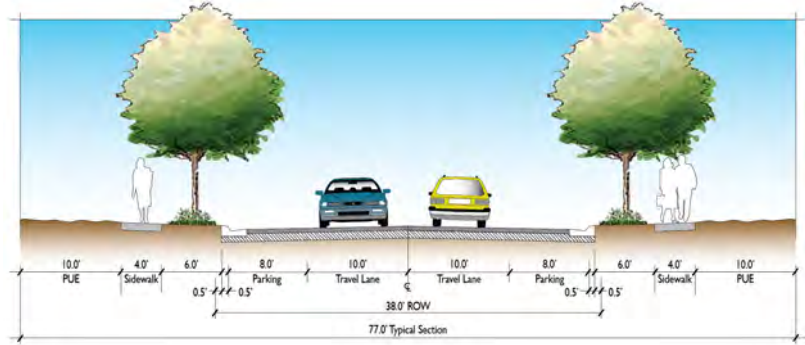
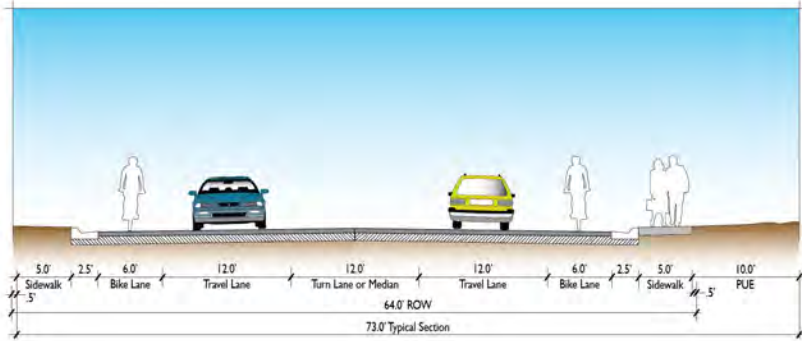
Interconnected Streets



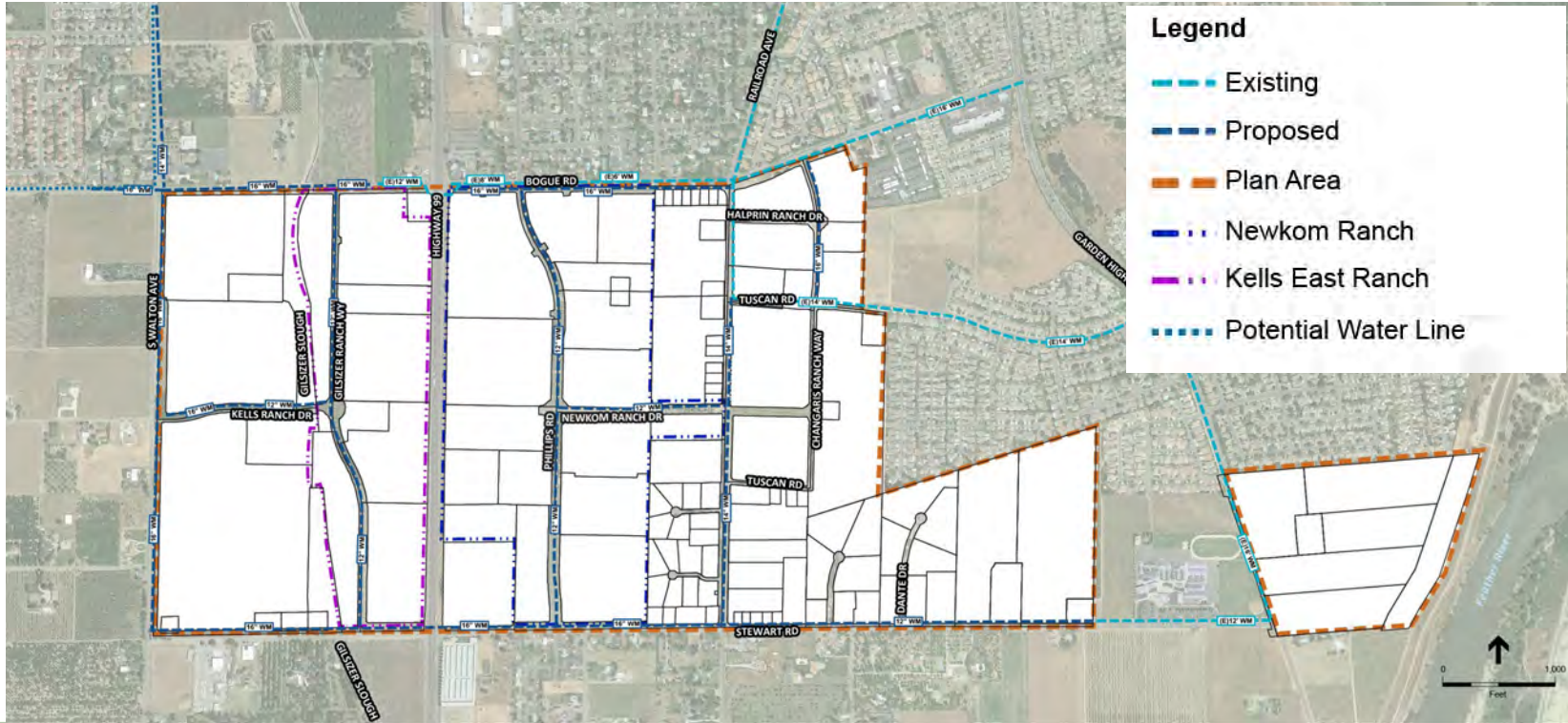
Bike and Pedestrian

- Gilsizer Ranch Way shared path and bike lane.
 - Philips Road shared path and bike lane.
 - Bogue Road shared path and bike lane.
 - South Walton Avenue shared path and bike lane.
 - All major streets have bike lanes and detached sidewalks.
- 

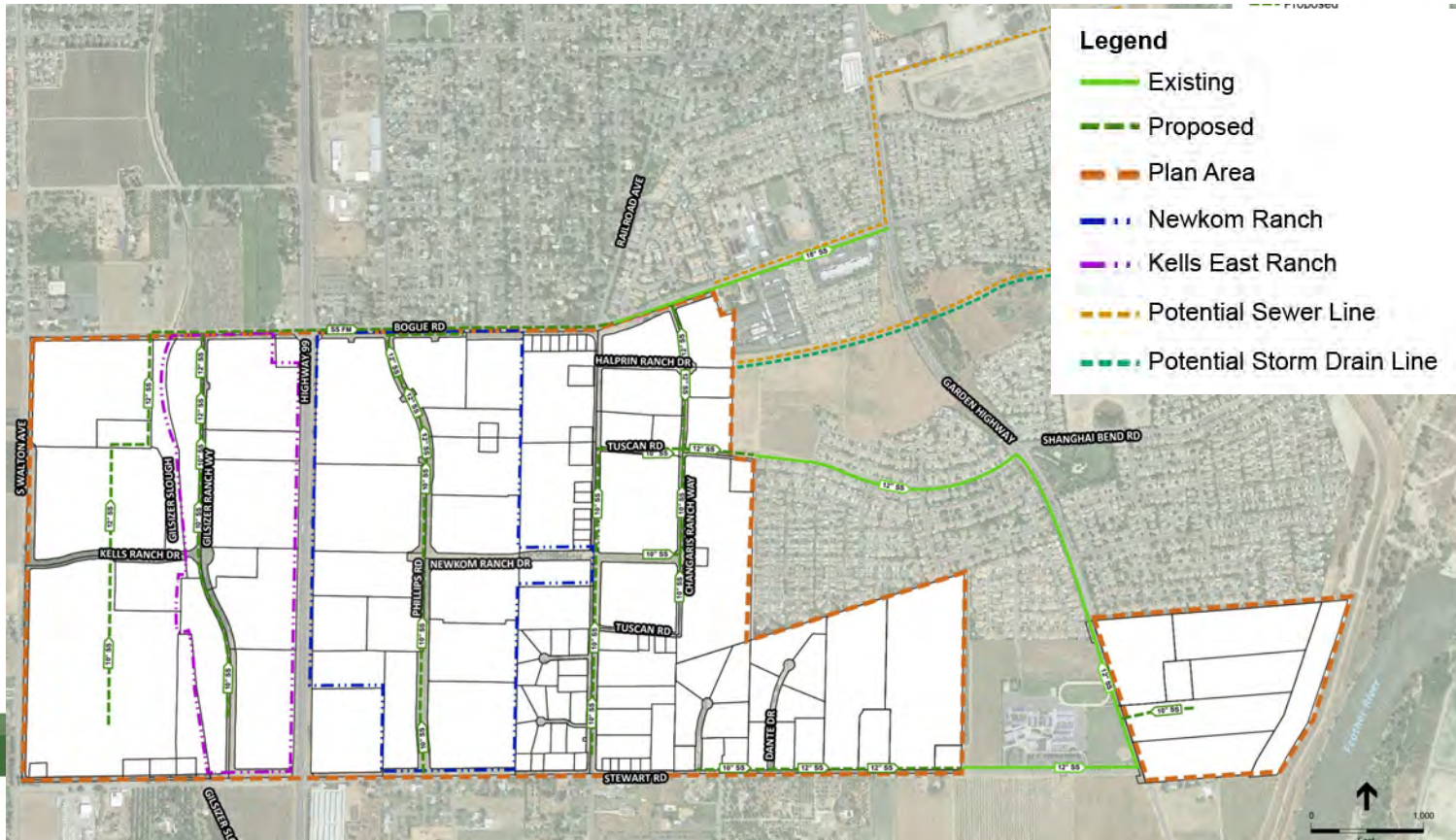
Street Sections



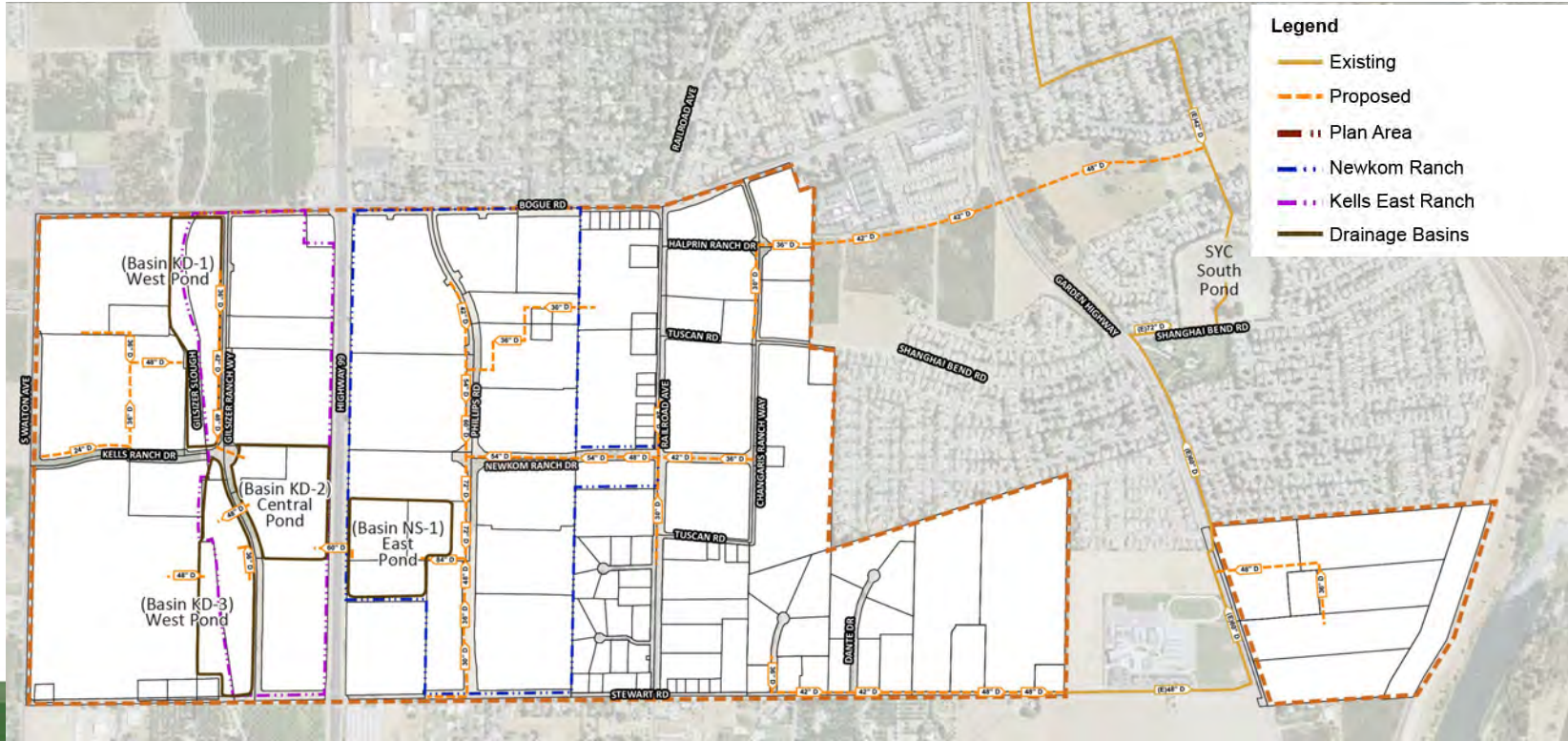
Water



Wastewater



Storm Drainage



Public Facilities Financing Plan

- Purpose
 - Identify Costs for Public Facilities and Infrastructure
 - Development required to pay their fair share to implement the General Plan - City Growth Policies
- Total Estimated Infrastructure Cost – \$79M (2018 dollars)
 - Newkom Ranch \$26.2M
 - Kells East \$17.2M
 - Remainder Area \$35.4M

Public Facilities Financing Plan

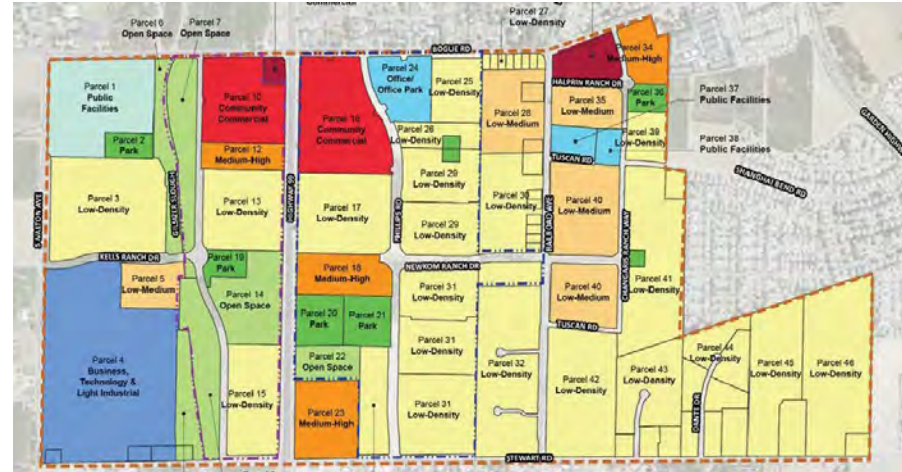
- How to Finance these improvements
 - New BSMP Fee – Out of Pocket / Partial CFD
 - Infrastructure
 - Public Facilities
 - Neighborhood Park / Open Space
 - Cost Burden SFD \$90,600
 - Existing Citywide Development Impact Fees

Public Facilities Financing Plan

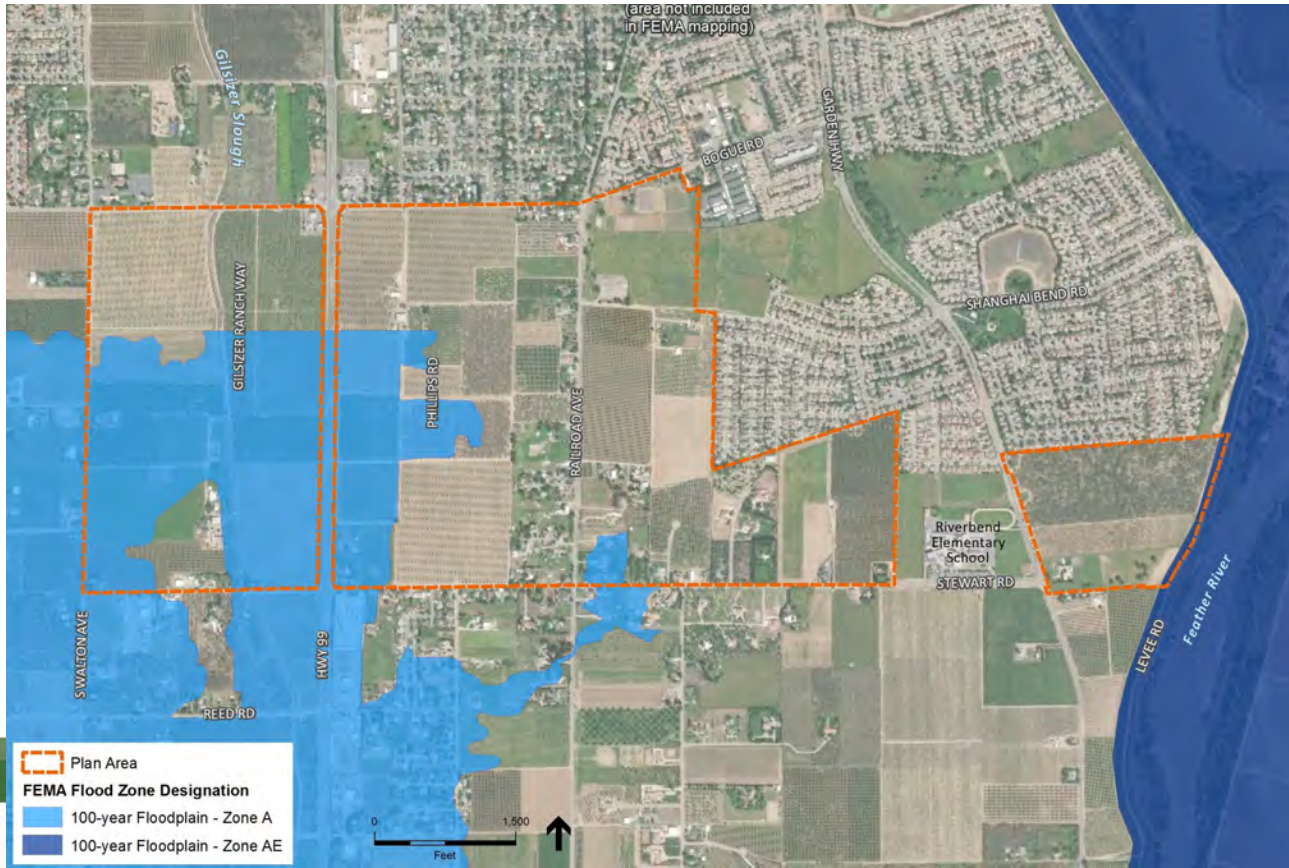
- Other Fees
 - School Fees - YCUSD CFD No. 1
 - (1.0% General Property Tax)
 - Yuba City CFD
 - Lighting and Landscape Maintenance Districts

Public Facilities Financing Plan

- Update Overall Citywide Impact Fee to include the growth of the sphere and updated plans
 - Water Master Plan
 - Wastewater Master Plan
 - Traffic Impact Fee update



Flood Zones

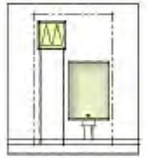


Development Standards and Guidelines

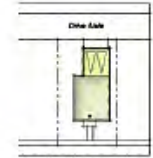
- Standards will substitute for zoning
- Design Guidelines for all types of uses
- Intended to ensure a high quality community that will be attractive to new residences and businesses looking to locate in the area
- Good economic development



Push-back garage



Detached garage



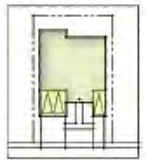
Rear-Loaded garage



Corner garage



Turn-in garage



Split garage

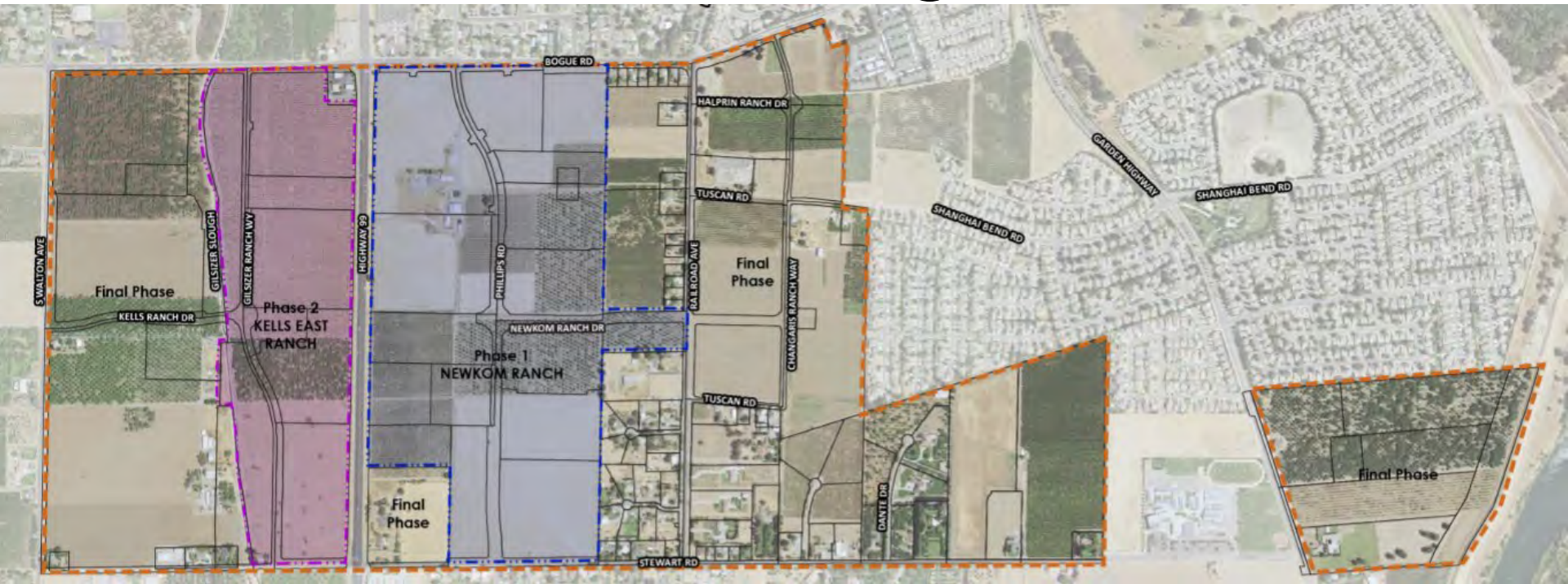


Offset garage



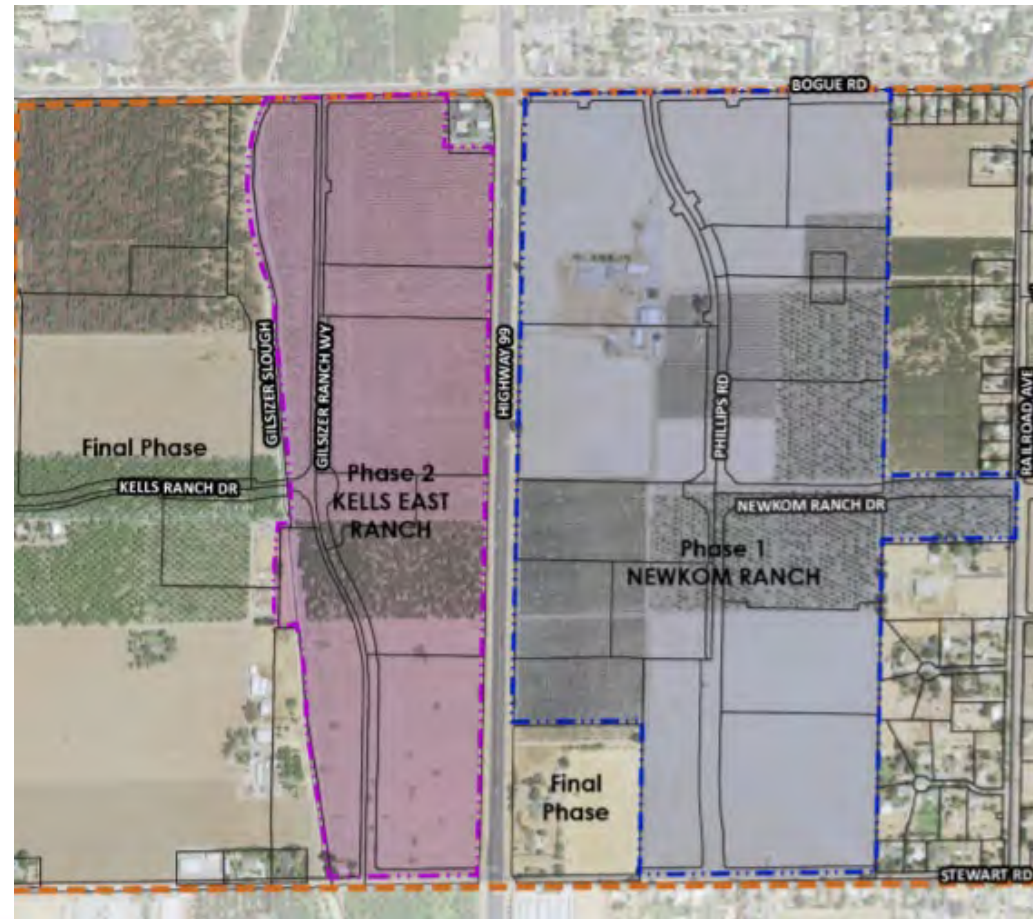
Forward garage

Phasing




Phase 1 and 2

1. Newkom Ranch Subdivision
2. Kells East Ranch Subdivision



Newkom Ranch


- 423 Single-Family Residences
 - 220 Multi-Family Residences
 - 230,000 sq. ft. Commercial
 - 108,000 sq. ft. Office
 - 6.3 acres Park
 - 11.1 acres Park/Detention Pond
 - 5.3 acres Detention Pond
 - 161.2 gross acres
- 

Newkom Ranch

- Tentative map
- Planned outside 100-year floodplain

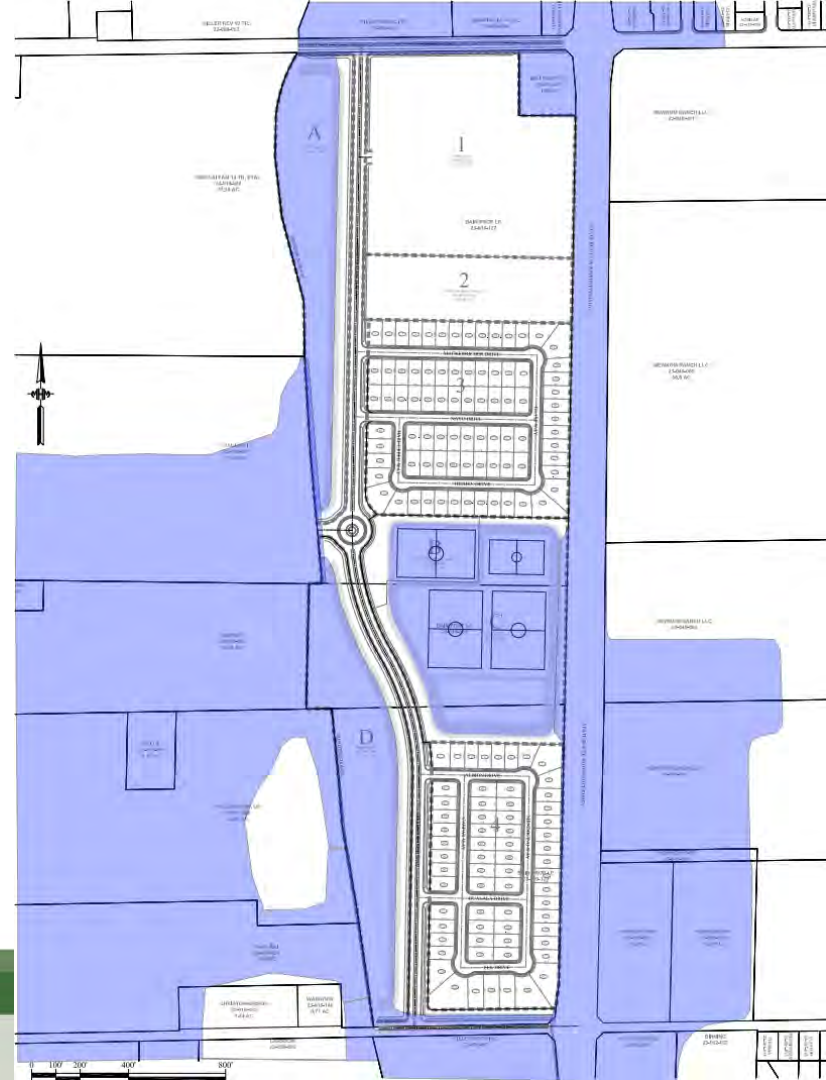


Kells East Ranch

- 147 Single-Family Residences
 - 123 Multi-Family Residences
 - 155,000 sq. ft. Commercial
 - 33.7 acres Open Space/Detention Pond
 - 3.1 acres Park/ Detention Pond
 - 93.5 gross acres
- 

Kells East Ranch

- Tentative map
- Planned outside 100-year floodplain



BSMP Approval Process

- Draft Master Plan and EIR Prepared.
- Staff will prepare the General Plan Amendment and Pre-annexation Zoning for the Plan area.
- Development Agreements for the two subdivisions are being prepared
- Newkom Ranch and Kells East Ranch subdivisions to be processed to run concurrently with the Master Plan.
- All must be approved by the City Council following Planning Commission review and recommendation.

Process (cont.)

- Tax Exchange Agreement between City and County must be approved by the City Council and Board of Supervisors prior to LAFCO consideration
- LAFCO to consider Sphere-of-Influence Amendment for entire plan area and separate annexation requests for Newkom Ranch and East Kells Ranch (Phases 1&2) as well as detachment from Sutter County Fire.

Environmental Review

- **Project Description:**
 - Bogue-Stewart Master Plan
 - Sphere of Influence Amendment (741 acres)
 - Annexation of Phase 1 and 2 (304 acres)
 - Detachments from County and Sutter Fire
 - General Plan Land Use Map Amendments
 - Preannexation Zoning
 - Tentative Subdivision Maps (Newkom and Kells East)


Environmental Review

- **Yuba City Lead Agency**
 - Master Plan Adoption
 - GPA and Preannexation Zoning
- **Sutter LAFCO Responsible Agency**
 - Sphere of Influence Amendment
 - Annexation (Phases 1 and 2 only)
 - Detachments


EIR Review Process

- Notice of Preparation:
 - January 4, 2017
- Environmental Scoping:
 - January 4 to February 2, 2017
- Scoping Meeting:
 - January 18, 2017
- Draft EIR Public Review:
 - May 3 to June 17, 2019


Project Objectives

- Creation of high-quality neighborhoods
 - Maintain integrity of surrounding residential
 - Support interim and adjacent agricultural uses
 - Provide street grid for multiple travel modes
 - Incorporate high-quality landscaping and architectural features
- 


Project Objectives

- Coordinate development with infrastructure
 - Support Sutter County LAFCO approval
 - Provide for appropriate funding mechanisms
 - Provide open space and parks
 - All development shall be above the base flood (100 year flood plain)
- 


Alternatives

- Alternative 1: No Project/No Build Alternative
 - Alternative 2: No Project/Existing Sutter County General Plan
 - Alternative 3: Reduced Project Alternative
- 


Significant and Unavoidable

- Aesthetics
 - Agriculture and Forestry Resources
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Transportation
- 

Less than Significant with Mitigation

- Air Quality
 - Biological Resources
 - Cultural Resources
 - Greenhouse Gas Emissions and Energy
 - Hazards and Hazardous Materials
- 


Less than Significant with Mitigation

- Noise and Vibration
 - Transportation and Traffic
 - Water Supply
- 



PLANNING COMMISSION/ CITY COUNCIL DISCUSSION

Next Steps

- Publish Final EIR
 - Planning Commission Public Hearing
 - City Council Public Hearing
 - LAFCO Public Hearings (if City approves)
- 

Significant and Unavoidable

- Aesthetics
 - Impact 3.1-1/3.1-4: Scenic Vistas
 - Impact 3.1-2/3.1-5: Visual Character
 - Impact 3.1-3/3.1-6: Light/Glare
- Agriculture and Forestry Resources
 - Impact 3.2-1/3.2-3: Conversion of Important Farmland

Significant and Unavoidable

- Air Quality
 - Impact 3.3-1/3.3-7: Construction Air Pollutants
 - MM 3.3-1: Fugitive Dust Control Plan
 - Impact 3.3-2/3.3-8: Operational Air Pollutants
 - MM 3.3-2: Operational Mitigation
 - Impact 3.3-3: Air Quality Plan Conflict
 - MM 3.3-1: Fugitive Dust Control Plan
- Biological Resources
 - Impact 3.4-8: Special-status Species
 - MM 3.4-5: Protection of Heritage and Street Trees

Significant and Unavoidable

- Cultural Resources
 - Impact 3.5-1: Historical Resources
 - MM 3.5-1: Protection of Historic Architectural Resources
- Transportation
 - Impact 3.14-9: Level of Service at Caltrans Intersections
 - MM 3.14-9: Intersection Improvements
 - Impact 3.14-10: Queuing at Caltrans Intersections
 - MM 3.14-10: Intersection Improvements

Less than Significant with Mitigation

- Air Quality
 - Impact 3.3-5/3.3-10: Toxic Air Contaminants
 - MM 3.3-1: Equipment Emissions Plan
- Biological Resources
 - Impact 3.4-1: Wetlands
 - MM 3.4-1: Protection of Wetlands
 - Impact 3.4-2: Valley Elderberry Longhorn Beetle
 - MM 3.4-2: Protection of VELB

Less than Significant with Mitigation

- Biological Resources (cont.)
 - Impact 3.4-3: Migratory Birds and Raptors
 - MM 3.4-2: Protection of Migratory Birds and Raptors
 - Impact 3.4-4: Bats
 - MM 3.4-4: Protection of Bat Species
 - Impact 3.4-5/3.4-8: Heritage/Street Trees
 - MM 3.4-5: Protection of Heritage/Street Trees

Less than Significant with Mitigation

- Biological Resources (cont.)
 - Impact 3.4-6: Rare Plants
 - MM 3.4-6: Rare Plant Protection
 - Impact 3.4-7: Swainson's Hawk
 - MM 3.4-7: Protection of Habitat
 - Impact 3.4-5: Heritage/Street Trees
 - MM 3.4-5: Protection of Heritage/Street Trees

Less than Significant with Mitigation

- Cultural Resources
 - Impact 3.5-2/3.5-3/3.5-4: Prehistoric/tribal/historic resources
 - MM 3.5-2: Archeological Monitoring Plan/Protection of Resources
- Greenhouse Gas Emissions and Energy
 - Impact 3.7-1/3.7-3: Conflict with Climate Action Plan/Energy Use
 - MM 3.7-1: Building Insulation

Less than Significant with Mitigation

- Hazards and Hazardous Materials
 - Impact 3.8-2/3.8-5: Hazardous Materials Exposure
 - MM 3.8-2: Phase I Environmental Site Assessments
 - Impact 3.8-7/3.8-11 : Emergency Plan Interference
 - MM 3.8-7: Traffic Control Plan

Less than Significant with Mitigation

- Noise and Vibration
 - Impact 3.11-1/3.11-6: Construction Noise
 - MM 3.11-1: Construction Noise Measures
 - Impact 3.11-2: Traffic Noise
 - MM 3.11-2: Transportation Source Mitigation
 - Impact 3.11-3/3.11-9: Operational Noise
 - MM 3.11-3: Stationary Source Mitigation

Less than Significant with Mitigation

- Transportation and Traffic
 - Impact 3.14-1: Intersection
 - MM 3.14-1: Intersection Improvements
 - Impact 3.14-3: Level of Service Impacts
 - MM 3.14-3: Intersection Improvements
 - Impact 3.14-4: Queuing
 - MM 3.14-4: Intersection Improvements

Less than Significant with Mitigation

- Transportation and Traffic (cont.)
 - Impact 3.14-7: Intersection
 - MM 3.14-7: Intersection Improvements
- Water Supply
 - Impact 3.15-4/3.15-6: Potable Water
 - MM 3.15-4: Wastewater Treatment Capacity