



**General Plan Amendment 19-02
Rezone 19-02
Environmental Assessment 19-06
Garden Highway**



**Ben Moody – Interim Assistant Public Works Director
December 17, 2019**

Project Setting



Planning Commission Action



- November 13, 2019 – Planning Commission approved:
 - Parcel Map 19-02 which would create two lots
 - Development Plan 19-01 providing for construction of a new 9,100 sq ft Dollar General retail store, contingent upon City Council approval of the proposed General Plan Amendment and Rezoning applications, along with adoption of Environmental Assessment 19-06

Project Entitlements



- **General Plan Amendment (GPA) 19-02:** A proposal amending the existing General Plan land use designation of the subject property from Office and Office Park to Community Commercial.
- **Rezoning (RZ) 19-02:** A proposal to rezone the subject property from Office Commercial (C-O) to Community Commercial District (C-2).
- **Environmental Assessment (EA) 19-06:** Pursuant to California Environmental Act (CEQA) Article 19, Section 15070 (b)(1), staff prepared an environmental assessment including an Initial Study, Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) for the project.

EXISTING



PROPOSED



City of Yuba City

General Plan

- Low Density Residential
- Medium/Low Density Residential
- Medium/High Density Residential
- Parks, Recreation & Open Space
- Agricultural/Rural
- HS-High School, EMS-Elementry/Middle School
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- Office & Office Park
- Business, Technology & Light Industry
- Manufacturing, Processing & Warehousing

- highways
- roads
- Parcels
- Greenways
- Project Site



FIGURE 2: GPA 19-02

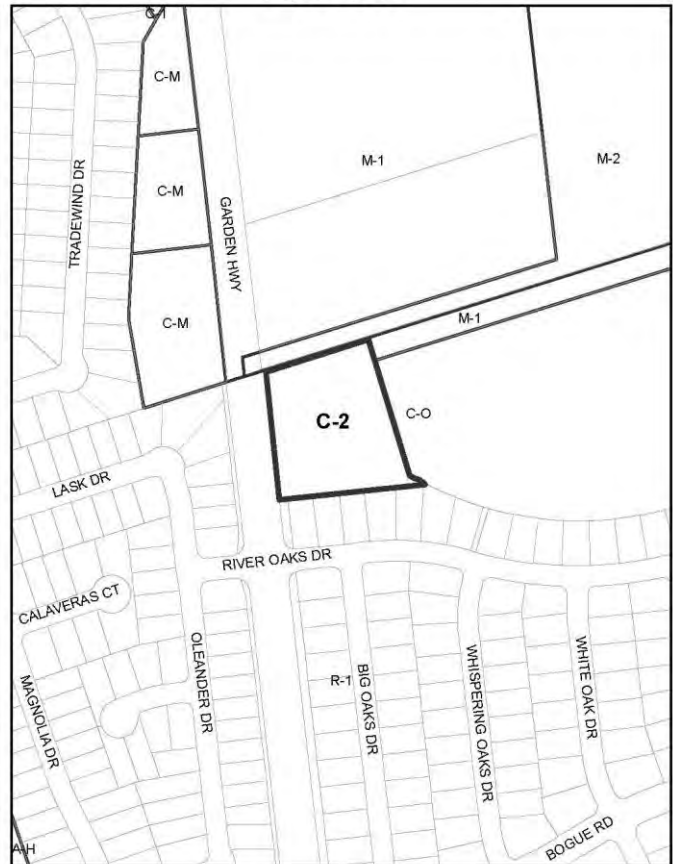


Rezone 19-02

EXISTING



PROPOSED



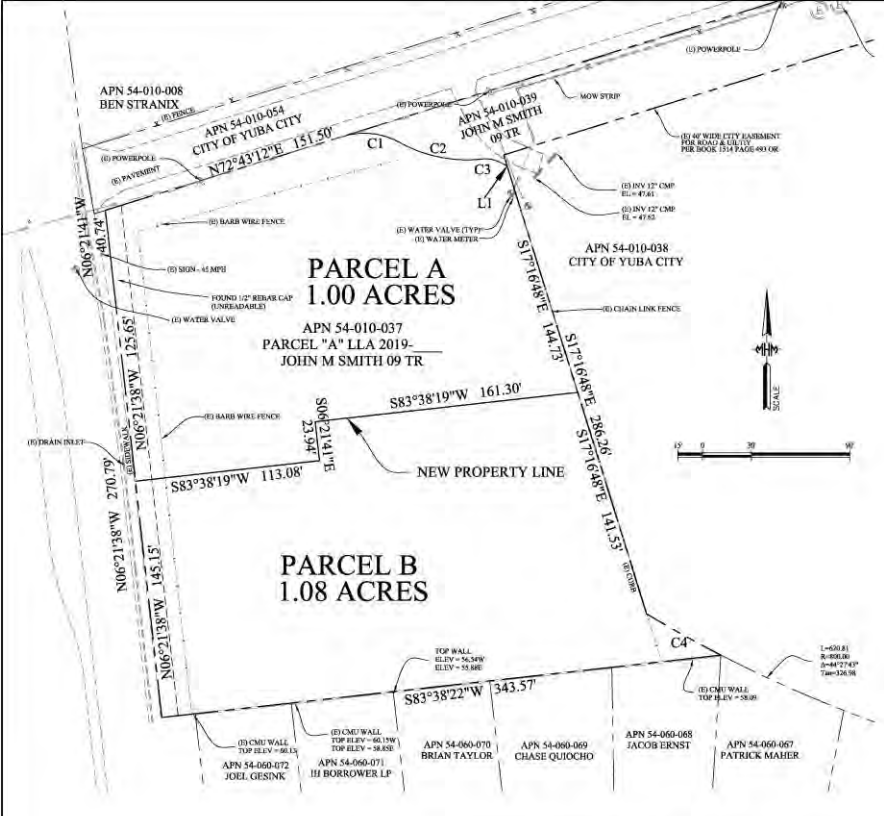
City of Yuba City
 [Zoning symbol] Zoning [Project Site symbol] Project Site
 [Parcels symbol] Parcels



FIGURE 3: REZONING 19-02



PM19-02 (approved)



ENGINEER/SURVEYOR:
 MHM, INC.
 1204 "E" STREET
 P.O. BOX "B"
 MARYSVILLE, CA. 95901
 PHONE (530) 742-6485
 ATTN: JOHN MALLEN, PE, PLS
 jmallen@mh-m.com

APPLICANT:
 WOODCREST COMPANIES
 1410 MAIN STREET SUITE C
 RAMONA, CA. 92065
 PHONE: (760) 789-5493
 ATTN: WADE WYLIE

OWNER:
 JOHN M SMITH 2009 TRUST
 P.O. BOX 243
 SUTTER, CA 95982
 PHONE: (415) 255-7024
 ATTN: DUSTIN SMITH

COMMUNICATIONS:
 OWNER/APPLICANT & ENGINEER TO
 RECEIVE ALL COMMUNICATIONS

- GENERAL NOTES:**
- WATER: CITY OF YUBA CITY WATER
 - SEWER: CITY OF YUBA CITY SEWER
 - DRAINAGE: TO REMAIN AS EXISTS
 - BUILDINGS: TO REMAIN AS SHOWN
 - EXISTING LAND USE: COMMUNITY COMMERCIAL
 - ZONE: C-2
 - SCHOOL DISTRICT: YUBA CITY UNIFIED SCHOOL DISTRICT
 - FLOOD PROTECTION: LEVEE DISTRICT NO. 1 OF SUTTER COUNTY
 - EXISTING A.P. NUMBERS & AREAS
 - APN 054-010-037 2.08+ ACRES
 - PROPOSED AREAS:
 PARCEL A 1.00+ ACRES
 PARCEL B 1.08+ ACRES

TENTATIVE PARCEL MAP NO. 2019-

FOR
 WOODCREST COMPANIES

BRING A PORTION OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.M. AS
 PROJECTED INTO THE NEW HELLVETIA RANCH.

COUNTY OF SUTTER
 CALIFORNIA

JUNE 2019
 SCALE 1"= 30'

PREPARED BY: M.H.M. INC., 1204 "E" STREET, MARYSVILLE, CA, 95901
 SHEET 1 OF 1

LINE TABLE

LINE	LENGTH	BEARING
L1	4.49	S62°08'08"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	36.26	43.00	46°11'20"	33.30	S84°11'08"E
C2	52.04	83.00	35°04'50"	51.23	S78°27'54"E
C3	11.88	20.00	34°02'11"	11.71	S79°09'13"E
C4	52.01	800.00	03°43'29"	52.00	S60°57'21"E

Dollar General Building Elevations



NORTHEAST ELEVATION ①



NORTHWEST ELEVATION ②



Environmental

- Biological Resources: No sensitive habitats, no wetlands or riparian habitats. A raptor survey of surrounding property is recommended.
- Cultural Resources: No prehistoric or historic-era cultural resources.
- Greenhouse Gas Emissions: Due to the small size of the project, no impact.
- Noise: A recommended condition addressing potential construction-related noise impacts.
- Traffic: K.D. Anderson & Associates prepared a traffic assessment concluding no impacts to standards for traffic operations, truck circulation, or safety.



Recommendation

- Adopt a Resolution approving General Plan Amendment 19-02 and Environmental Assessment 19-06 (including associated Mitigated Negative Declaration, and introduce an Ordinance, by title only, approving Rezoning 19-02