



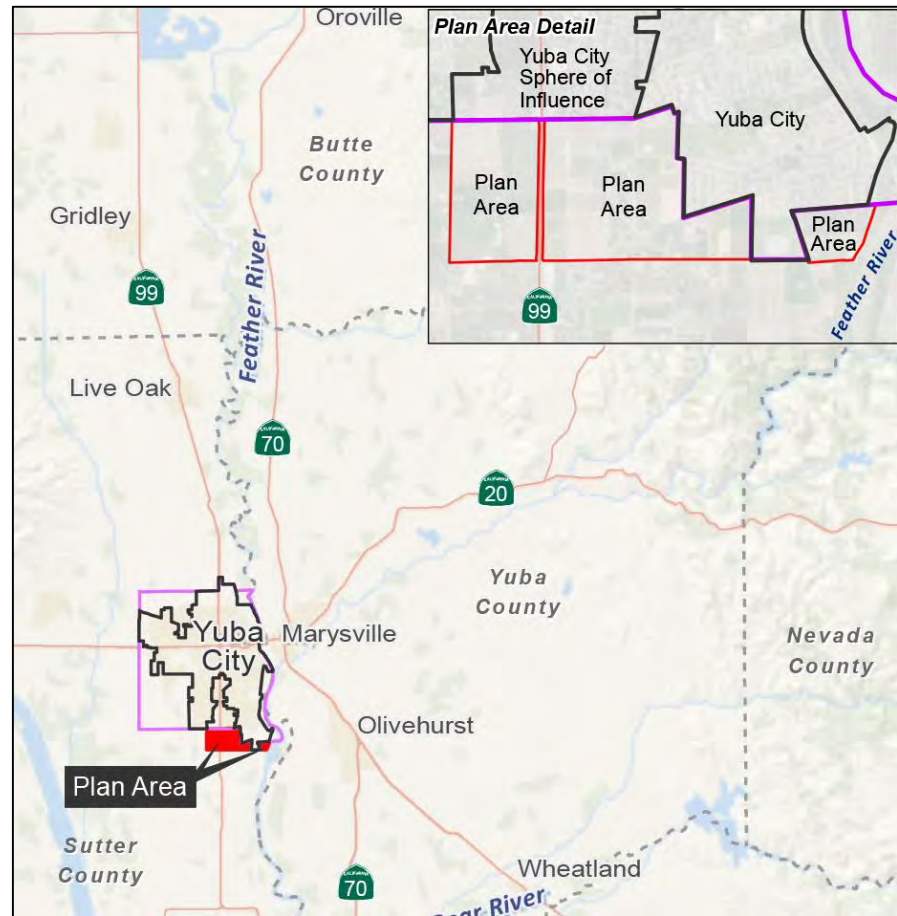
**Public Hearing:  
Bogue Stewart Master Plan and EIR  
GPA 14-05, SPA 16-05, RZ 14-04**



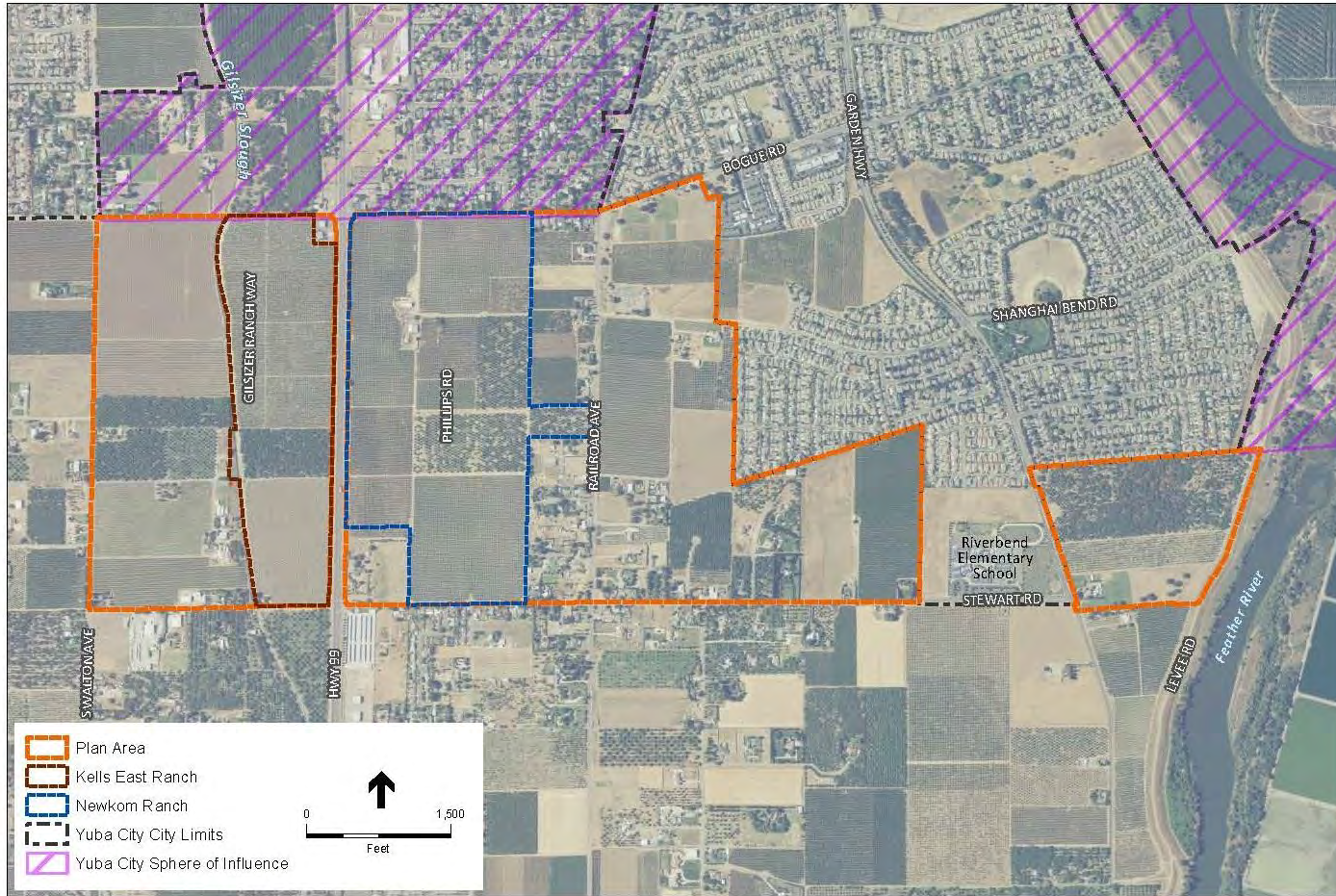
**Ben Moody – Interim Assistant Public Works Director  
December 17, 2019**

# 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

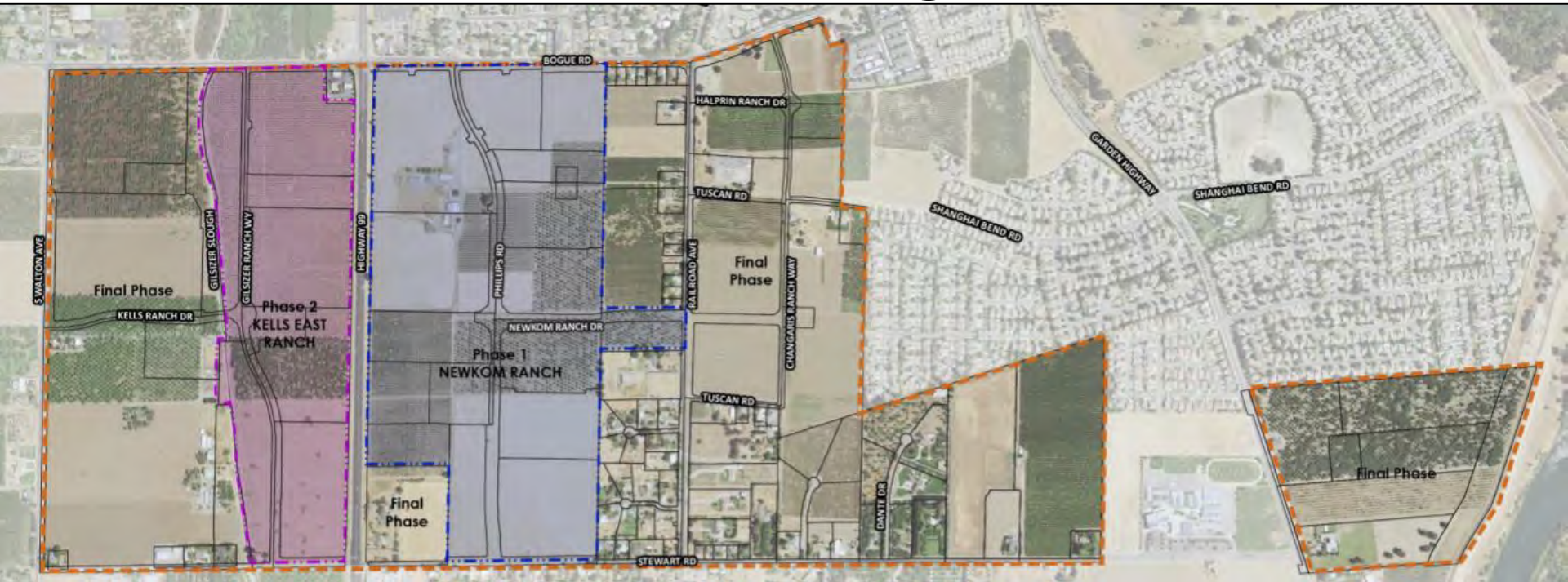


# BSMP BOUNDARY







# Phasing




# Project Objectives

- Create high-quality neighborhoods
  - Maintain integrity of surrounding residences
  - Support internal 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 LAFCO approval
  - Provide open space and parks
  - Create development above the base flood (100 year floodplain)
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# Background/History

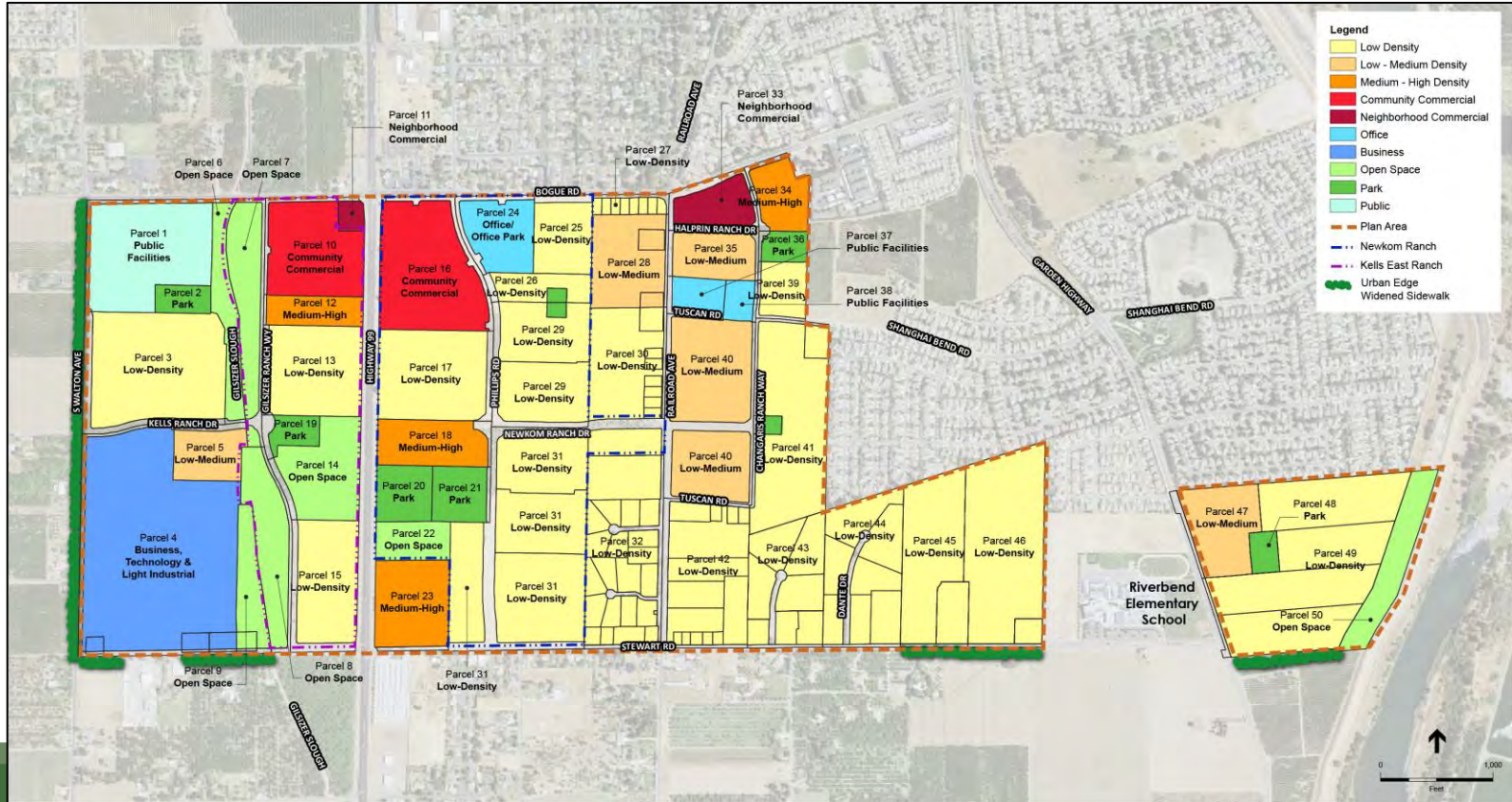
- **October 2013:** City/County discuss potential southern expansion of Yuba City Sphere of Influence (SOI) to accommodate new development.
  - **January 2014:** Newkom Ranch landowners apply for pre-annexation zoning.
  - **March 2014:** City begins landowner outreach in south area to determine the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


- **February 2015:** Kells East Ranch owner applied for a tentative subdivision.
  - **January 2016:** City enters into contract with ESA to draft BSMP & EIR.
  - **May 2019:** Draft BSMP & Draft EIR circulated for public comment.
  - **November 13, 2019:** Following a public hearing the Planning Commission considered the project, making a recommendation of approval to the City Council.
- 



# Land Use



# Full Range of Housing Types

- 1,328 Single-family Residences
  - 1,189 Multiple-family Residences
  - Will accommodate approximately 6,700 new residents
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# 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.

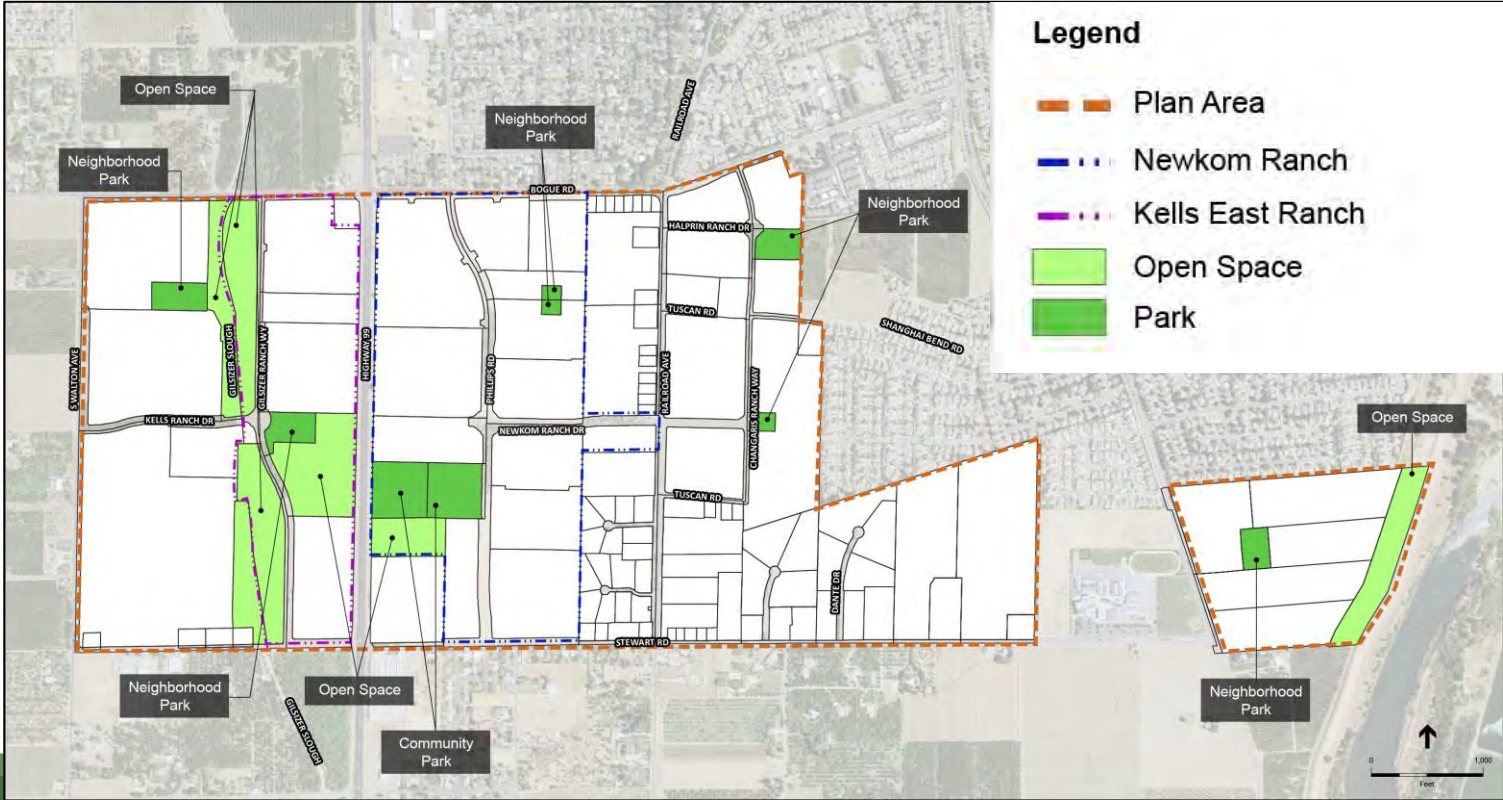


# Parks & Open Space

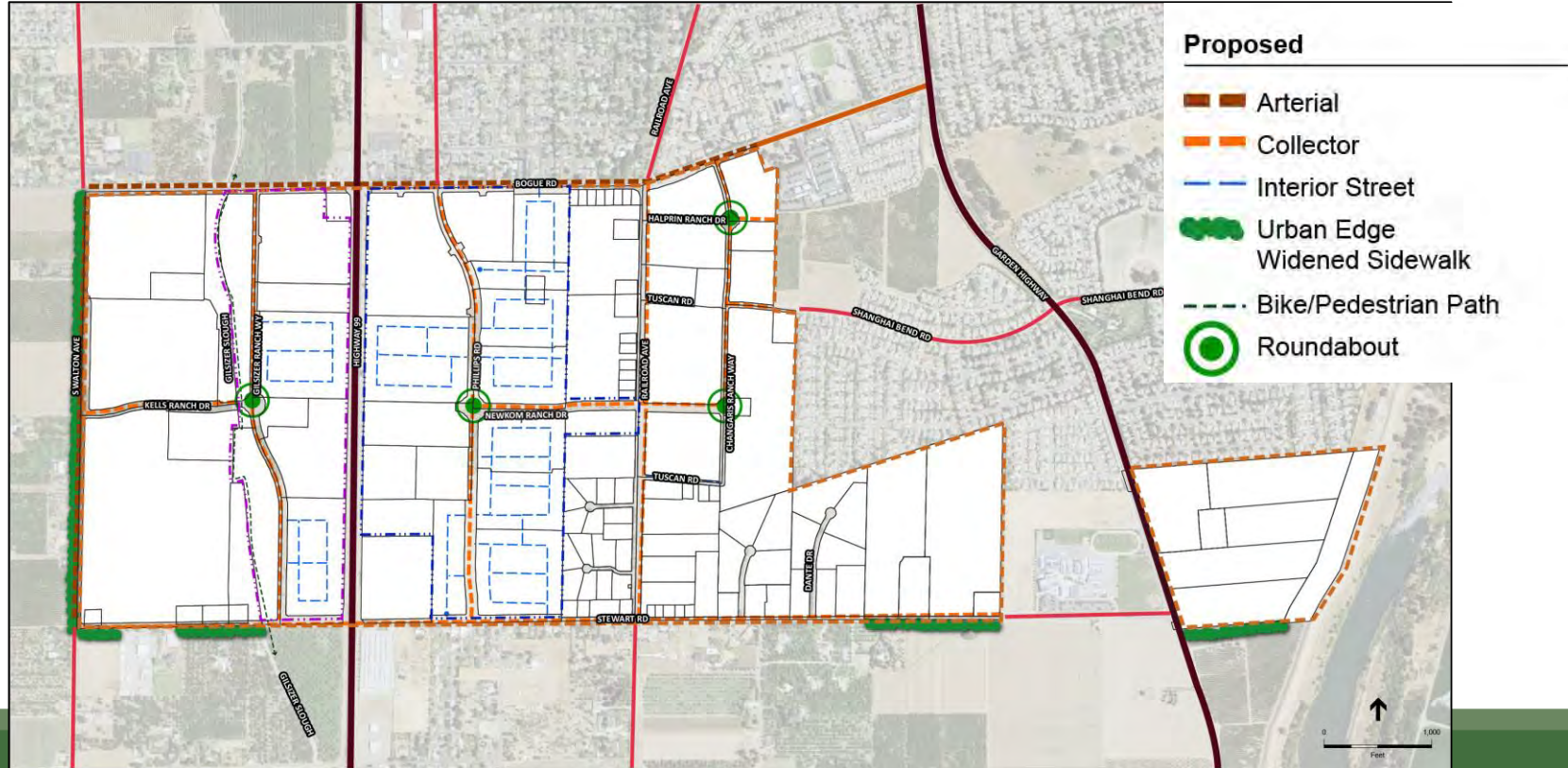
- 11.4 acres of Neighborhood Parks (total of 6)
- 11.3 acres of Community Park
- 61.9 acres of Open Space
- 20.2 acre K-8 School Site adjacent to Neighborhood Park



# Parks

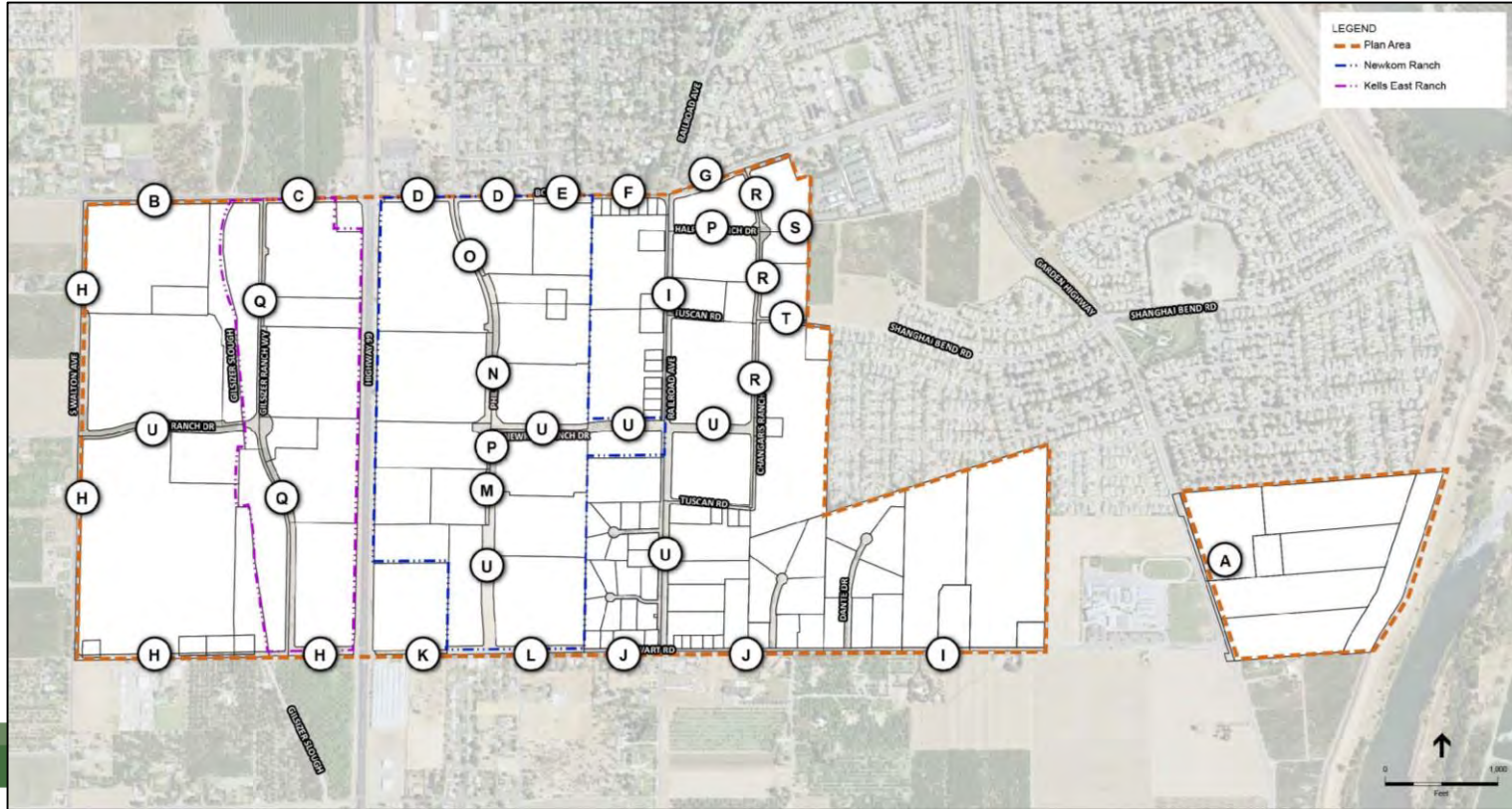


# Interconnected Streets

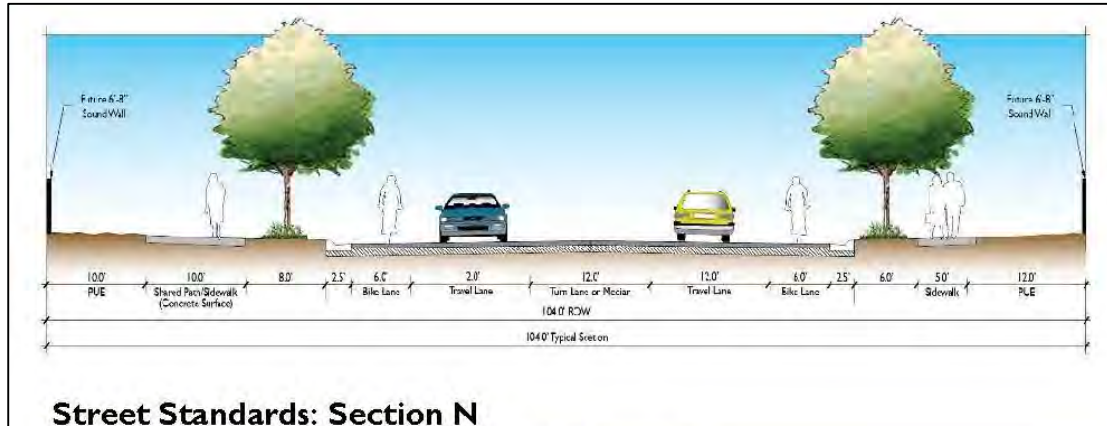




# Key Map for Street Sections



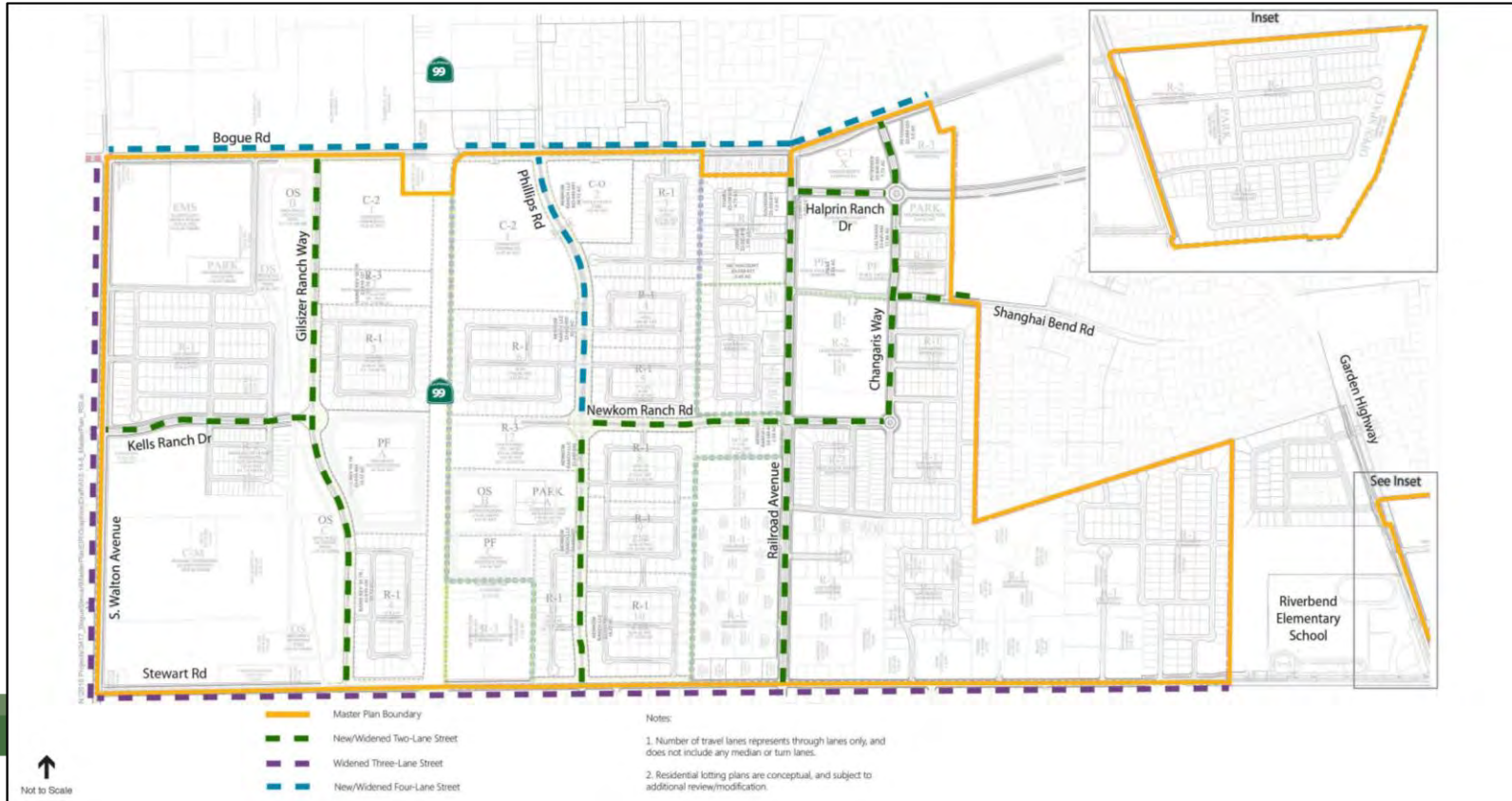
# Street Sections



## Street Standards: Section N

Functional classification	Major Collector
Right-of-way width	104 feet
Location of the section	Phillips Road between Newkom Ranch Drive and Summary Drive
Number of lanes	2
On-street Parking	None
Median	Either turn lane or median
Sidewalk/Path	10 feet on west side, 5 feet on east side
Bike Lane	6 feet, both sides
Landscaped Parkway	8 feet on one side, 6 feet on other side

# Roadway System Improvements

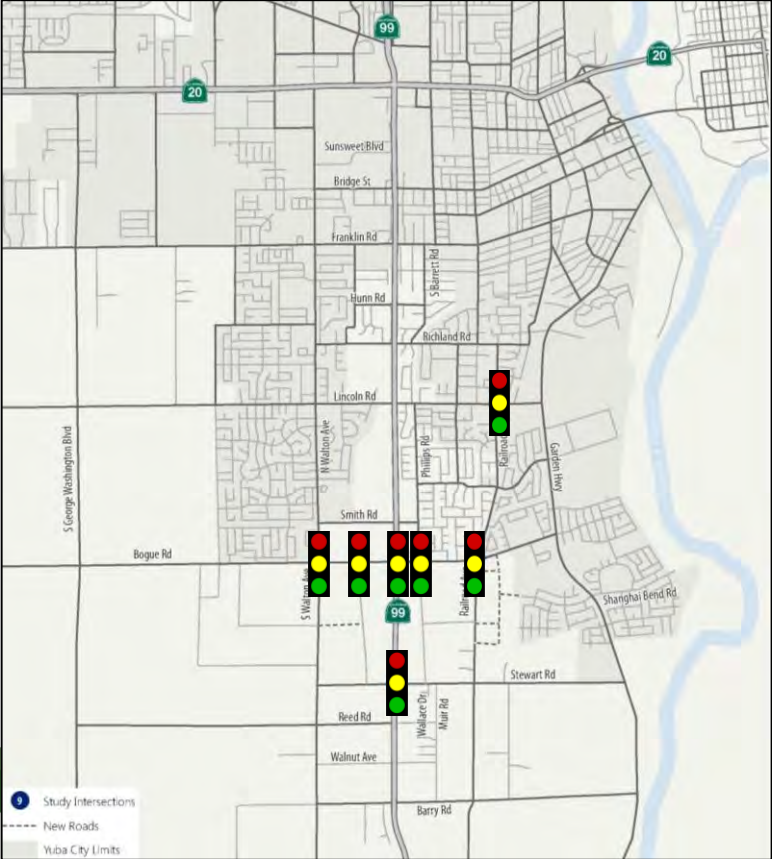




# Study Intersections



# Recommended Mitigation Measures

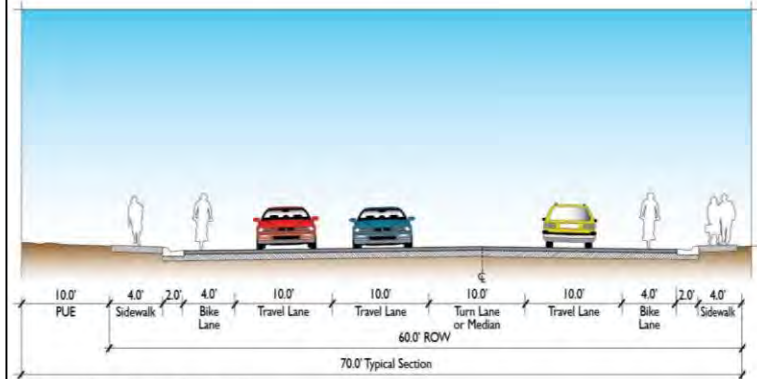
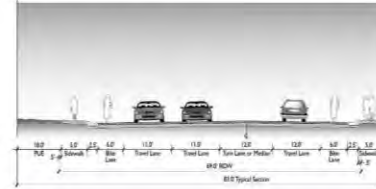


# Bogue Road

## 4.2.2 Street Sections

### Edits/Revisions

Cross Section F shown below has been updated.

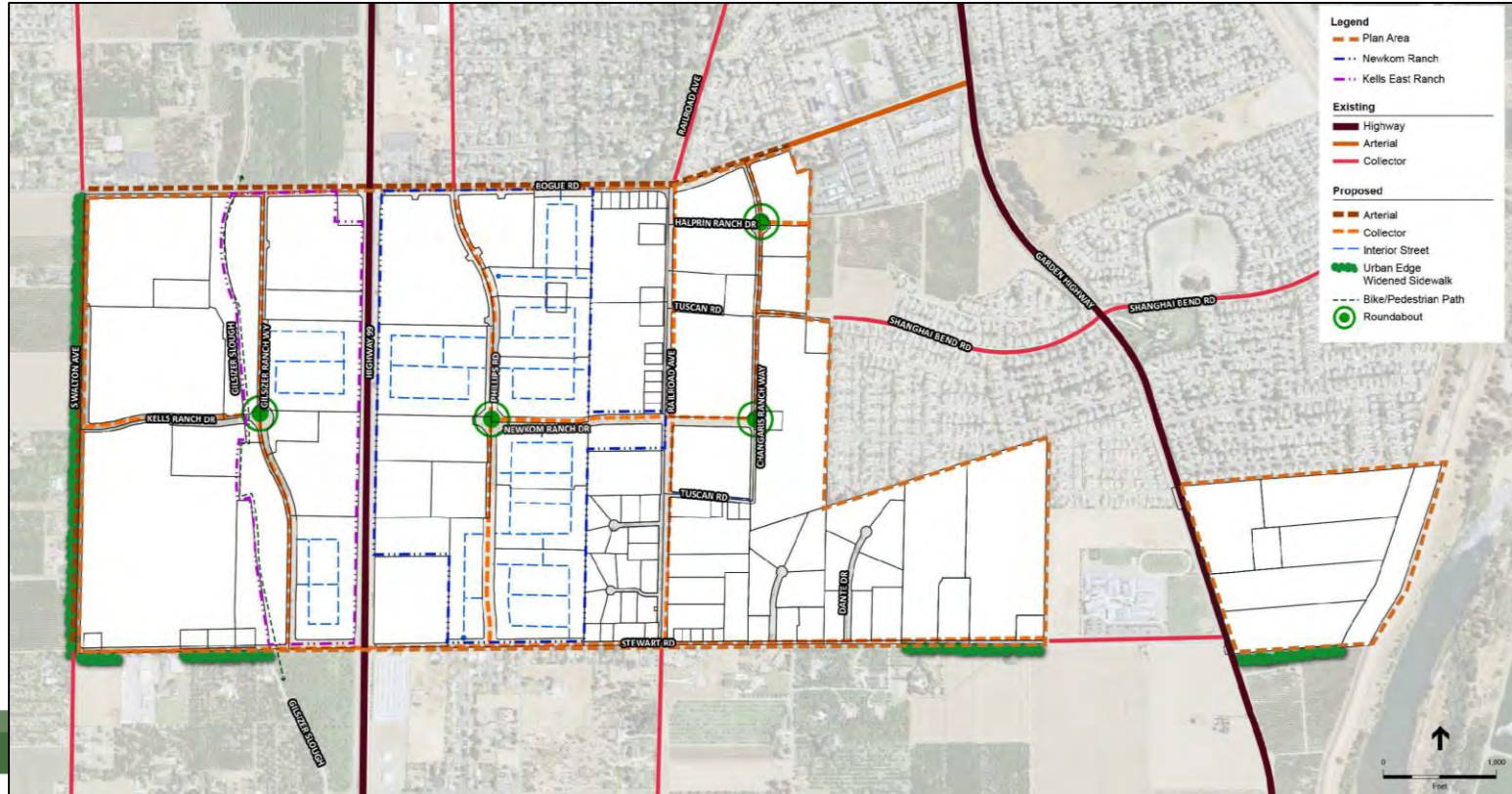


### Street Standards: Section F

Functional classification	Arterial
Right-of-way width	<del>69</del> 60 feet
Location of the section	Bogue Road between Columbia Drive and Railroad Avenue
Number of lanes	4
On-street Parking	None
Median	None
Sidewalk/Path	± 4 feet, both sides
Bike Lane	± 4 feet, both sides
Landscaped Parkway	None

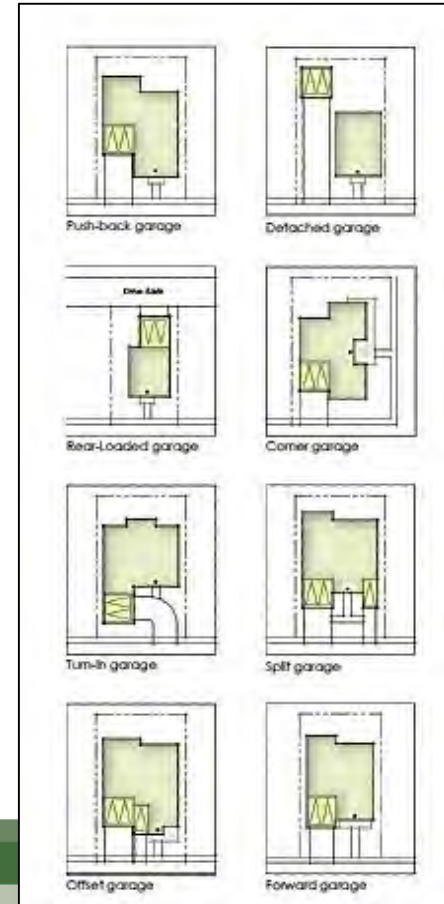
\*-Cutter is rolled

# Bike and Pedestrian Connectivity



# 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 residents and businesses looking to locate in the area.
- Good for economic development.






# Finance Plan

Backbone Infrastructure Cost – \$79.1 million (est.)

- Phase 1 (Newkom Ranch) – \$26.2 million
- Phase 2 (Kells East Ranch) – \$17.2 million


# Environmental Impact Report

- EIR prepared at two levels:
    - Program – BSMP, General Plan Amendment, & Rezone.
    - Project – Newkom Ranch and Kells East Ranch Subdivisions & Development Agreements.
- 

# EIR

- Due to the inability to mitigate potential significant impacts the City must make a “Statement of Overriding Considerations” in order to approve the projects.
  - Agriculture, Air Quality, Biology, Cultural Resources, & Transportation

# EIR (cont.)

- The Overriding Considerations are that there are economic, legal, social, technological, or other benefits associated with the project that outweigh the unavoidable adverse environmental impacts.
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# BSMP – Additional Actions

- Tax Exchange Agreement between City and County must be approved by the City Council and Board of Supervisors prior to Sutter LAFCO consideration (Negotiations are ongoing)
- Following the City Council's decision on the BSMP (if approved), Sutter LAFCO will consider a Sphere-of-Influence Amendment for the entire plan area and separate annexation requests for Newkom Ranch and East Kells Ranch (Phases 1 & 2)



# Recommended BSMP Actions:

A. Adopt The Findings Required By CEQA Guidelines, Section 15091;

B. Certify The Environmental Impact Report (SCH #2017012009) for the Master Plan, General Plan Amendment 14-05, and Rezoning 14-04, as well as the Newkom Ranch Subdivisions (TSMs 14-06 And 14-07), the Kells East Subdivisions (TSMs 15-02 And 15-03), and Development Agreements within the Planning Area; and

C. Adopt The Proposed Mitigation Monitoring And Reporting Program, and

D. Adopt A Statement Of Overriding Considerations, pursuant to CEQA.



# Recommended Actions

E. Adopt the Bogue-Stewart Master Plan (BSMP) and the accompanying General Plan Amendment and Pre-annexation Zoning for the approximately 741 Acres.

\*Update the EIR Final Errata to include the updated Road Section F for Bogue Road and include Mr. Teague's comments and the City's response into the final errata

# City Council Questions?

# Resources

Street Standards

Average Daily Traffic Volumes

# Distribution of Project Trips

