

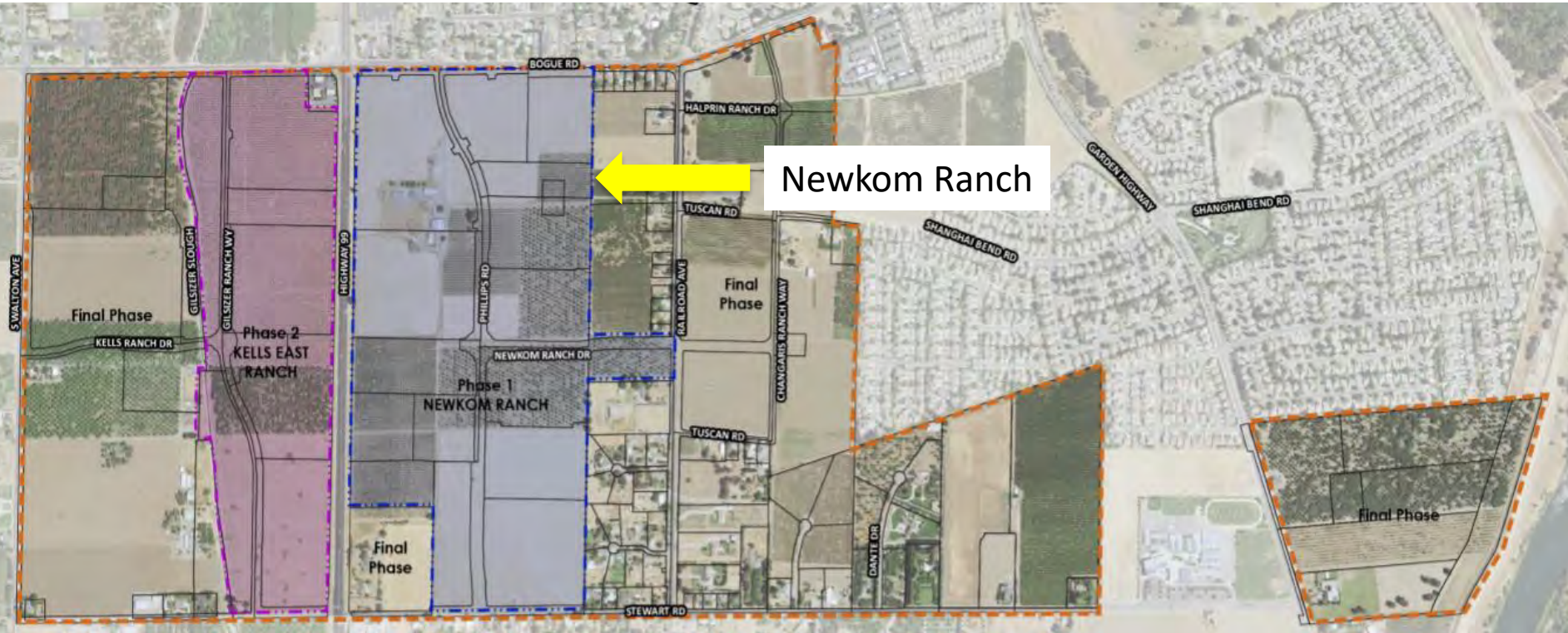


# Newkom Ranch Development Agreement



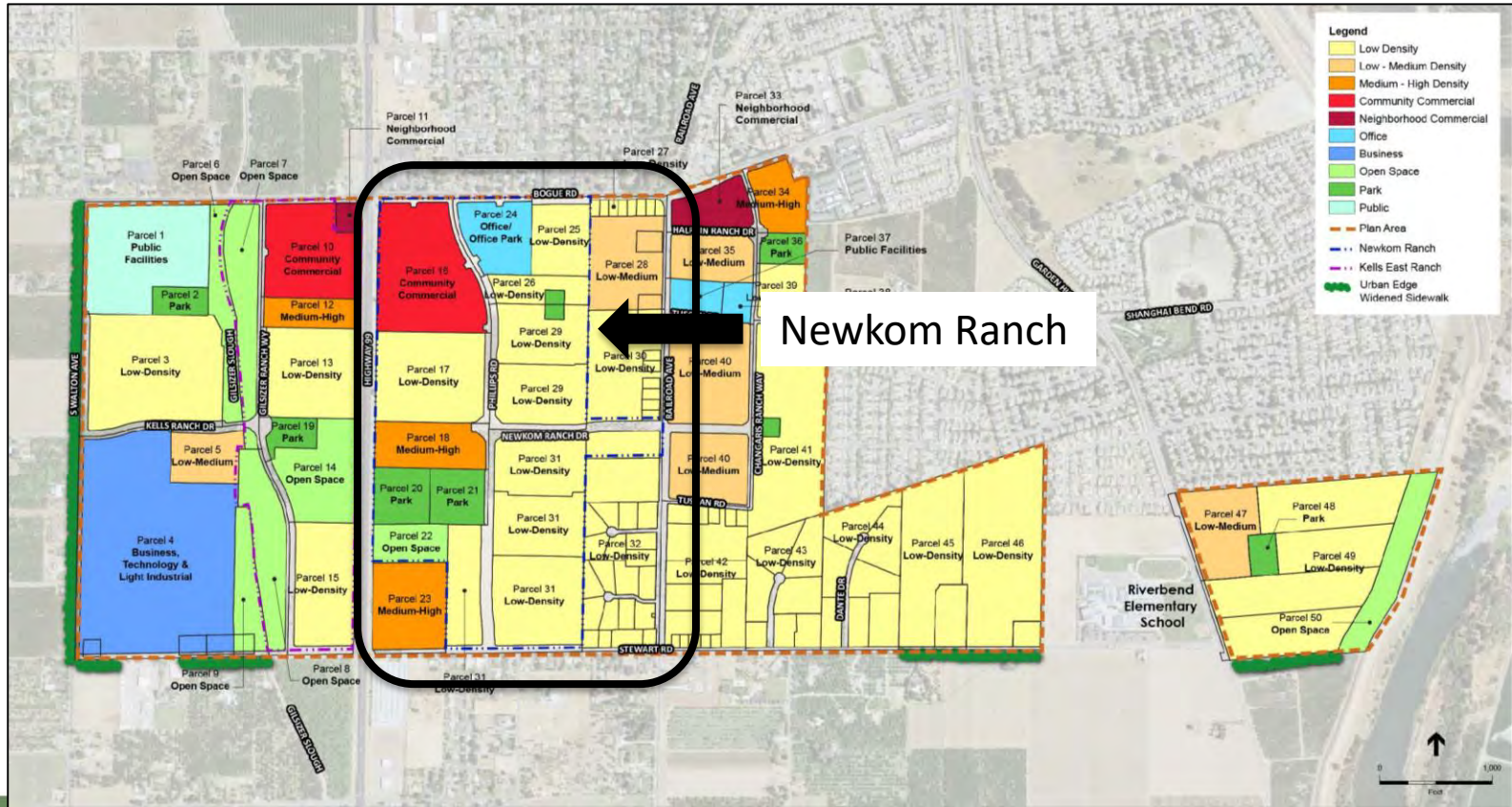
Benjamin K. Moody  
Interim Assistant Public Works Director

# Newkom Ranch - Phase 1 of the BSMP





# BSMP Land Use Plan



# Newkom Ranch Subdivisions (Approved by Planning Commission)

- Phase 1 of the Bogue-Stewart Master Plan
- Consists of two Tentative Subdivision Maps (TSM):
  - TSM 14-06 – Large Lots
  - TSM 14-07 – Small Lots

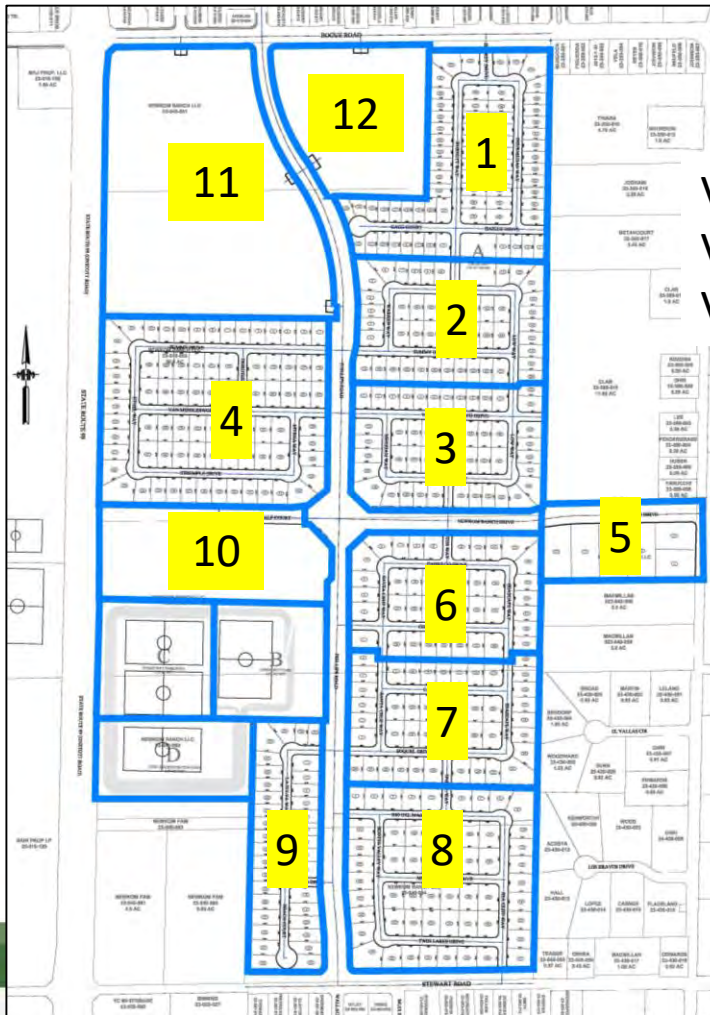


## TSM 14-06 (Large Lot) Detail

- Divides most of the 161 acres into 12 large lots ranging in size from 3.61 acres to 21.48 acres



# TSM 14-06 (Large Lot) Detail



Villages 1-10: Residential  
Village 11: Community Commercial  
Village 12: Office/Office Park



# TSM 14-07 (Small Lot) Detail



Village	Units
1	70
2	47
3	48
4	78
5	6
6	40
7	44
8	55
9	35
10	220
<b>Total</b>	<b>643</b>





# Newkom Ranch

## Development Agreement (DA)

- A DA is a contract between the City and Developer defining processes and criteria for the subdivisions to be developed
- This DA is intended to satisfy the City's Growth Policies and was requested by the Applicant
- The primary benefit of this DA is to allow a 20-year plus life for the tentative subdivision map, versus approximately ten years without the DA



# Environmental Determination

- With the certification of the Bogue Stewart Master Plan EIR, no further environmental assessment is required

# Recommendation

- Introduce an Ordinance approving the Newkom Ranch Subdivision's Development Agreement between the City of Yuba City and Newkom Ranch, LLC, waiving the first reading