



Rezone 19-02: Community Commercial



Benjamin Moody – Development Services Director
January 21, 2020

Project Setting





Past Action

- November 13, 2019 – Planning Commission contingently approved:
 - Parcel Map 19-02 which creates two lots
 - Development Plan 19-01 providing for construction of a new 9,100 sq ft Dollar General retail store
 - Approved the recommendation of a General Plan Amendment (GPA) and Rezoning applications, along with adoption of Environmental Assessment (EA) 19-06
- December 17, 2019 – City Council
 - Council adopted GPA and EA 19-06
 - Introduced the rezoning converting the area to Community Commercial

Project



- **Rezoning (RZ) 19-02:** Proposes rezone the subject property from Office Commercial (C-O) to Community Commercial District (C-2).

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
- Office & Office Park
- Business, Technology & Light Industry
- Regional Commercial
- Manufacturing, Processing & Warehousing
- Community Commercial

- highways
- roads
- Parcels
- Greenways
- Project Site



FIGURE 2: GPA 19-02

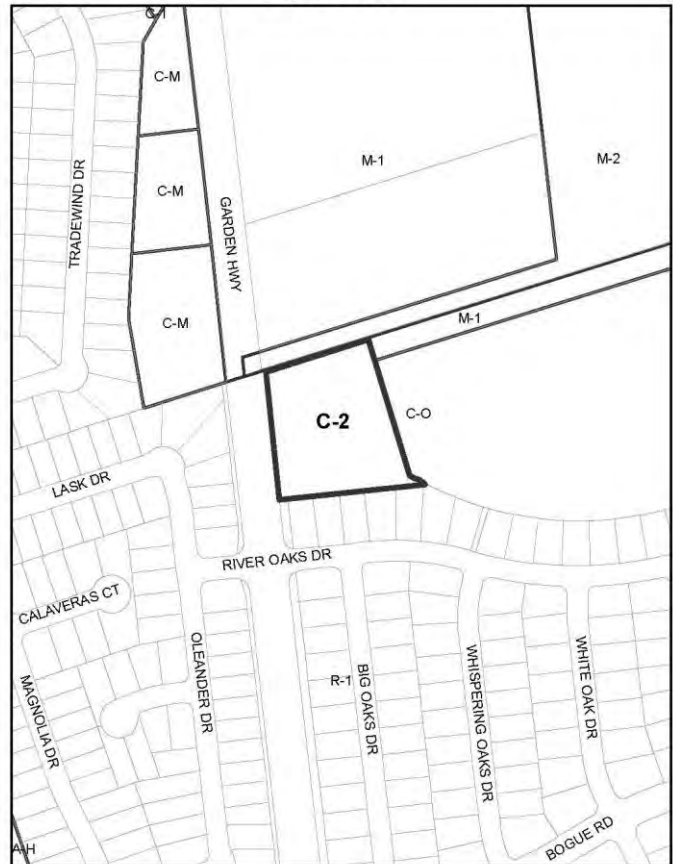


Rezone 19-02

EXISTING



PROPOSED



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



FIGURE 3: REZONING 19-02



Dollar General Building Elevations



NORtheast ELEVATION ①



NORTHWEST ELEVATION ②

Recommendation



- Adopt an ordinance approving Rezoning 19-02, and waive the second reading.

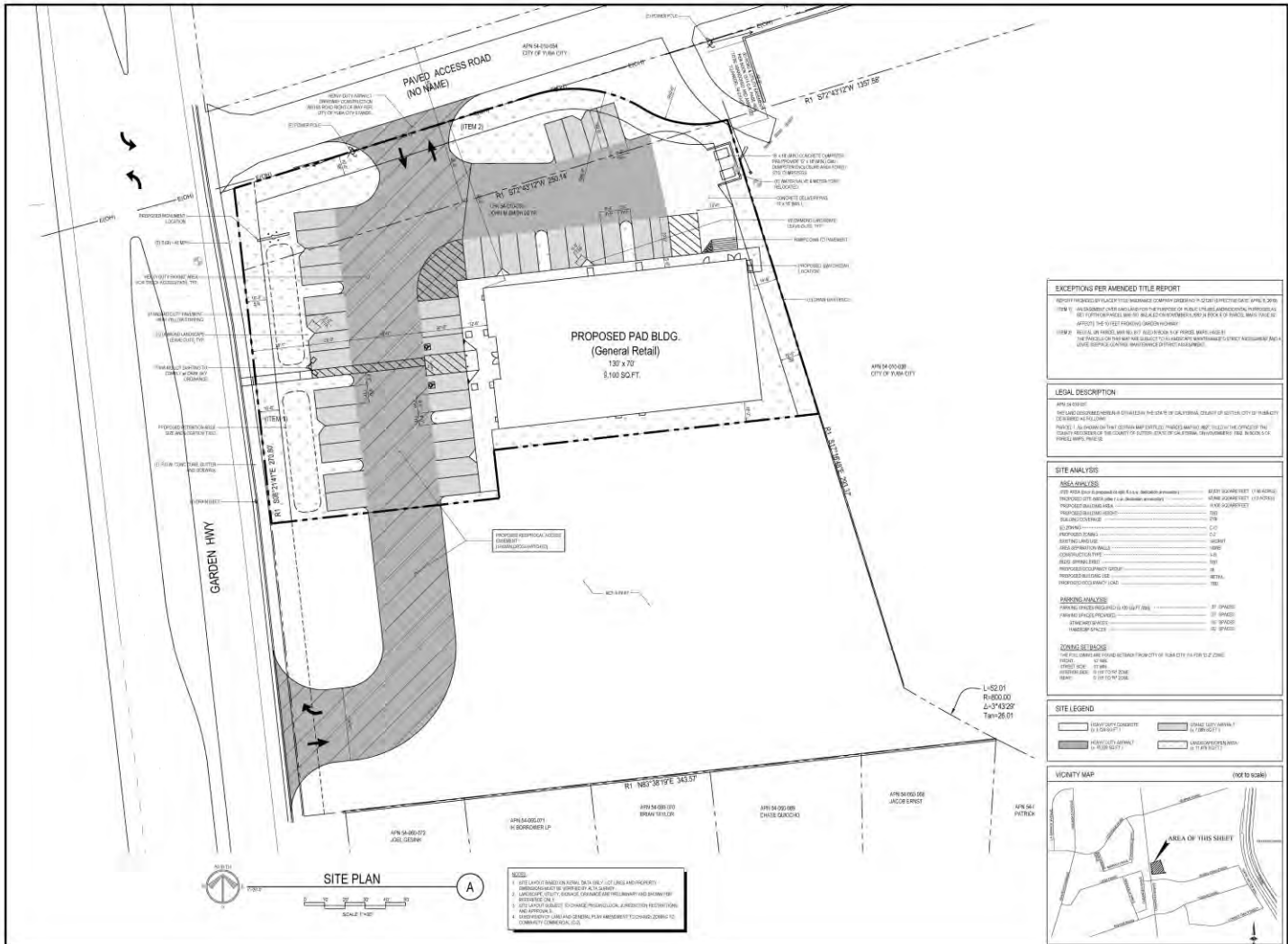


Questions?



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.



LEGEND

- 1. SEE CIVIL/GENEAL BLDG. DATA SHEET FOR UTILITY INFORMATION - DIMENSIONS ARE BY FIELD SURVEY
- 2. LANDSCAPE, UTILITY, AVENUE, EXISTENCE ARE HERETOFOR AND HEREAFTER SHOWN ON PLANS
- 3. SEE LAND USE ZONING REGULATION, ZONING DISTRICT REGULATIONS AND ORDINANCES
- 4. DIMENSIONS: LINE AND CENTER, PLUS DIMENSION TO CORNER TO DIMANITY COMMERCIAL, CA

EXCEPTING PER AMENDED TITLE REPORT

NOTICE: THE PROJECT HAS BEEN PREPARED UNDER THE PROVISIONS OF THE CIVIL ENGINEERING PROFESSIONAL ACT, AND THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE RECORDS OF THE COUNTY OF YUBA TO DETERMINE IF THE PROJECT IS IN COMPLIANCE WITH THE PROVISIONS OF THE CIVIL ENGINEERING PROFESSIONAL ACT. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE RECORDS OF THE COUNTY OF YUBA TO DETERMINE IF THE PROJECT IS IN COMPLIANCE WITH THE PROVISIONS OF THE CIVIL ENGINEERING PROFESSIONAL ACT. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE RECORDS OF THE COUNTY OF YUBA TO DETERMINE IF THE PROJECT IS IN COMPLIANCE WITH THE PROVISIONS OF THE CIVIL ENGINEERING PROFESSIONAL ACT.

LEGAL DESCRIPTION

THE UNDIVIDED INTERESTS IN THE SE 1/4 OF SECTION 17, T32N, R6W, S2E, CALIFORNIA COUNTY OF YUBA CITY OF YUBA COUNTY, CALIFORNIA, AS SHOWN ON THE ORIGINAL PLAT OF THE COUNTY OF YUBA COUNTY, CALIFORNIA, AS SHOWN ON THE ORIGINAL PLAT OF THE COUNTY OF YUBA COUNTY, CALIFORNIA, AS SHOWN ON THE ORIGINAL PLAT OF THE COUNTY OF YUBA COUNTY, CALIFORNIA.

SITE ANALYSIS

ASCA ANALYSIS

| | | |
|---|---------------|-------------|
| AREA OF PROPOSED BLDG. | 275 SQ. FT. | (7.0% AREA) |
| PROPOSED SITE AREA (including driveway) | 1,100 SQ. FT. | (1.0% AREA) |
| PROPOSED BALDING AREA | 1,100 SQ. FT. | (1.0% AREA) |
| PROPOSED DRIVEWAY AREA | 275 SQ. FT. | (0.2% AREA) |
| AREA OF SITE | 275 SQ. FT. | (0.2% AREA) |
| PROPOSED DRIVEWAY | 275 SQ. FT. | (0.2% AREA) |
| PROPOSED BALDING | 275 SQ. FT. | (0.2% AREA) |
| AREA OF PROPOSED BLDG. | 275 SQ. FT. | (0.2% AREA) |
| PROPOSED DRIVEWAY | 275 SQ. FT. | (0.2% AREA) |
| PROPOSED BALDING | 275 SQ. FT. | (0.2% AREA) |

PARKING ANALYSIS

| | | |
|---------------------------|----|--------|
| PARKING PROVIDER PROVIDED | 00 | (0.0%) |
| PARKING PROVIDED BY OWNER | 00 | (0.0%) |
| PARKING PROVIDED BY OTHER | 00 | (0.0%) |
| TOTAL PARKING | 00 | (0.0%) |

DATE AND SCALE

DATE: 11/15/2019
 TIME: 11:15 AM
 SCALE: 1" = 40' (VERTICAL)
 SCALE: 1" = 40' (HORIZONTAL)
 DATE: 11/15/2019

SITE LEGEND

- [Symbol] EXISTING CONCRETE
- [Symbol] EXISTING ASPHALT
- [Symbol] EXISTING ASPHALT (2" MIN. THICK)
- [Symbol] EXISTING ASPHALT (4" MIN. THICK)
- [Symbol] EXISTING ASPHALT (6" MIN. THICK)

VICINITY MAP



TPO ARCHITECTS, INC.

3678 30th Street
 San Diego, CA 92104
 P: 619.226.2266
 F: 619.226.0557
www.tpo-architects.com

CLIENT

WOODCREST
 4000 WOODCREST BLVD, SUITE 10
 RAMONA, CALIFORNIA 92085
www.woodcrestca.com

PROJECT

A PROPOSED INFILL DEVELOPMENT LOCATED AT:

**GARDEN HWY./CA-49, NEAR RIVER OAKS DR,
 YUBA CITY, CA 95991**

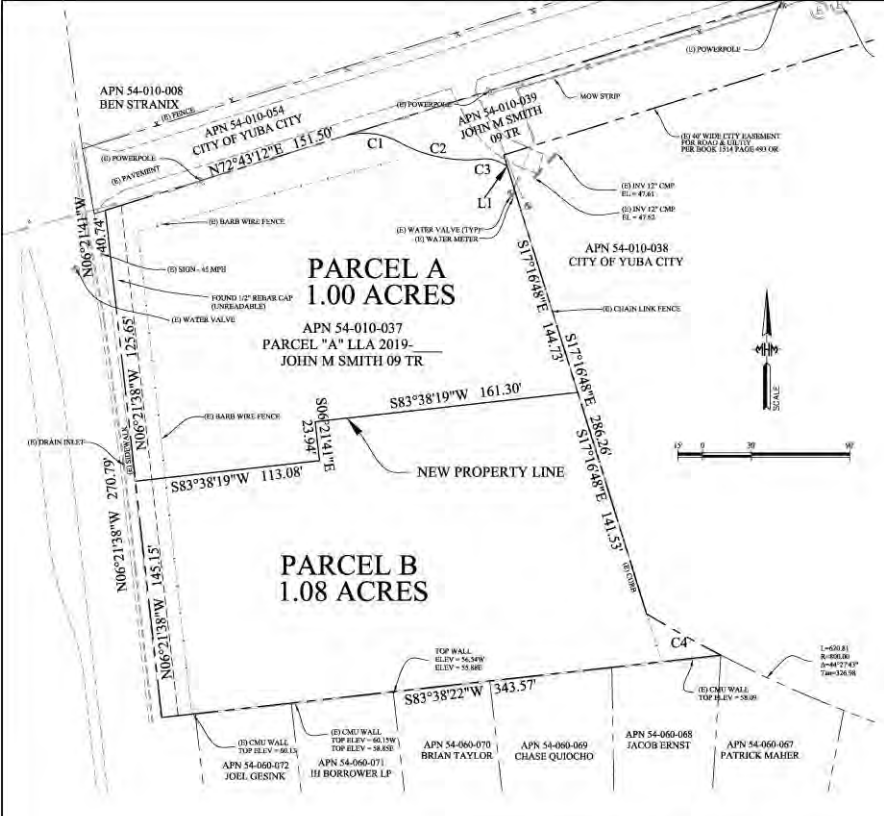
SHEET TITLE

DATE **BY** **CHECKED** **DATE**

11/15/19 [Signature] [Signature] 11/15/19

A1.0

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@mhinc.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 |