



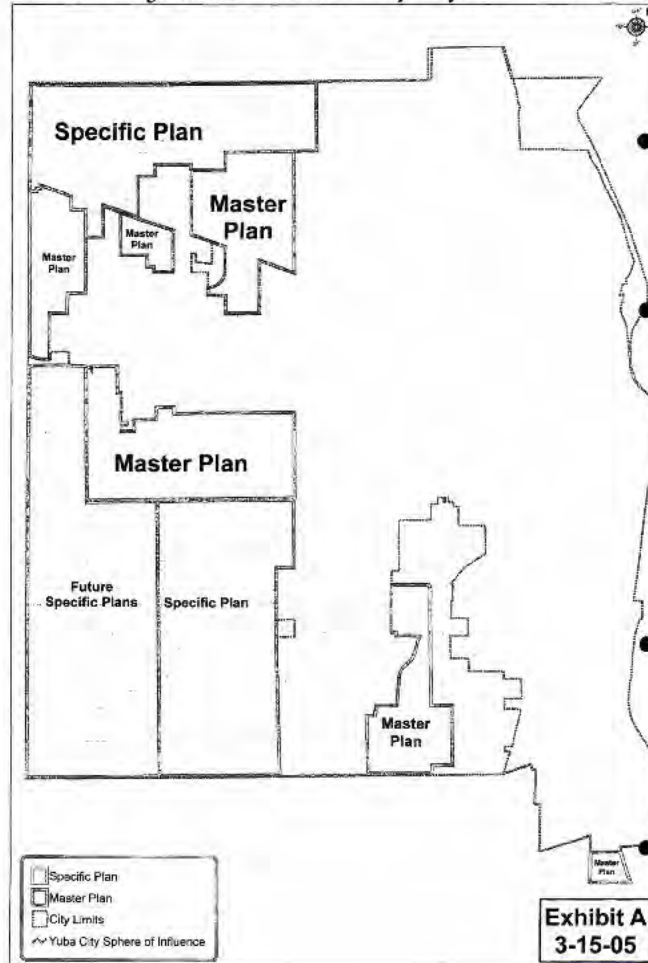
City Council Workshop – December 2, 2019
Review of 2005 City Growth Policies



2005 Growth Policies

- City Council approved 12 Growth Policies in 2005 following years of rapid growth.
- The Policies address a wide range of growth-related issues.
- Identified Specific Plan and Master Plan areas for future growth.
- Staff is seeking Council input on the Policies, and whether changes to the Policies should be considered.

Yuba City Master Plan & Specific Plan Areas

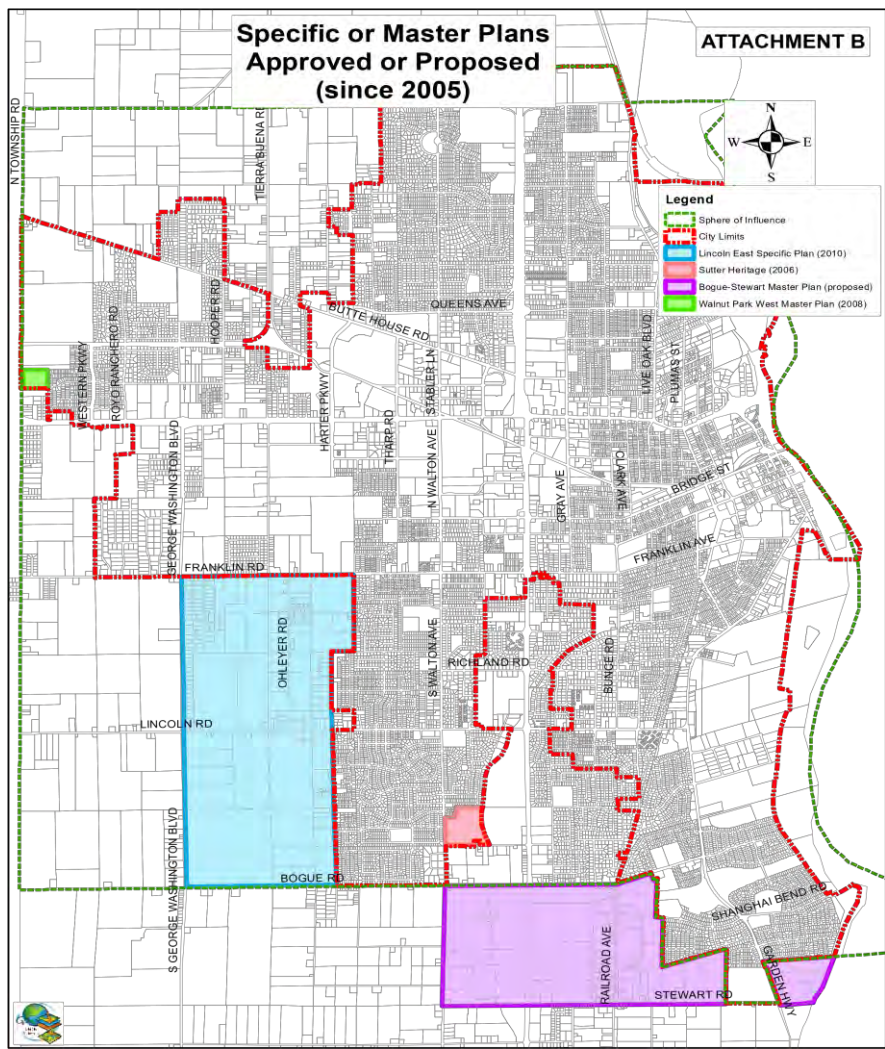


Specific or Master Plans Approved or Proposed (since 2005)

ATTACHMENT B



- Legend**
- Sphere of Influence
 - City Limits
 - Lincoln East Specific Plan (2010)
 - Sutter Heritage (2006)
 - Bogue-Stewart Master Plan (proposed)
 - Walnut Park West Master Plan (2008)



Yuba City Growth - 2000 to 2005



Year	Yuba City Population
2000	36,758
2001	45,506
2002	46,792
2003	48,505
2004	51,034
2005	57,975

Yuba City Growth - 2010 to 2019



Year	New Residential Units: (Single Family / Multi Family)	Total Annual No. Units
2010	18 / 0	18
2011	14 / 0	14
2012	14 / 29	44
2013	50 / 0	50
2014	50 / 10	60
2015	45 / 4	49
2016	47 / 0	47
2017	38 / 0	38
2018	33 / 0	33
2019 (ytd)	31 / 0	31
Total Housing Units Produced: 2010 – 2019: 384		



1. Schools Policy

Prior to the City finalizing a development agreement, the developer will have a letter from the affected school district stating that the developer has satisfied their requirements for school infrastructure. This would generally apply to any developments over 4 residential units. The School District would expect, at a minimum, that all residential developments enter into a Mello Roos District and that depending on the size of development, land dedication and school development may be an alternative, subject to negotiation with the District.

2. Affordable Housing Policy



All residential subdivisions will include an affordable housing component that meets the minimum production standard of affordable housing outlined in the regional compact with SACOG adopted by the City of Yuba City in November 2004. There are a variety of options of how best to meet the affordable housing requirement. These options would be subject to negotiations between the City and developer.

3. Drainage Policy



Drainage Plans shall be provided for all subdivisions of land and shall comply with the City and County's master drainage plans.

4. Development Agreement Policy



All developments proposing preannexation zoning to the City will enter into a Development Agreement with the City. At a minimum, the Development Agreement will address the financing of roads, parks, public facilities, sewer, water, drainage, and surrounding infrastructure as established in the General Plan.

5. Residential Design Policy

All residential subdivisions shall meet the minimum standards for residential design as established by the City Council.



6. Sewer and Water Fees Policy



Sewer and water fees, including connection fees and the installation of major trunk lines from both plants, shall be incorporated into the cost of development and shall be part of the Development Agreement.



7. Roadways Policy

Development will be required to pay their fair share of major roadwork as part of their development and, in some cases, construct improvements of collectors and arterials that will adequately address infrastructure concurrent with their proposed development. This would be negotiated as part of the Development Agreement.



8. Impact Fees Policy

Payment of impact fees, which incorporate the public improvements necessary to implement the General Plan, will be required and will be part of the Development Agreement. These fees will be estimates and final payment will be based on a formally adopted impact fee study approved by the City Council. In addition to the park impact fee, the Quimby Act will also apply.

9. Levee Fee Policy

Payment of a fee to address levee improvements and potential flood issues will be required as part of the Development Agreement.





10. Community Facilities District Policy

All developments will enter into a Community Facilities District (CFD) to assist in funding police, fire and park maintenance.

11. Community Design Policy



All developments will address the community design policies in the General Plan including walkable, livable concepts and address the village concept as provided for in the General Plan.



12. City Services and Annexation Policy

It will continue to remain the policy of the City that City services will not be extended to unincorporated areas of the Sphere of Influence without first annexing to the City. As in the past, exceptions can be granted for serious health and safety related problems

Other Growth Policy Topics



- Further Council consideration is requested regarding the processing of the Lincoln East Specific Plan and the El Margarita Master Plan (applications pending).
- Specific Plans and Master Plans – helpful tools to guide future development.
- Staff is seeking Council guidance on the need for projects to have Master Plans or Specific Plans.
- City updated and then implemented its General Plan (with a new update to commence in 2020); Housing Element update commencing in 2020; City Water and Wastewater Master Plans; updated Urban Water Management Plan.



Recommendation/Next Steps

- Review the 12 Growth Policies and provide direction to staff if changes to the Policies are to be considered.