



Yuba City's 12 Growth Policies Review / Update



City Council – March 2, 2021
Benjamin Moody – Development Services Director

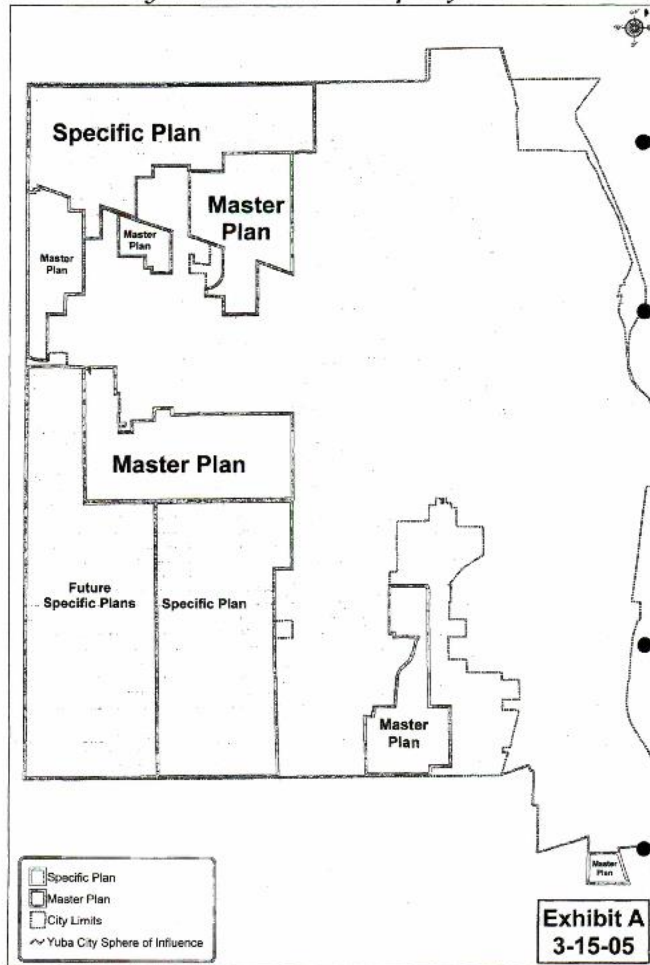
Background



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.
 - School Mello Roos
 - Affordable Housing
 - Drainage
 - Development Agreement
 - Residential Design
 - Sewer and Water Fees
 - Annexation
 - Roadways
 - Impact Fees
 - Levee Fee
 - Community Facilities Dist.
 - Community Design
 - City Services and

Yuba City Master Plan & Specific Plan Areas



Background



- December 2, 2019 Council conducted a high level review of the Growth Policies and Impact Fees
- February 16, 2021 Mayor requests to review and update the policies to verify relevancy and that they align with current City goals.

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

A decorative graphic in the top right corner of the slide, featuring several stylized birds in flight, rendered in a light beige or tan color against the green background.

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

Recommendation



Provide direction to staff as how to proceed with reviewing and updating the City's Growth Policies.

- Option 1: (Staff)

Provide staff direction to analyze the policies and bring recommendations back to the City Council for consideration, with the goal of the changes being to reflect current information, updated policies, information from the Development Impact Fee Ad Hoc committee, and align with a “Open for Business” mind set.

- Option 2: (Existing Ad Hoc)

Expand the scope of the Development Impact Fee Ad Hoc Committee to study and review the Growth Policies, and make recommendations to the City Council as to amendments and/or updates to bring them in line with the current needs of the City. The Development Impact Fee Ad Hoc Committee would be required to comply with the Brown Act.

- Option 3: (New Ad Hoc)

Create a new ad hoc committee, the “Growth Policy Review Ad Hoc Committee” to study and review the Growth Policies and make recommendations to the City Council as to amendments and/or updates to bring them in line with the current needs of the City. If this committee is established for less than a year, i.e., it is “ad hoc,” the Brown Act does not require special noticing of the meetings, etc.