



Joint City Council/Planning Commission Workshop: Harter Specific Plan and Amendments



**Benjamin Moody, Development Services Director
March 24, 2021**

Agenda



- Purpose of Workshop
- Background of Harter Specific Plan
- Obstacles to Development
- Proposed Specific Plan Amendments and related Entitlements

Purpose of Workshop



- Informational workshop only – *no action required tonight*
- To provide background information related to the Harter Specific Plan (HSP) and a series of proposed Specific Plan Amendments and related entitlement actions

Location



- HSP site location
 - North of SR 20
 - South of Butte House Rd
 - West of Tharp Rd
- Approximately 200 acres
(including Home Depot development)



History of Site



- Property was utilized for the cannery, *Harter Packing Company*
 - Most of the property was open space
- In the late 1990's, the Harter Packing Company was about to close when the three principal property owners expressed interest in developing the property

Timeline



September 1998

Request to annex filed with LAFCo as well as detachment from Walton Fire Protection District

April 1999

Annexation was approved, then a lawsuit was filed to invalidate the annexation

February 2000

Annexation completed

Timeline



October 2000

City Council approved the Home Depot project. Property owners informed of need for a specific plan for the remaining area

June 2001

City Council authorized staff to contract with Quad Knopf for the preparation of the Harter Specific Plan (HSP) and Environmental Impact Report (EIR)

November 2002

Brown Development Company and Harter Packing Company, LLC, file an application for Yuba City Marketplace

Timeline



April 2003

Planning Commission public hearing for the HSP and EIR were delayed to provide more detail and analysis for the Walmart Super Center

October 2004

City Council approved:

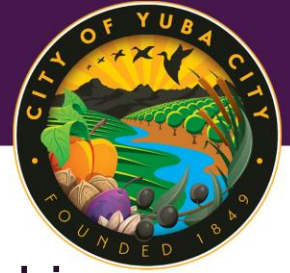
- Harter Specific Plan
- Environmental Impact Report
- Financing Strategy and Phasing Plan

November 2004

City Council approved:

- Development Agreement
- Establishment of the Harter Specific Plan Infrastructure Improvement Fee

Park Property Dedication



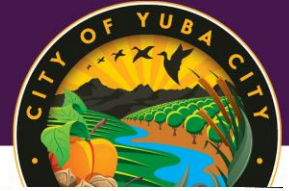
- Harter Specific Plan and Yuba City Marketplace staff had ongoing discussions with the Harter Packing Company over the size of the retail facilities and appropriate land uses
 - Harter Packing agreed to donate a 6-acre park site
 - Dedication was then increased to 7.3 acres for the park and water storage tanks

Harter Specific Plan

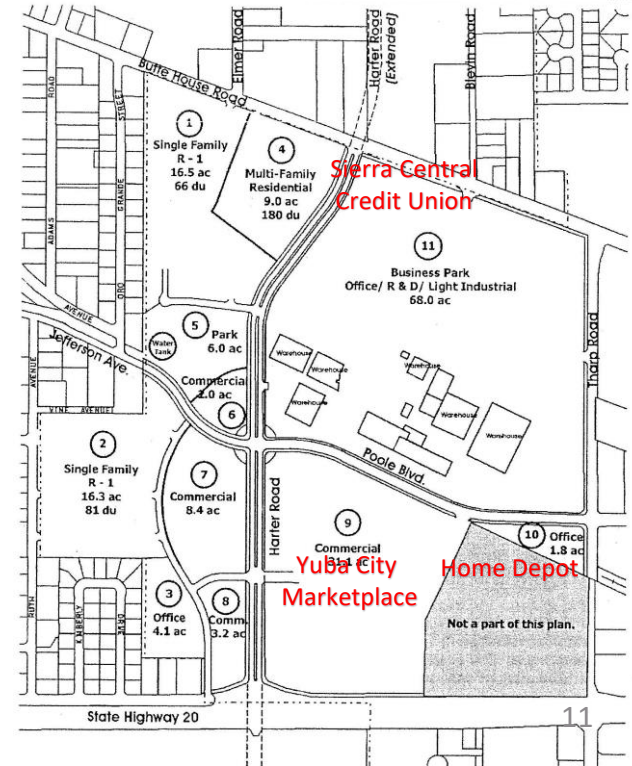


- Purpose
 - To provide guidance for the orderly development of the Harter Packing Company Site
- Includes
 - Proposed land uses
 - Design guidelines
 - Specific Plan policies and standards
 - Location of proposed infrastructure
 - Implementation / financing element

Harter Specific Approved Plan Land Uses



Zoning	Land Use	Gross Acreage
R-1	Single Family Residential	32.8
R-3	Multi Family Residential	9.0
PF	Park	(7.3)
C-O	Office Commercial	5.9
C-1	Commercial	2.0
C-2	Commercial	39.5
C-3	Commercial	3.2
C-M	Business Park/Light Industrial	68.0
	Road R/W	13.6



Financing Strategy and Phasing Plan



- This plan addresses timing, phasing, costs, and resulting cash flow issues
 - Analyzed and determined an infrastructure improvement fee known as the Harter Specific Plan Infrastructure Improvement Fee (Harter Fee)

Development Agreement (DA)



- Executed November 2, 2004
- Parties to the DA include the City, Harter Packing Company, and Brown Yuba City, LLC
- Vested entitlements
- Term = 15 years (*technically expired 11/2/19*)

Development Agreement (DA)



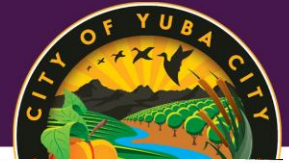
- Developer obligations:
 - Participate in a Lighting & Landscape Maintenance District
 - Pay Impact Fees in effect at time of building permit application
 - Dedication of rights of way and other public properties prior to the issuance of the first building permit
 - Requires design and construction of the park prior to the issuance of the 60th building permit for single family housing or 1st building permit for multi-family housing
 - Provide a public plaza area in Parcel 6 (located adjacent to the park)

First Amendment to DA

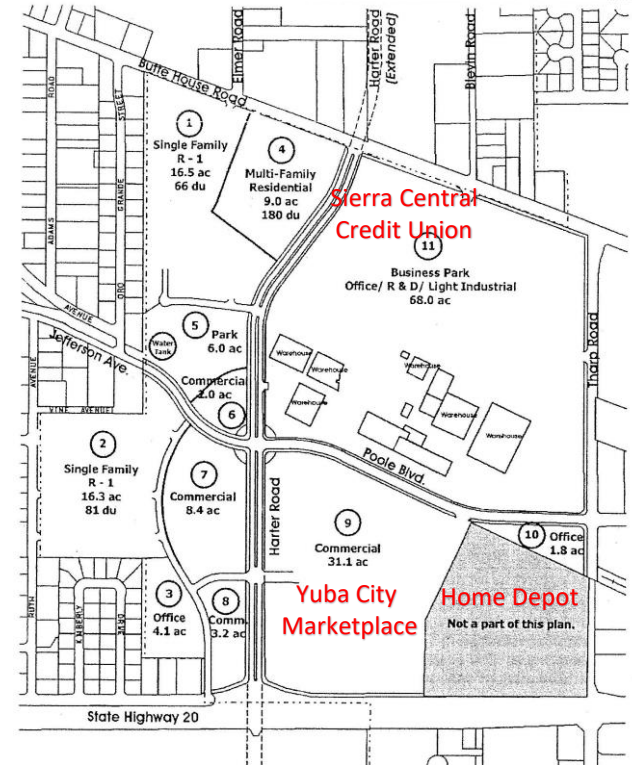


- Executed August 5, 2008
- Modified timing of park construction
 - 50% of the park construction shall be completed prior to the issuance of the last occupancy permit for the Harter North or Harter South single-family residential developments, whichever occurs first, and
 - Remaining 50% shall be completed prior to the issuance of the last occupancy permit for the other single-family residential development
- Pay Levee Fees

Completed Development



- Home Depot Development
 - Home Depot completed 2001
- Yuba City Marketplace
 - Walmart Super Center completed 2006
- Portion of Business Park
 - SCCU Headquarters completed 2015



Development within the HSP



- Development very costly
 - City Impact Fees + Harter Fee
 - Originally not considered an “infill area”
- Harter Packing has approached the City numerous times over the years to evaluate modifying land uses, infrastructure requirements, and discuss ways to make projects more financially viable
 - Subject of the current Amendment applications

Development within the HSP



- Obstacles to development – Harter’s perspective:
 - Yuba City’s high impact fees combined with the required infrastructure improvements and the market pricing for new homes does not leave the builder nor the land owners with a profit margin worth the risk
 - Due to a surplus of office space in Yuba City there hasn’t been a need for the proposed offices in the original DA. The rezone from office to commercial allows for a commercial development and a better layout of building and parking areas

Development within the HSP



- Time / Costs to prepare the Harter Specific Plan and Environmental Impact Report
- Defense of the lawsuit against the annexation from the Walton Fire Protection District
- Significant capital outlay with the development of the Yuba City Marketplace
- Ongoing expenses associated with trying to find financially viable projects

Pending City Council/ Planning Commission Consideration



- Harter North and South Tentative Maps, and Commercial Parcel Map
- General Plan Amendment
- Harter Specific Plan Amendment
- Rezoning
- Development Agreement Amendment
 - With Credit and Reimbursement Agreements
- Financing Plan Update
- Environmental Document Update

Proposed Development



TENTATIVE SUBDIVISION MAP 2019-004
HARTER ESTATES SOUTH
 YUBA CITY, CALIFORNIA
 FEBRUARY 27, 2020 REVISED DECEMBER 31, 2020

LOCATION MAP

LAND USE SUMMARY

LOT REMAINDER	TRACT	LOTS	ACRES	DEAC
TRACT 1	38 LOTS	7.74 AC	4.91 DEAC	
TRACT 2	39 LOTS	7.69 AC	5.13 DEAC	
TRACT 3	77 LOTS	15.37 AC	5.80 DEAC	
TRACT 4	13 LOTS	13.17 AC		
TRACT 5	13 LOTS	13.17 AC		
TOTAL		163 LOTS	58.94 AC	21.84 DEAC

*ALL ACREAGE AND LOT COUNTS INCLUDE APPLICABLE AND UNAPPLICABLE REMAINDER TRACTS.

PROJECT NOTES

<p>OWNER WATER FACTORY CO. LLC P.O. BOX 1790 YUBA CITY, CA 98902 CONTACT: TOM WYCKER PHONE: (360) 654-8300</p> <p>APPLICANT WATER FACTORY CO. LLC P.O. BOX 1790 YUBA CITY, CA 98902 CONTACT: TOM WYCKER PHONE: (360) 654-8300</p> <p>ATTORNEY FORREST L. M. GIBSON, LLP 1122 S STREET SACRAMENTO, CA 95811 CONTACT: JAY HANSEN PHONE: (916) 321-9550</p> <p>ENGINEER/SURVEYOR MICHAEL NEWMAN 1204 E STREET, P.O. BOX 8 MARYSVILLE, CA 98940 CONTACT: BRAD NEWMAN PHONE: (360) 554-6480</p> <p>ADJACENT PARCEL NO. 02100001 02101001</p>	<p>AREA OF TENTATIVE MAP 21.84 ACRES</p> <p>PARTICULARS ARCHITECTURAL</p> <p>EXISTING GENERAL PLAN DESIGNATION AND DESIGN: RESIDENTIAL, COMMERCIAL, AND OFFICE PARK</p> <p>PROPOSED GENERAL PLAN DESIGNATION AND DESIGN: RESIDENTIAL, COMMERCIAL, AND OFFICE PARK</p> <p>EXISTING ZONING R-1 (15.37 AC) AND C-1 (13.17 AC)</p> <p>PROPOSED ZONING R-1 (15.37 AC) AND C-1 (13.17 AC)</p> <p>PLANNING AND DESIGN DISTRICT YUBA CITY UNIFIED PLANNING DISTRICT</p> <p>SEWER SERVICE DISTRICT YUBA CITY UNIFIED SEWER DISTRICT</p> <p>WATER SERVICE DISTRICT YUBA CITY UNIFIED WATER DISTRICT</p> <p>IRRIGATION DISTRICT NONE</p>	<p>FIRE PROTECTION CITY OF YUBA CITY</p> <p>LAW ENFORCEMENT CITY OF YUBA CITY</p> <p>HAZARDOUS WASTE CITY OF YUBA CITY</p> <p>INDUSTRIAL WATER CITY OF YUBA CITY</p> <p>STORM SEWERS CITY OF YUBA CITY AND SUTTER COUNTY</p> <p>ELECTRICITY PUGET SOUND ELECTRIC</p> <p>NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC</p> <p>CABLE (OPTIONAL) AT&T AND COMCAST</p> <p>IRRIGATION DISTRICT NONE</p>
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GENERAL NOTES

1. ALL IMPROVEMENTS TO BE DONE BY THE APPLICANT AND SHALL BE SHOWN ON THE TENTATIVE MAP.
2. A 10' FOOT BUFFER TO ALL UTILITIES (EARTH OR AIR) SHALL BE MAINTAINED AT ALL TIMES.
3. THIS DISTRICT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELD ARE TO BE DETERMINED PRIOR TO FINAL MAP.
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
5. ALL AGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE BRADING NUMBER OF BRILLIANCE. ULTIMATE BRILLIANCE NUMBERING SHALL BE DETERMINED AND WILL BE DETERMINED AT FINAL MAP AND IMPROVEMENT PLAN STAGE.
6. ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
7. ALL EXISTING UTILITIES SHALL BE REMOVED PRIOR TO OR AS PART OF CONSTRUCTION.
8. OWNER, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMENTS FROM ADJACENT LOT HOLDERS RELATED TO THIS PROJECT.

SEWERAGE STATEMENTS

THESE STATEMENTS ARE FOR INFORMATION PURPOSES ONLY AND DO NOT CONSTITUTE A WARRANTY OR GUARANTEE. THE CITY OF YUBA CITY AND THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE STATEMENTS. THE CITY OF YUBA CITY AND THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE STATEMENTS.

SEAN NEWMAN, P.E., F.C.S., P.L.S., S.S.P.

CITY OF YUBA CITY APPROVAL

THE CITY OF YUBA CITY AND THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE STATEMENTS. THE CITY OF YUBA CITY AND THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE STATEMENTS.

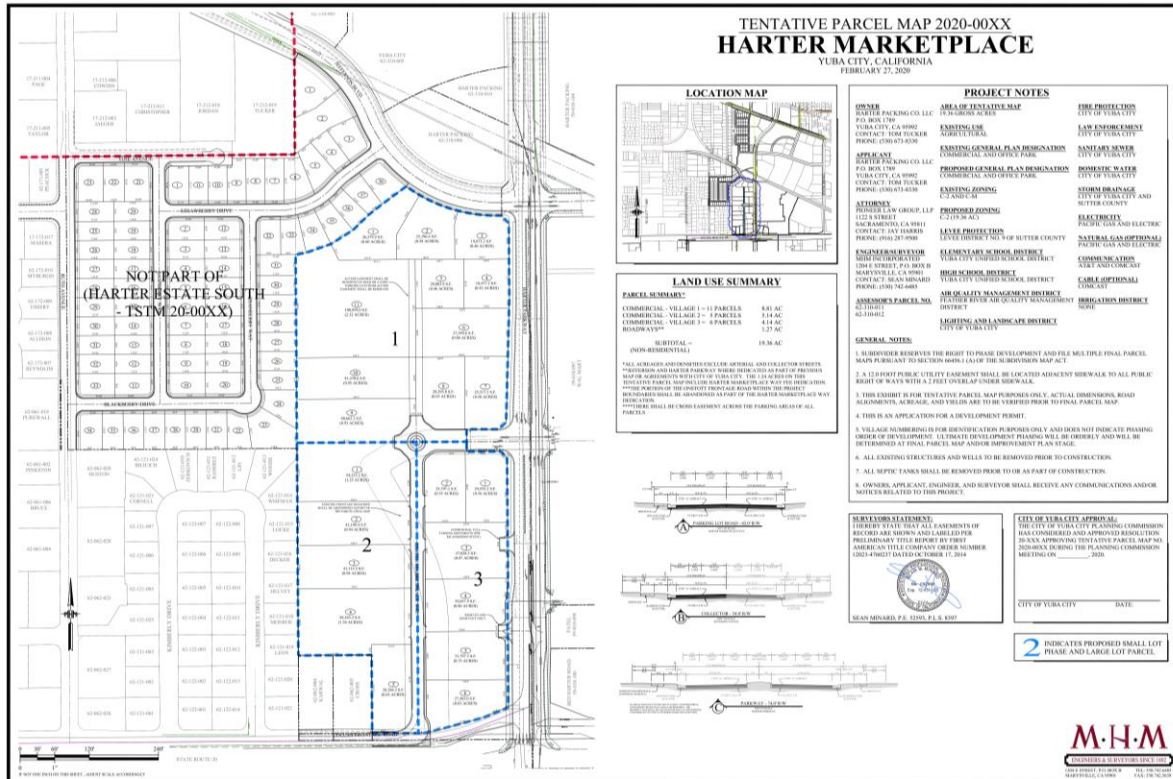
CITY OF YUBA CITY: _____ DATE: _____

2 INDICATES PROPOSED SMALL LOT FRAME AND LARGE LOT PARCELS.

M.H.M.
 MICHAEL NEWMAN SURVEYING & ENGINEERING
 1204 E STREET, P.O. BOX 8
 MARYSVILLE, CA 98940
 (360) 554-6480

Harter Estates South
 77 Residential Lots – 15.4 Acres
 1 Remainder Lot – 13.1 Acres

Proposed Development



TENTATIVE PARCEL MAP 2020-00XX HARTER MARKETPLACE YUBA CITY, CALIFORNIA FEBRUARY 27, 2020

LOCATION MAP

PROJECT NOTES

AREA OF TENTATIVE MAP
1.500-0000 AC

EXISTING USE
VACANT

EXISTING GENERAL PLAN DESIGNATION
COMMERCIAL AND OFFICE PARK

PROPOSED GENERAL PLAN DESIGNATION
COMMERCIAL AND OFFICE PARK

EXISTING ZONING
C-2 (OFFICE)

PROPOSED ZONING
C-2 (OFFICE)

FIRE PROTECTION
LEVEL DISTRICT 1001 OF YUBA COUNTY

ELEMENTARY SCHOOL DISTRICT
YUBA CITY UNIFIED SCHOOL DISTRICT

HIGH SCHOOL DISTRICT
YUBA CITY UNIFIED SCHOOL DISTRICT

AIR QUALITY MANAGEMENT DISTRICT
YUBA CITY AIR QUALITY MANAGEMENT DISTRICT

LIGHTING AND LANDSCAPE DISTRICT
CITY OF YUBA CITY

FIRE PROTECTION
CITY OF YUBA CITY

LAW ENFORCEMENT
CITY OF YUBA CITY

SEWERY
CITY OF YUBA CITY

STORM DRAINAGE
CITY OF YUBA CITY AND YUBA COUNTY

ELECTRICITY
PUBLIC GAS AND ELECTRIC

CABLE (OPTICAL) DISTRICT
CITY OF YUBA CITY

COMMUNICATION
CITY OF YUBA CITY

IRRIGATION DISTRICT
CITY OF YUBA CITY

LAND USE SUMMARY

LAND USE	ACRES
COMMERCIAL - VILLAGE I - 11 PARCELS	4.81 AC
COMMERCIAL - VILLAGE II - 7 PARCELS	3.14 AC
COMMERCIAL - VILLAGE III - 8 PARCELS	4.14 AC
ROADWAYS**	1.27 AC
TOTAL	13.36 AC

** (NON-RESIDENTIAL)

ALL RECORDS AND INSTRUMENTS ON RECORD AND COLLECTION RIGHTS, INTERESTS AND OTHER MATTERS HEREIN SHALL BE A PART OF THIS PROJECT MAP. ANY INSTRUMENTS ON RECORD OR INSTRUMENTS TO BE RECORDED IN CONNECTION WITH THIS PROJECT MAP SHALL BE A PART OF THIS PROJECT MAP. RECORDS SHALL BE MAINTAINED AS PART OF THE PROJECT MAP. RECORDS SHALL BE MAINTAINED AS PART OF THE PROJECT MAP. RECORDS SHALL BE MAINTAINED AS PART OF THE PROJECT MAP.

GENERAL NOTES

1. SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL PARCEL MAPS PURSUANT TO REGISTRATION PERMITS.
2. A CURB CUT PUBLIC UTILITY CROSSING SHALL BE LOCATED ADJACENT SIDEWALK TO ALL PUBLIC RIGHT OF WAYS WITH A TREE OVERLAP UNDER SIDEWALK.
3. THIS EXHIBIT IS FOR TENTATIVE PARCEL MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, AND UTILITIES ARE TO BE VERIFIED FROM TYPICAL PARCEL MAP.
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
5. VILLAGE NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT INDICATE PHASING ORDER OF DEVELOPMENT. AS DEVELOPMENT PHASING WILL BE DETERMINED AND WILL BE DETERMINED AT FINAL PARCEL MAP AND/OR IMPROVEMENT PLAN STAGE.
6. ALL EXISTING UTILITIES AND WALLS TO BE REMOVED PRIOR TO CONSTRUCTION.
7. ALL UTILITY TANKS SHALL BE REMOVED PRIOR TO AS PART OF CONSTRUCTION.
8. OWNER, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.

DEVELOPER STATEMENTS

I HEREBY STATE THAT ALL LANDMENTS OF RECORD ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE PREPARED THIS PRELIMINARY TITLE REPORT BY FIRST AMENDED TITLE COMPANY, MEMBER NUMBER CMLA 478027 DATED OCTOBER 17, 2014.

CITY OF YUBA CITY APPROVAL

CITY OF YUBA CITY PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 20-XX APPROVING TENTATIVE PARCEL MAP NO. 2020-00XX PURSUANT TO THE PLANNING COMMISSION MEETING ON _____, 2020.

CITY OF YUBA CITY _____ DATE _____

2 INDICATES PROPOSED SMALL LOT PHASE AND LARGE LOT PARCEL

Harter Marketplace Tentative Parcel Map

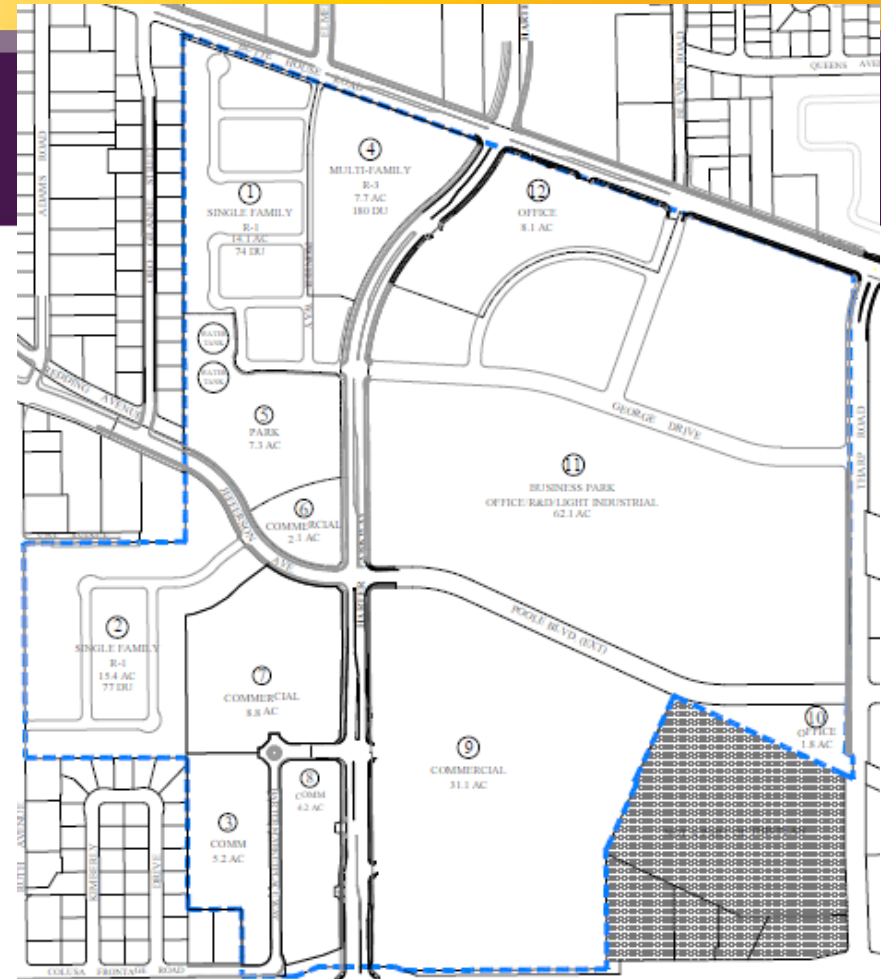
Proposed Development



- Key land plan changes:
 - Office to Commercial, Polygon 3
 - Recognizes Bus Park to Office, Polygon 12
 - Changed in 2015 on GP and zoning plan but still need to update the HSP
 - Park parcel increases from 6.0 to 7.3 acres
 - This recognizes the dedication for the water tanks to match existing circumstances.
 - Addition of 0.6 acres SW Corner in Polygon 3
 - Minor roadway and parcel layout adjustments

Proposed Development

Proposed Land Use Amendments



Draft Park Design



QUADRIGA
landscape architecture and planning, inc
sacramento | santa rosa

LEGEND

- 1 **Age 2-12 Playground:** Active and unorganized activities with deck swing and generational swing, play area curb, wood fiber surfacing, play area ramp, and drain (6,800 s.f.)
- 2 **Picnic area:** Concrete paved gathering area (1) 20,000' Shade soil with 4 posts, (3) Precast concrete picnic tables (1) ADA table, (2) wood pedestal bar-benches, (2) metal benches, (1) drinking fountain, (3) Ground Control Systems variety style bike racks to accommodate 6 bikes (2,437' s.f.)
- 3 **Bike Park:** "Fargo" bike track by American Ramp Company with dirt track, precast concrete speed track, precast concrete and wood track elements, (2) picnic tables on decomposed granite paving (14,700 s.f. bike track area only / 15,930 s.f. entire bike park)
- 4 **Bike Park Gateway:** log and steel entry arch, (3) Ground Control Systems variety style bike racks to accommodate 6 bikes, (1) metal bench, (660 s.f.)
- 5 **Restroom:** Greenleaf "Durango" restroom, double urinals, with solar panels, interior and exterior lights, vault, and domestic water hook-up, maintenance access concrete pad (14 s.f. restroom)
- 6 **Parking Lot:** Total of +/- 40 stalls parking for landscaping with low-impact Development visible drainage inside border with flush curbs and wood header, (2) waste receptacles, and lighting as required by code (13,900 s.f.)
- 7 **Recreational turf field:** Turf field programmed for general play, and recreational use (14,630 s.f.)
- 8 **Sport field:** Turf programmed for organized recreational sports such as soccer, baseball, and etc. (80,000 s.f.)
- 9 **Disc golf goal:** (3) Steel DGA "Mach" disc pole holes (approx. 190 s.f. of turf area for optional disc golf tee boxes)
- 10 **Bike trail connection to park by City** (1,320 s.f.)
- 11 **Amenity Area A:** Potential concrete H.S./College sized basketball court with (2) half-court / (1) full-court options and player's benches (5,640 s.f.)
- 12 **Amenity Area B:** Potential challenge course area, wood fiber surfacing, central area drain, concrete paved entry area with benches. See Component B Exhibit (6,600 s.f.)

P.A.: Planting Area - low water use plantings that are low maintenance and durable, maximum 30" in height at maturity

B.M.: Bark mulch groundcover



Concept Master Plan

Harter Park

Draft Pavilion Area



Development Agreement Request for Second Amendment

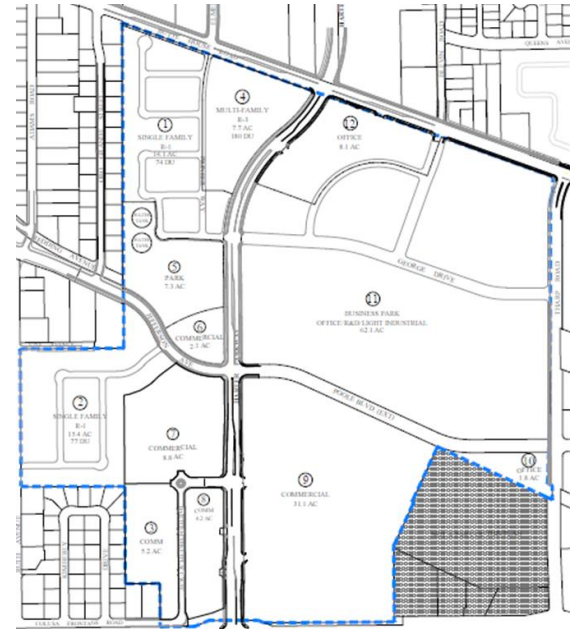


- Extend the term of the DA until 2036, with additional 5-year extension option
- Development of a Credit and Reimbursement Agreement
- Provide a credit against City impact fees for roadway (including any “fair share” Hwy 20 improvement fees), undergrounding of utilities along Hwy 20 frontage, sewer and water improvements completed as part of the Yuba City Marketplace Project
 - Credit would be addressed through a Reimbursement Agreement
- Remove timing of park development as City has obtained a grant for the construction of the park; developer to dedicate the land
- Removal of the conservation easement requirement in the DA.

Recommendation



- Informational workshop only – no action required tonight
- Targeting Planning Commission Meeting for Consideration – April 14th
- Council Consideration - May





Questions?

