



City Council Public Hearing: Harter Project



Benjamin K. Moody, Development Services Director
June 15, 2021

Project Approvals



April 28, 2021: Planning Commission contingently approved:

- Harter North Estates, Harter South Estates, Harter Marketplace

June 1, 2021: City Council approved:

- Addendum to the Recirculated Harter Specific Plan and Yuba City Marketplace Final EIR
- Harter Specific Plan Amendments
- General Plan Amendment

Project Proposal



- Recommend City Council:
 - Approve the Infrastructure Reimbursement Agreement related to the Development known as the Harter Specific Plan – Yuba City Marketplace
 - Adopt an Ordinance approving Rezone (RZ 19-01)
 - Adopt an Uncodified Ordinance for a Second Amendment to the Development Agreement

Project Location

- Harter Specific Plan
 - North of SR 20
 - South of Butte House Rd
 - West of Tharp Rd
- Approximately 200 acres
(including Home Depot development)

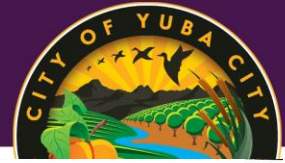


Harter Specific Plan

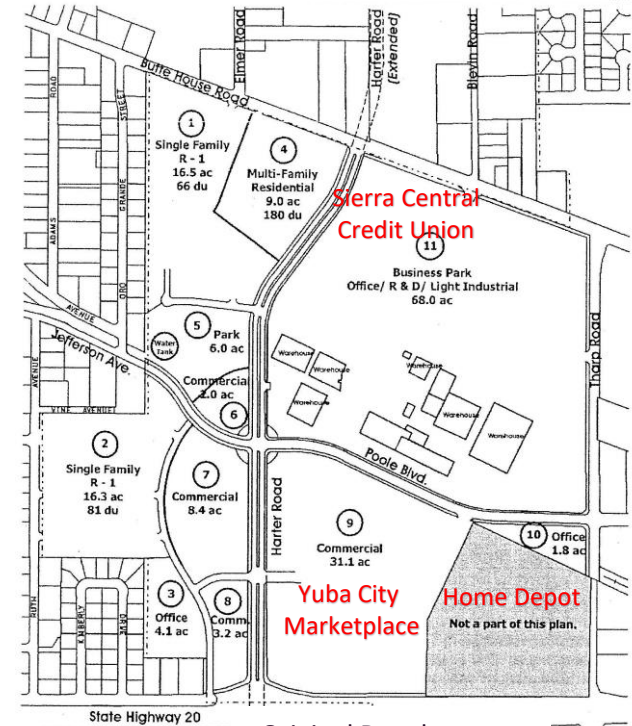


- Purpose
 - To provide guidance for the orderly development of the Harter Packing Company Site
- Includes
 - Proposed land uses
 - Design guidelines
 - Specific Plan policies and standards
 - Location of proposed infrastructure
 - Implementation/financing element

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



Original Development
Agreement Concept

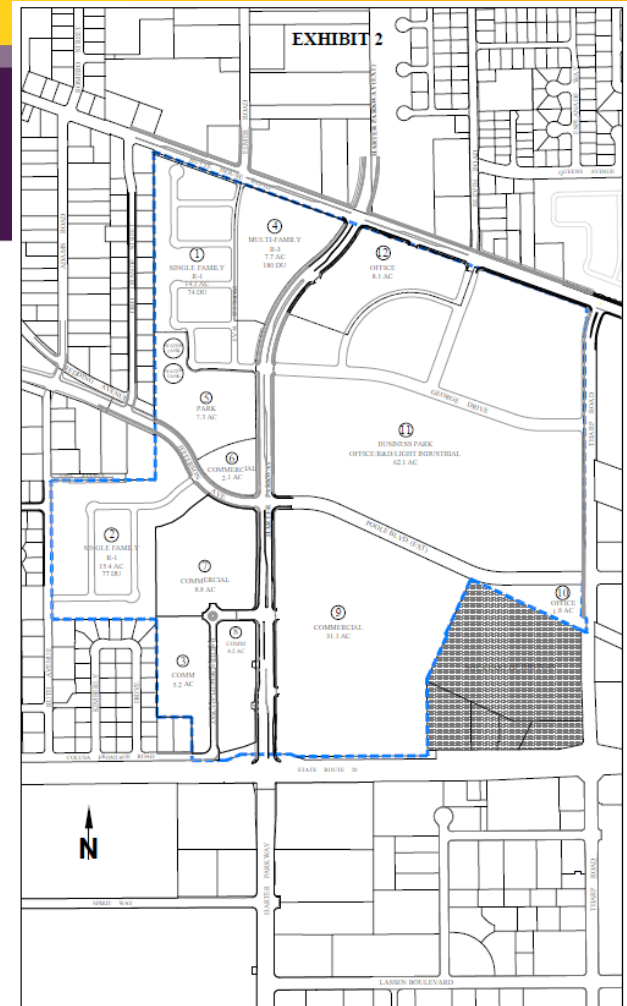
Harter Packing Request for Second Amendment to DA



- Extend the term of the DA until 2036, with additional 5-year extension possible
- 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
 - Credits to 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

Proposed Development

- Key land plan changes:
 - Office to Commercial, Polygon 3
 - Recognizes Bus Park to Office, Polygon 12
 - Park parcel increases from 6.0 to 7.3 acres
 - Addition of 0.6 acres SW Corner in Polygon 3
 - Minor roadway and parcel layout adjustments



Proposed Development Amendment

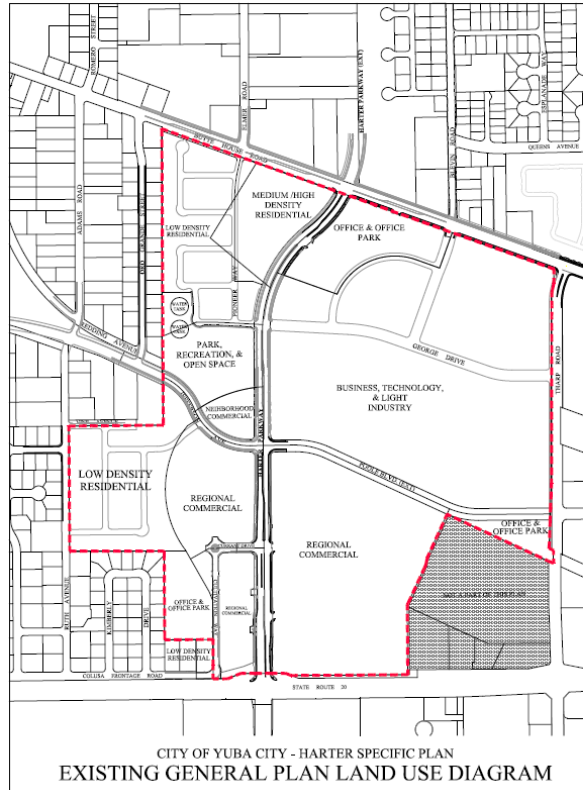
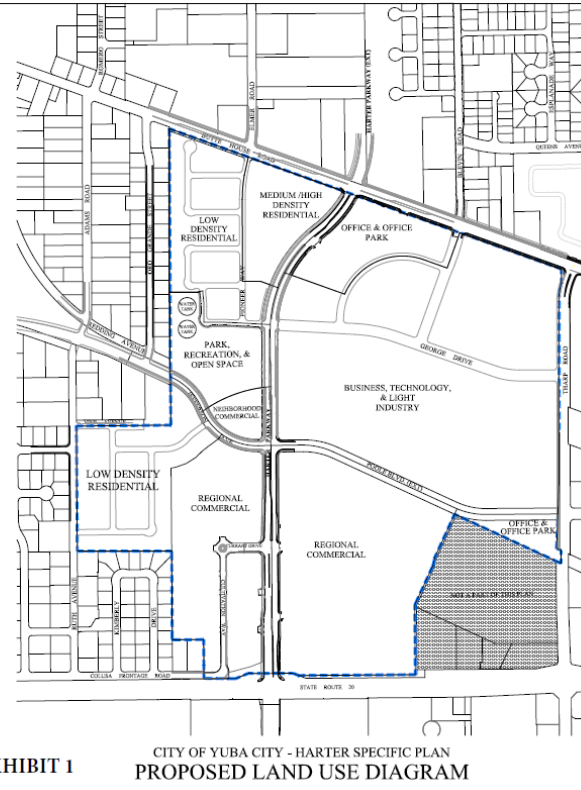


EXHIBIT 1



Proposed Rezoning

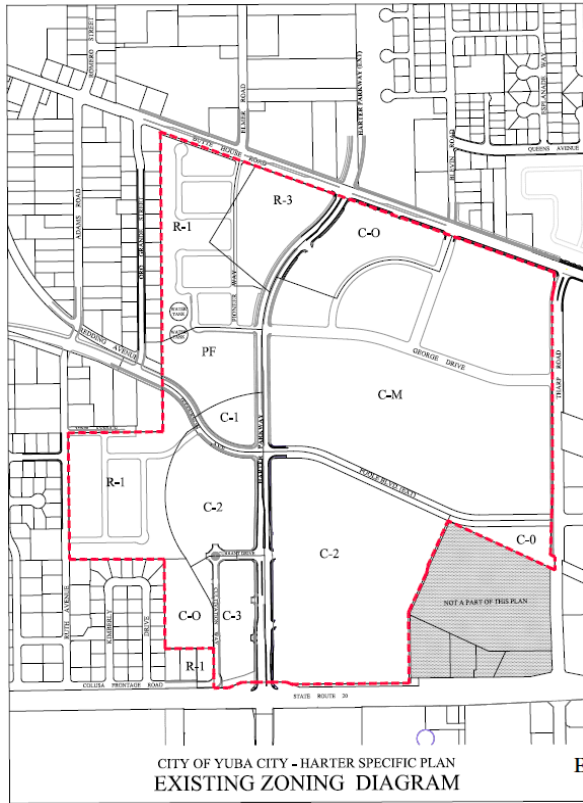
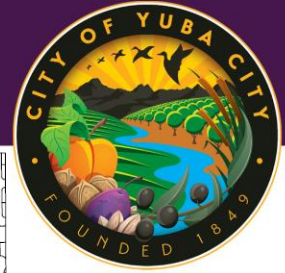
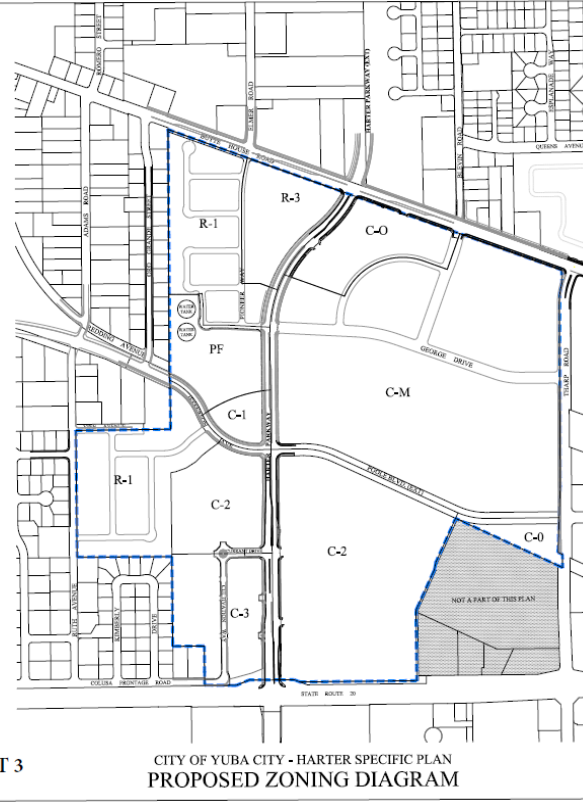


EXHIBIT 3



Conceptual Park Design



QUADRIGA

landscape architecture and planning, inc.
sacramento | santa rosa

LEGEND

- 1 **Age 2-12 Playground:** Above and on-ground activities with arch swing and generational swing, play area cuts, wood fiber surfacing, play area ramp, and drain (8,800 s.f.)
- 2 **Picnic area:** Concrete paved gathering area (1) 20'x30' Shade sail with 4 posts, (2) Precast concrete picnic tables (1) ADA table, (2) metal 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:** "Targa" bike rack by American Ramp Company with 6ft steel, precast concrete speed track, precast concrete and wood track elements, (2) picnic tables on decomposed granite paving (14,700 s.f. bike rack area only / 15,950 s.f. entire bike park)
- 4 **Bike Park Gateway:** log and steel entry arch, (2) Ground Control Systems variety style bike racks to accommodate 6 bikes, (1) metal bench, (560 s.f.)
- 5 **Restroom:** Greenleaf "Durango" restroom, double urinal, with solar panels, interior and exterior lights, sink, and domestic water hookup, maintenance access concrete pad (144 s.f. restroom)
- 6 **Parking lot:** Total of +/- 40 stall parking for bicyclist with low impact Development visible drainage inside border with flush cuts 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 field programmed for organized recreational sports such as soccer, baseball, and, etc. (80,000 s.f.)
- 9 **Disc golf:** (2) Steel DGA "Mach" disc golf holes (approx. 90 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 (5,440 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.: Bulk mulch groundcover



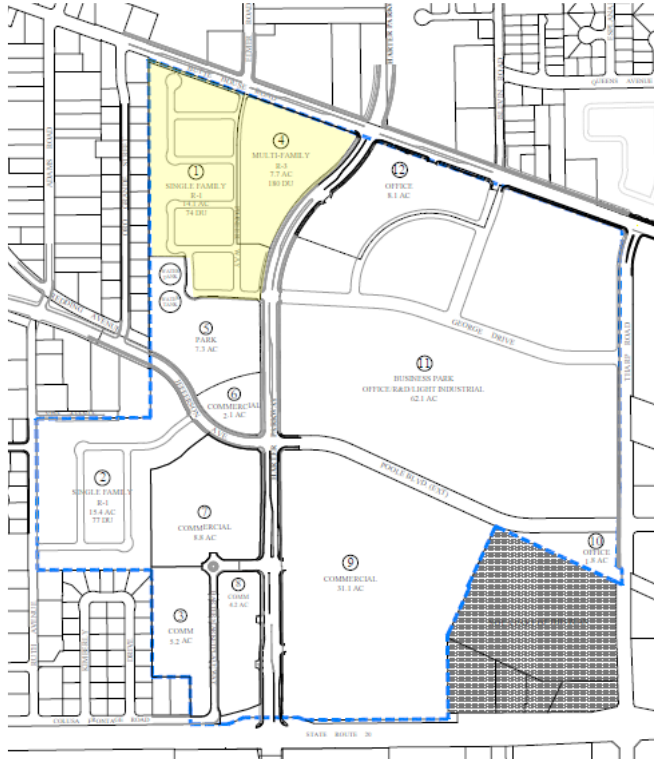
Concept Master Plan

Harter Park

Conceptual Park Design

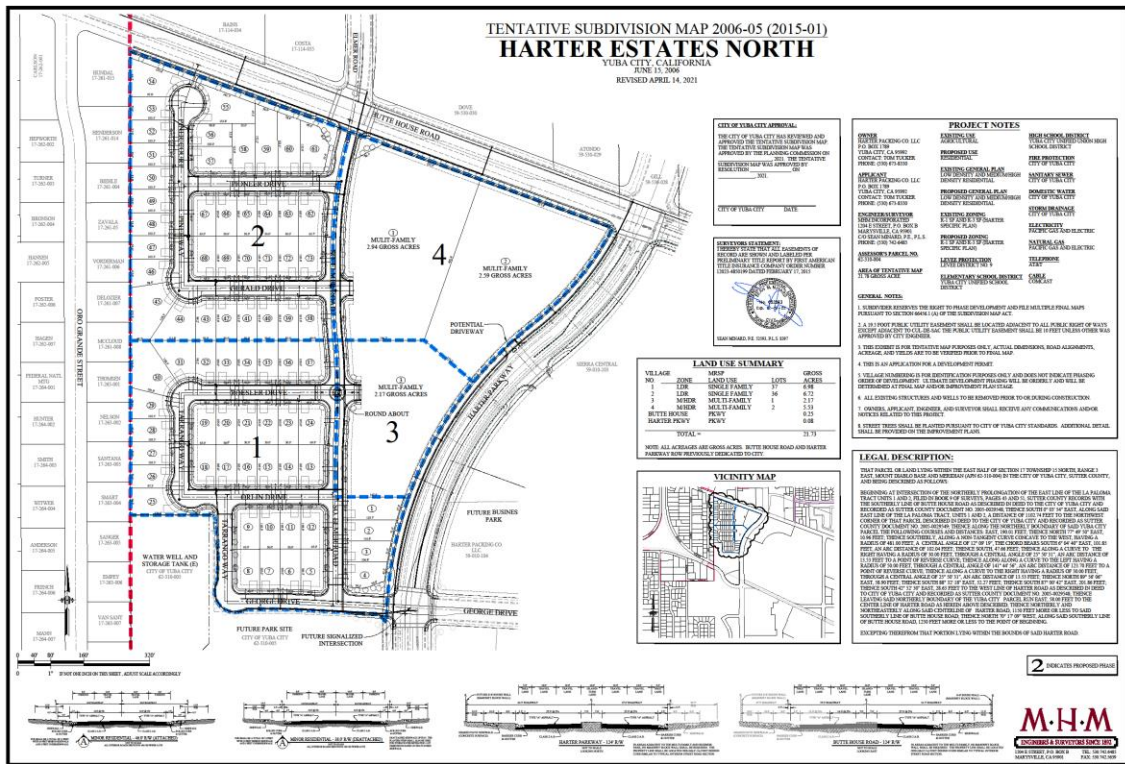
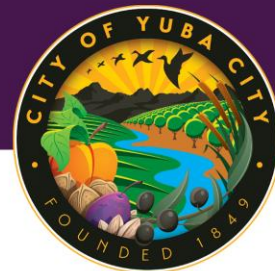


Harter North



- Location
 - Northwest corner of the Harter Specific Plan site
 - South of Butte House Rd
 - West of Harter Parkway

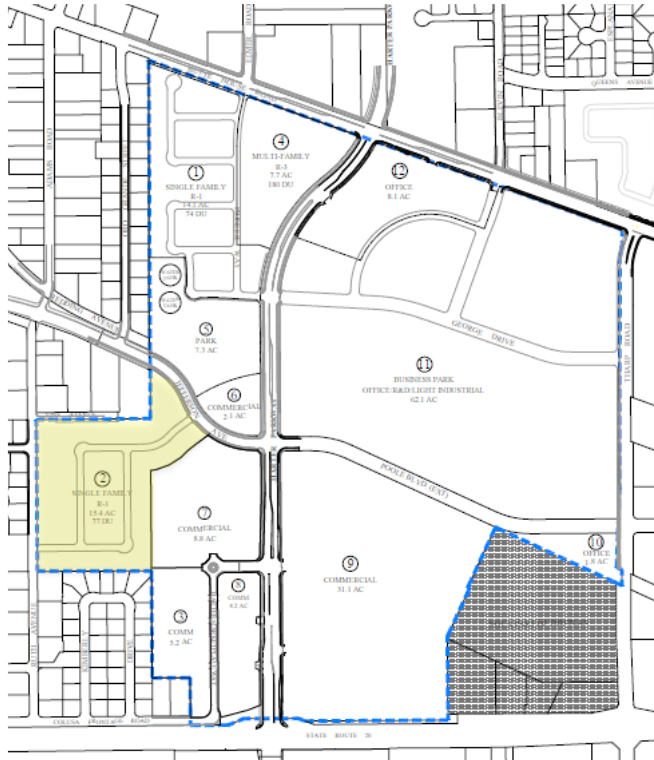
Harter North



Harter Estates North
73 SF Residential Lots – 14.1 Acres
3 MF Residential Lots – 7.7 Acres

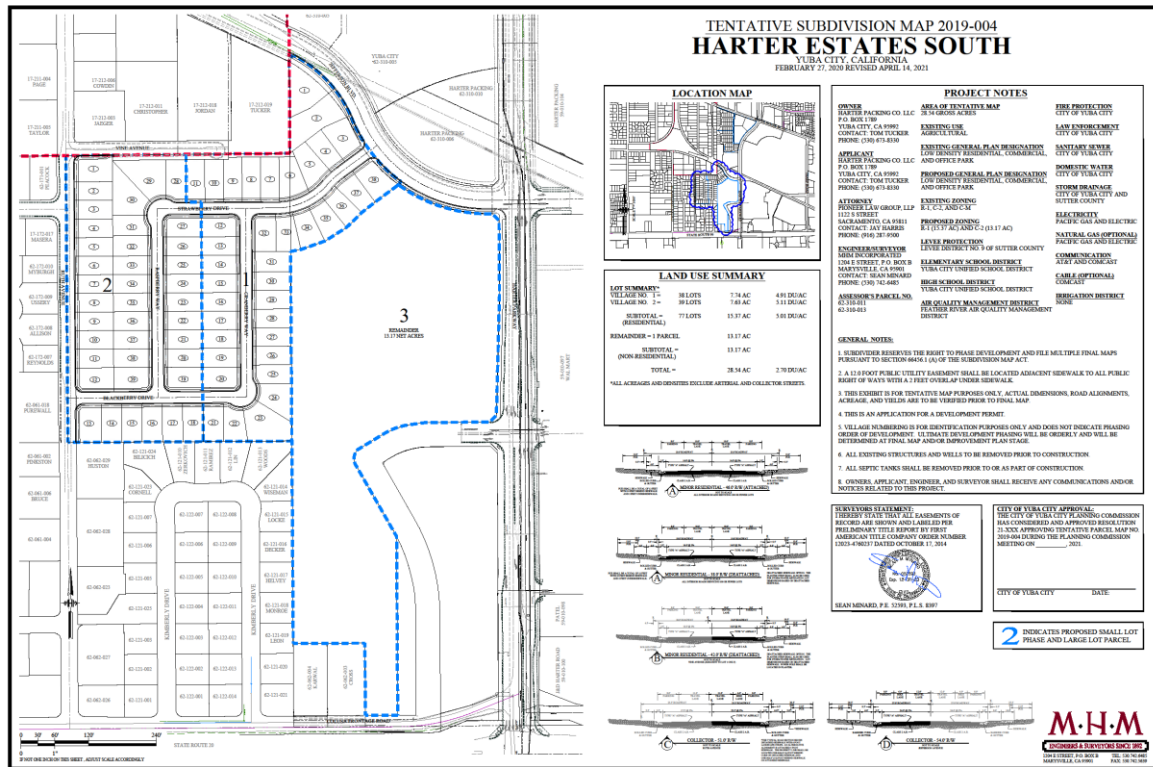
Contingently approved by Planning Commission on April 28, 2021.

Harter South



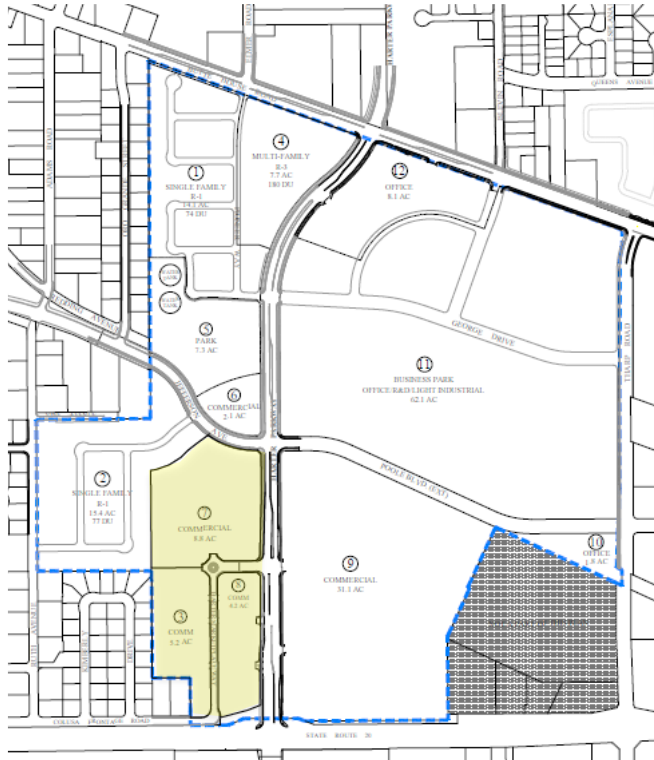
- Location
 - West side of Harter Specific Plan area
 - East of Ruth Avenue

Harter South



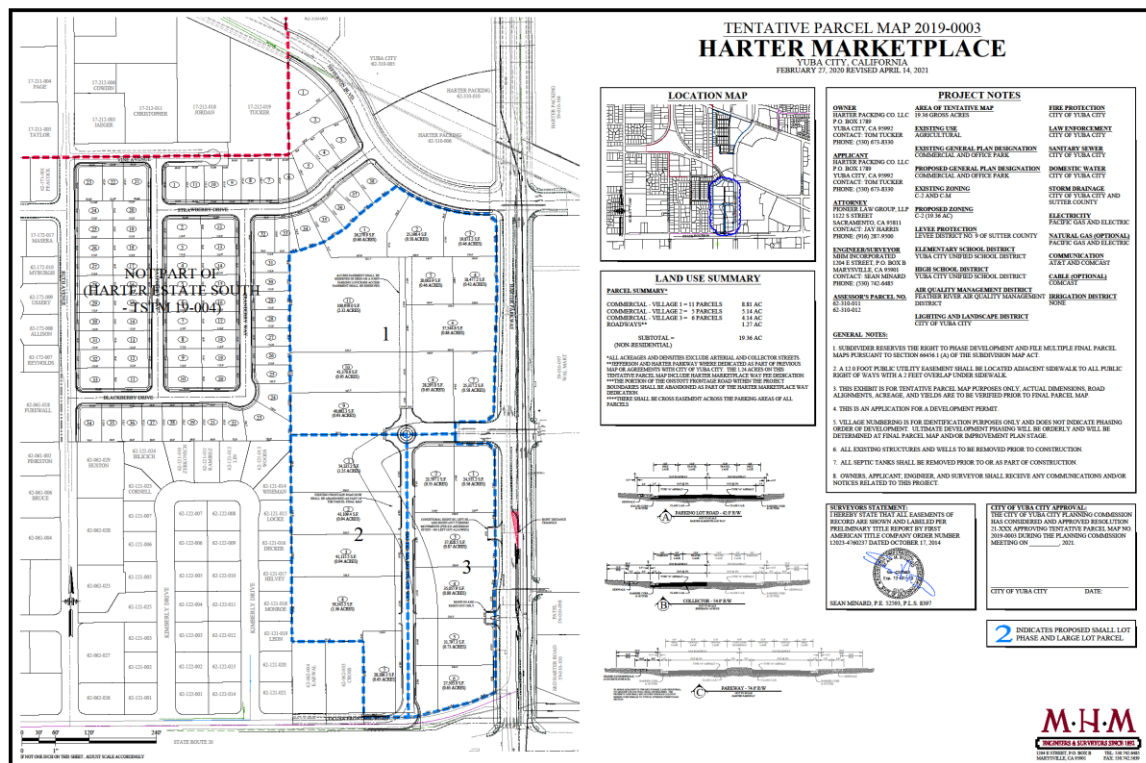
Harter Estates South
 77 Residential Lots – 15.4 Acres
 1 Remainder Lot – 13.1 Acres
Contingently approved by Planning Commission on April 28, 2021.

Harter Marketplace



- Location
 - West side of Harter Specific Plan area
 - East of Ruth Avenue

Harter Marketplace



**Harter Marketplace Tentative
Parcel Map
22 Commercial Lots – 19.36
acres**

Contingently approved by Planning Commission on April 28, 2021.

Staff Recommendations



- Approve the Infrastructure Reimbursement Agreement related to the Development known as the Harter Specific Plan – Yuba City Marketplace
- Adopt an Ordinance approving Rezone (RZ 19-01)
- Adopt an Uncodified Ordinance for a Second Amendment to the Development Agreement

Staff Recommendations



- A. Approve the Infrastructure Reimbursement Agreement related to the Development known as the Harter Specific Plan – Yuba City Marketplace
- B. Adopt an Ordinance of The City Council of The City of Yuba City Rezoning 19-01 for the Harter Specific Plan (located between State Route 20 on the south and Butte House Road on the north, along both the east and west sides of Harter Parkway, APNs 59-010-101, 59-010-104, 62-310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013) and waive the second reading.
- C. Adopt an Uncodified Ordinance of the City Council of the City of Yuba City for a second amendment to the Development Agreement with Harter Packing Company and Brown Yuba city, LLC, relative to development for the Harter Specific Plan and waive the second reading.

Questions?

