

July 18, 2017

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## Item 7

*Yuba Crossings by New  
Faze Development*



# Yuba Crossings

- Initially considered by the City Council on June 20, 2017
- Project is located north side of Franklin Road approximately 575 feet west of the intersection of State Route 99 and Franklin Road
- Currently planned for Community Commercial
- Zoned Community Commercial (C-2)





**Subject Site**  
**8.7 acres**

**Neil Dr.**

**Kean Ave.**

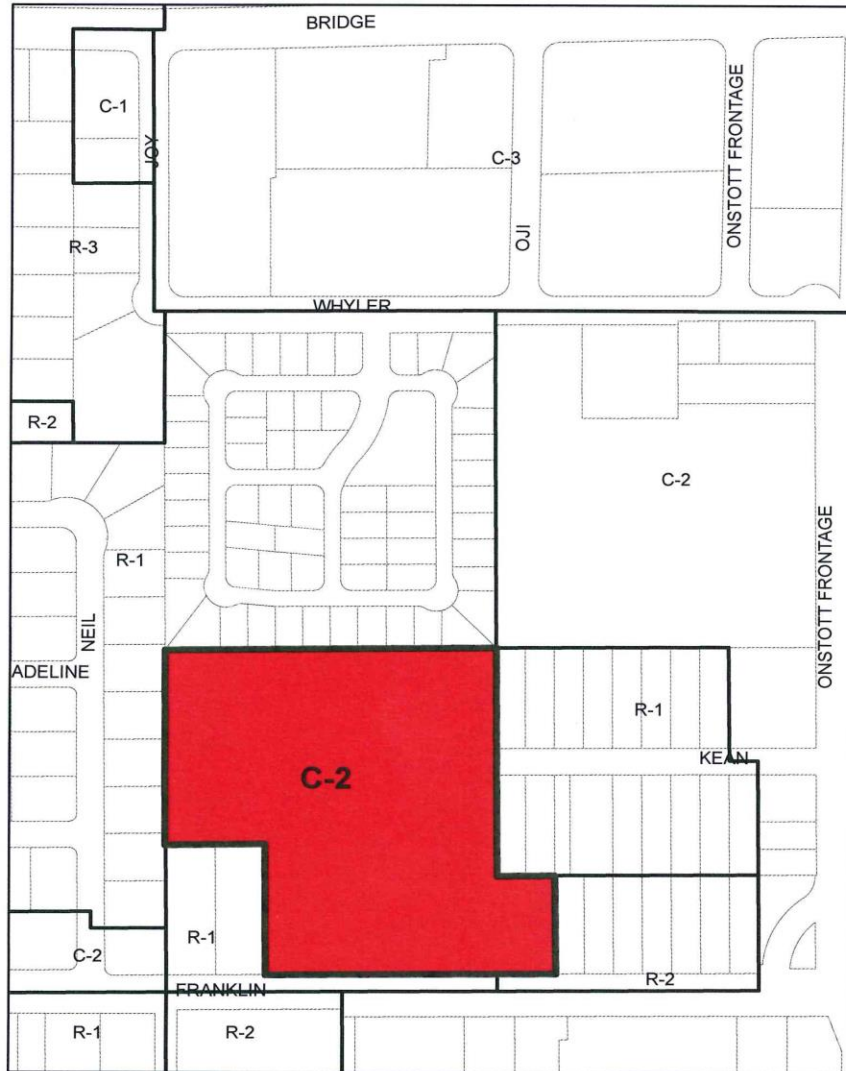
**W. Onstott Rd.**

**Franklin Road**

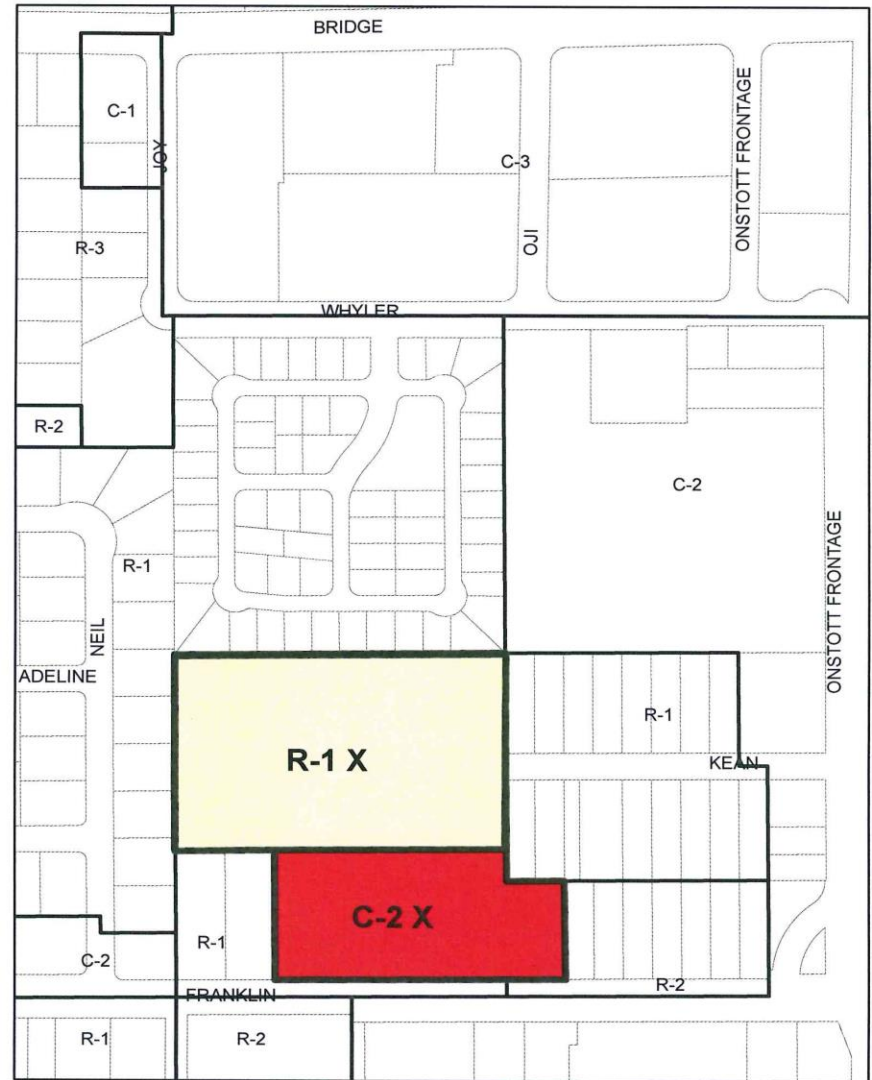


# Zoning

## EXISTING



## PROPOSED



City of Yuba City

Zoning  
Parcels

Project Site



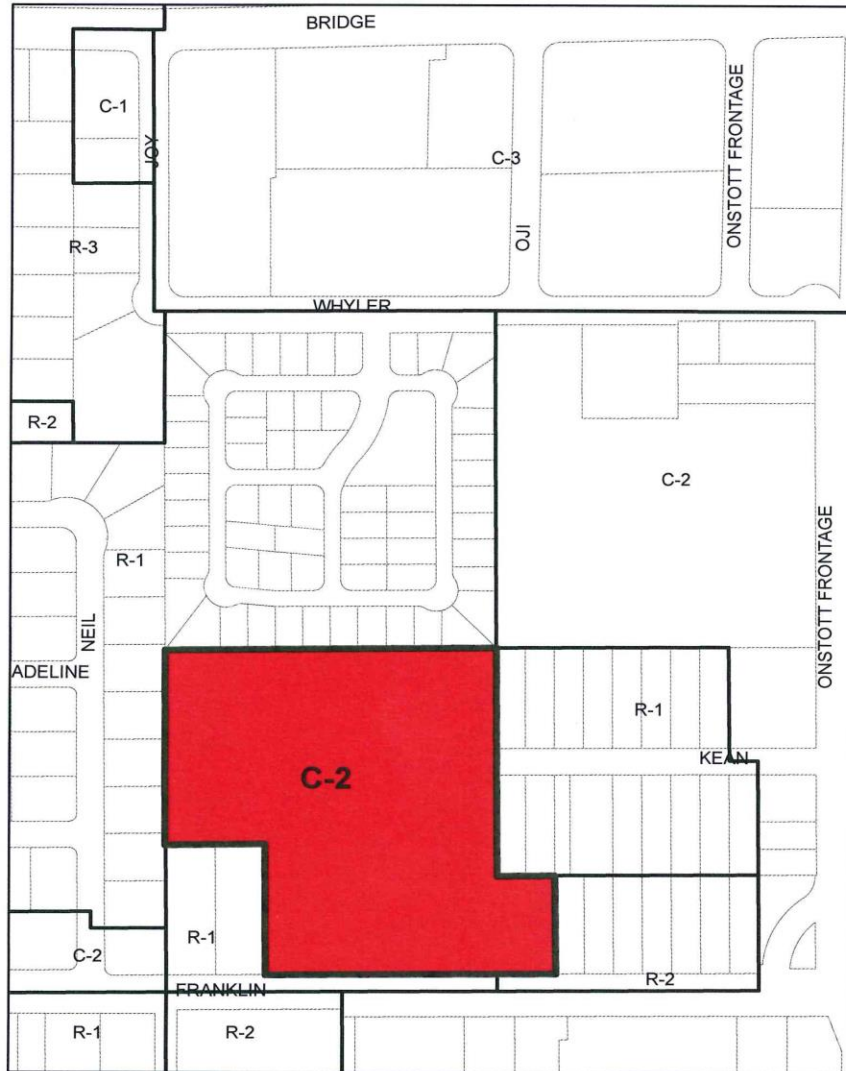
RZ 16-06



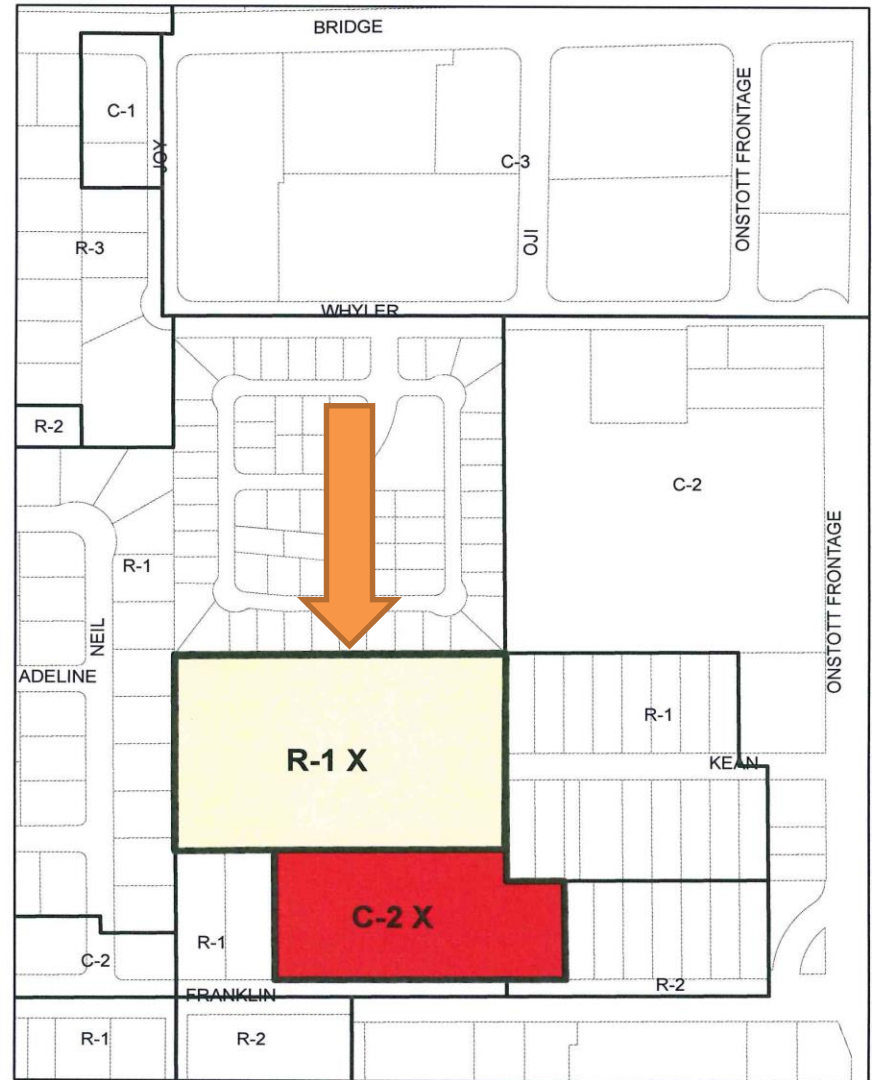


# Zoning

## EXISTING



## PROPOSED



City of Yuba City

Zoning

Parcels

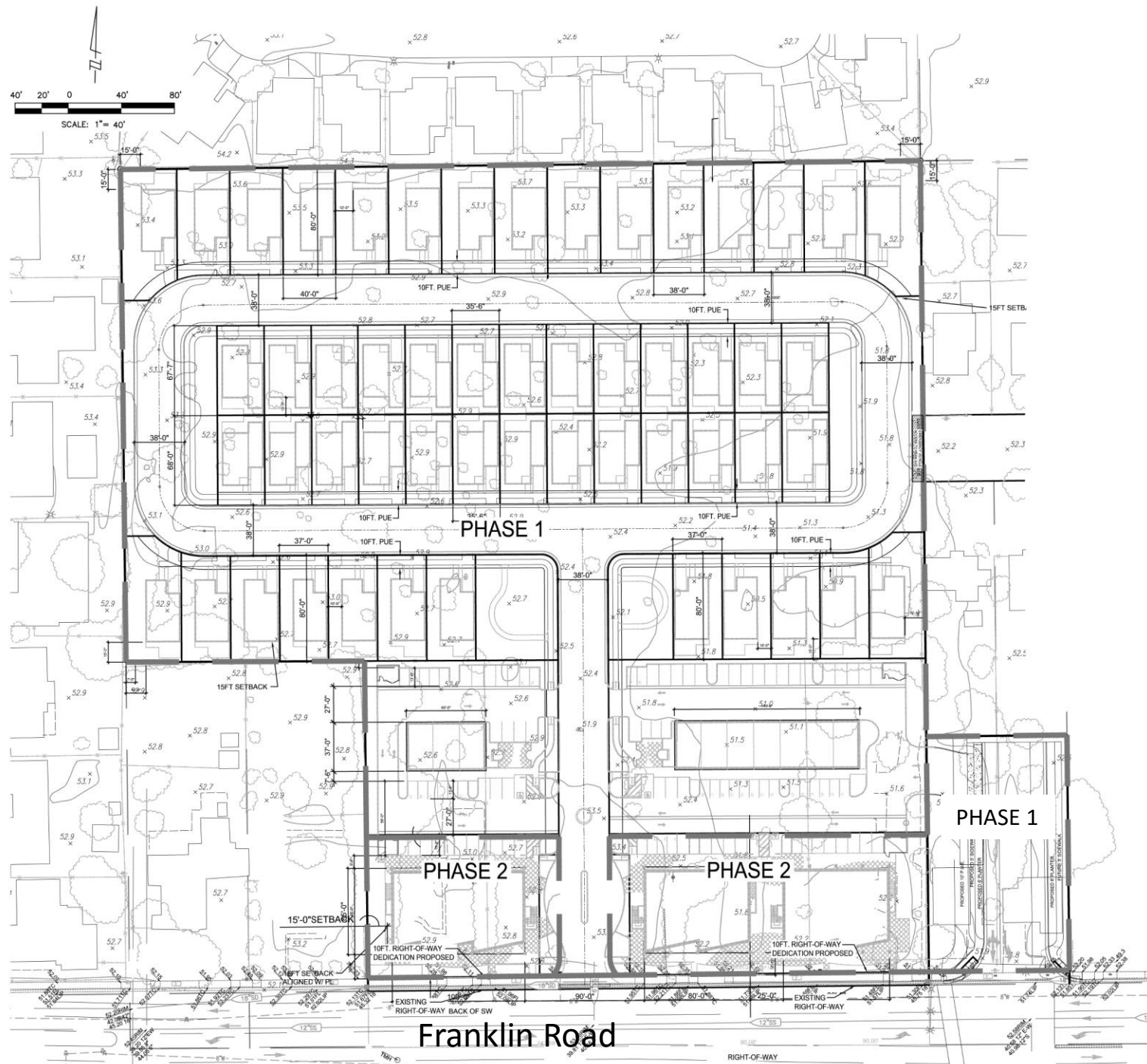
Project Site



RZ 16-06

# Oji Way

- Would be installed as part of Phase 1
- Access from the signal light
- Construction of a portion of Oji Way
- Development Impact Fees: \$458,662
- Estimate to install Oji Way: \$360,000
- Does not include the cost/s to acquire the property

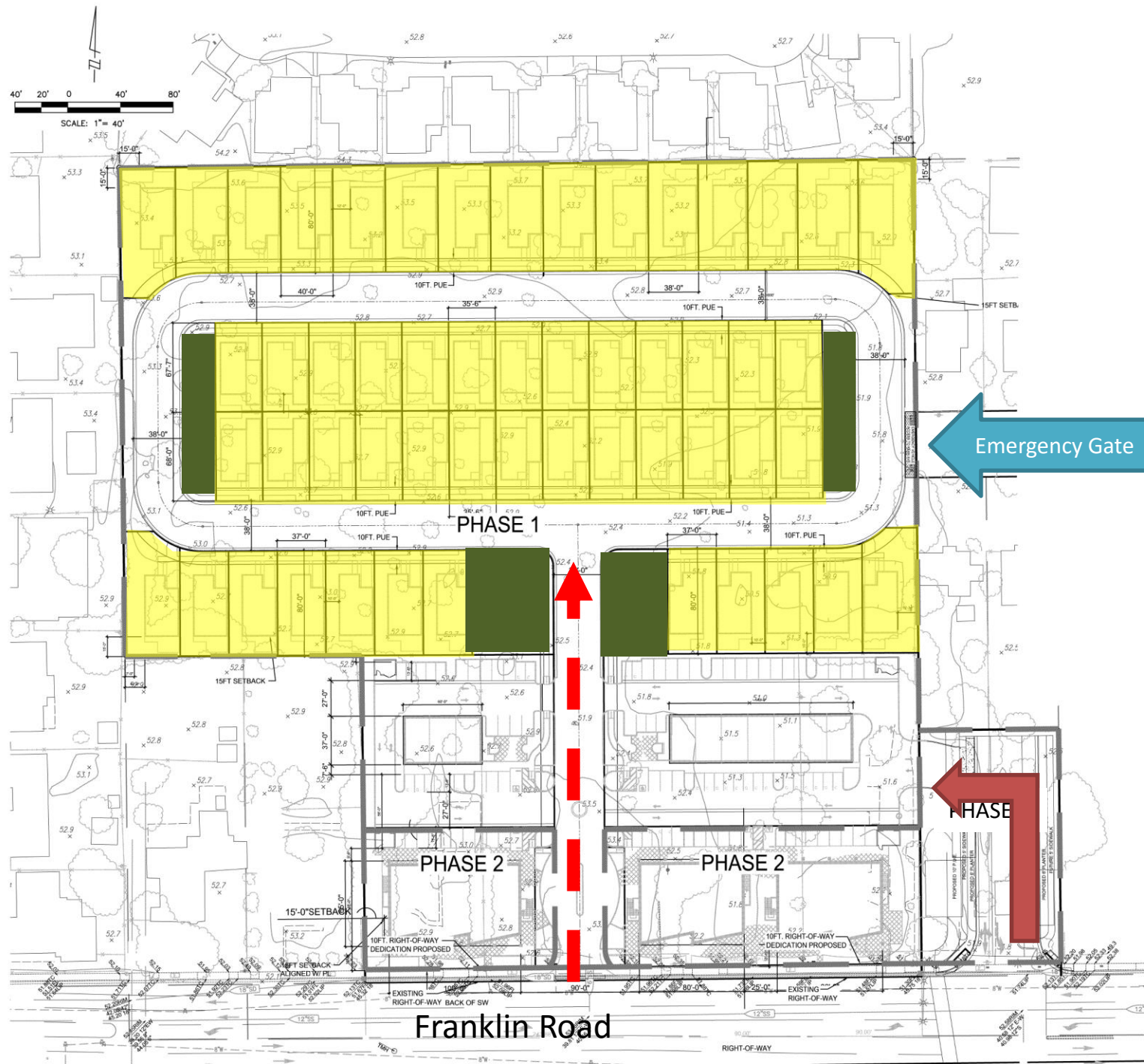




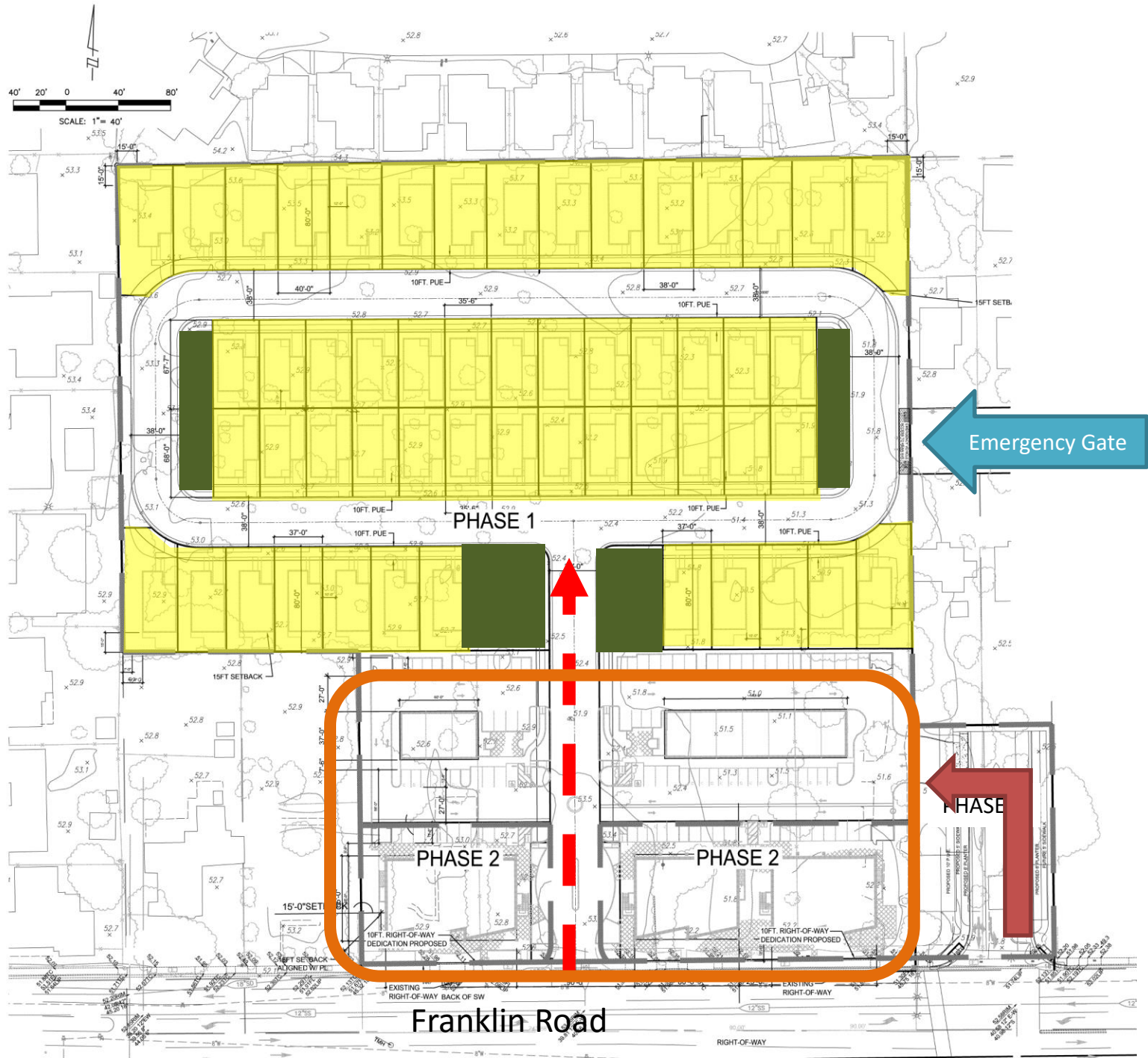




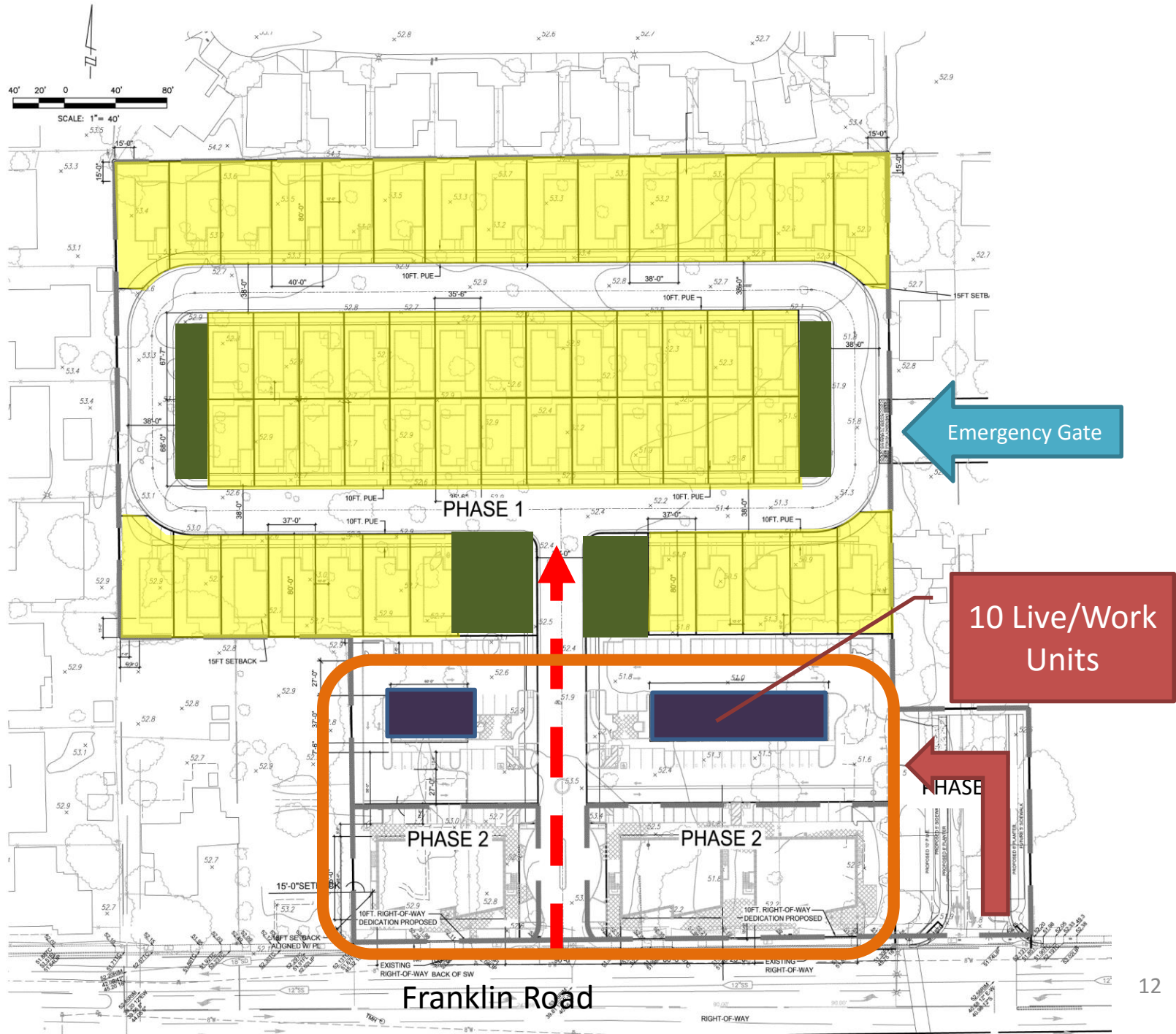


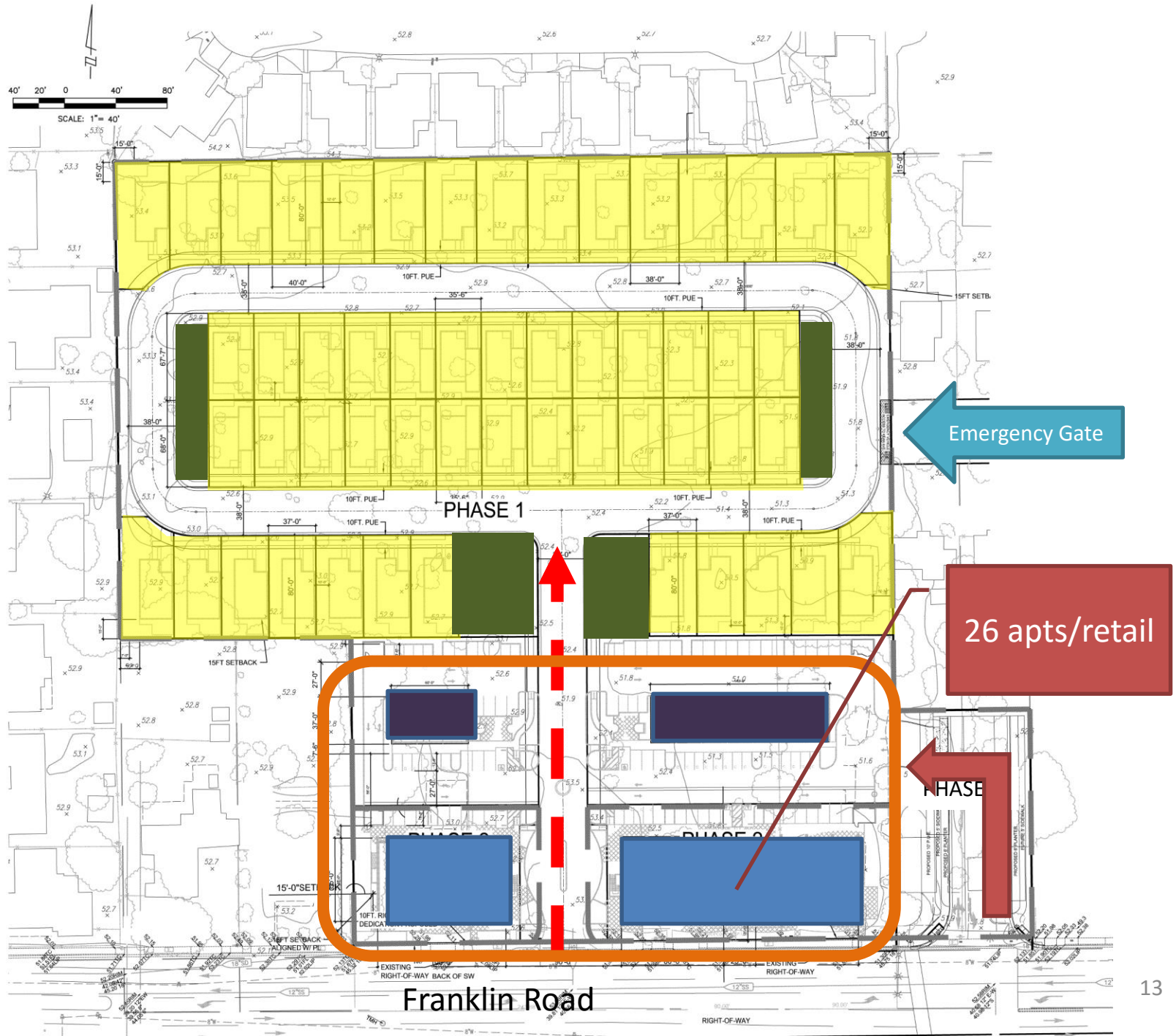












# CFD

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- Community Facilities District
  - Tool to ensure that new residential development helps offset increased demands for services
  - To date, the CFD condition has been placed on five other projects
  - Not to exceed \$425 per year per single family



# HOA

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- There will be a Homeowner's Association (HOA) for the single family homes
- HOA will maintain the landscaping & sewer system
- Water system will be public

# CEQA

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- An environmental assessment including an initial study and mitigated negative declaration was prepared and circulated to state and local agencies and Tribal consultation
- A traffic study was prepared for the project by Ken Anderson and Associates
- Mitigation is incorporated into the conditions of approval to decrease impacts to *less than significant*



# Recommendation

- Recommend that the City Council:
- Adopt the environmental assessment including an initial study and mitigated negative declaration
- Adopt an ordinance to rezone the property to R-1X and C-1X, and waive the second reading
- *Amend Ordinance:* Page 3 of the Ordinance incorrectly states July 17, 2017. Should read July 18, 2017.





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**Franklin Road**

