



Development Plan 22-01: Highway 20 Self-Storage



Presentation by:
Benjamin Moody, Public Works and Development Services Director

Property Description

The site is 9.52 acres located along the south side of Colusa Frontage Road, approximately 720 feet west of the intersection of Colusa Frontage Road and George Washington Blvd.

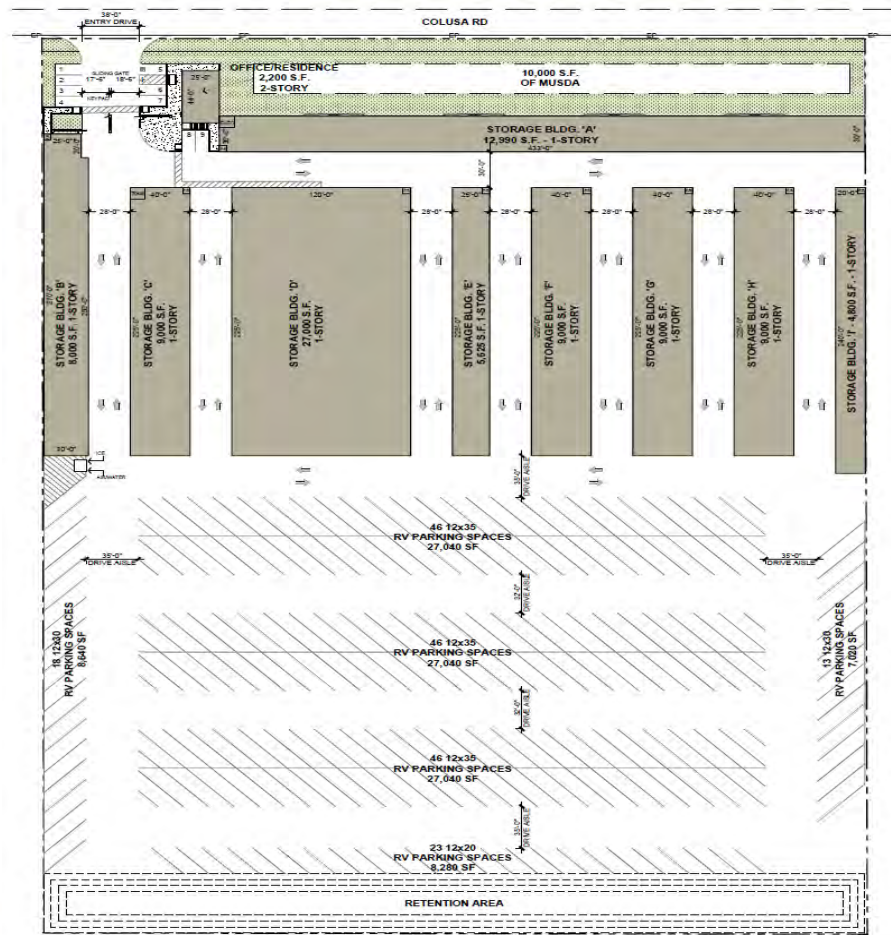


Project Proposal

This proposal is a request to construct a self-storage facility on 9.52 acres consisting of two phases.

Phase I:

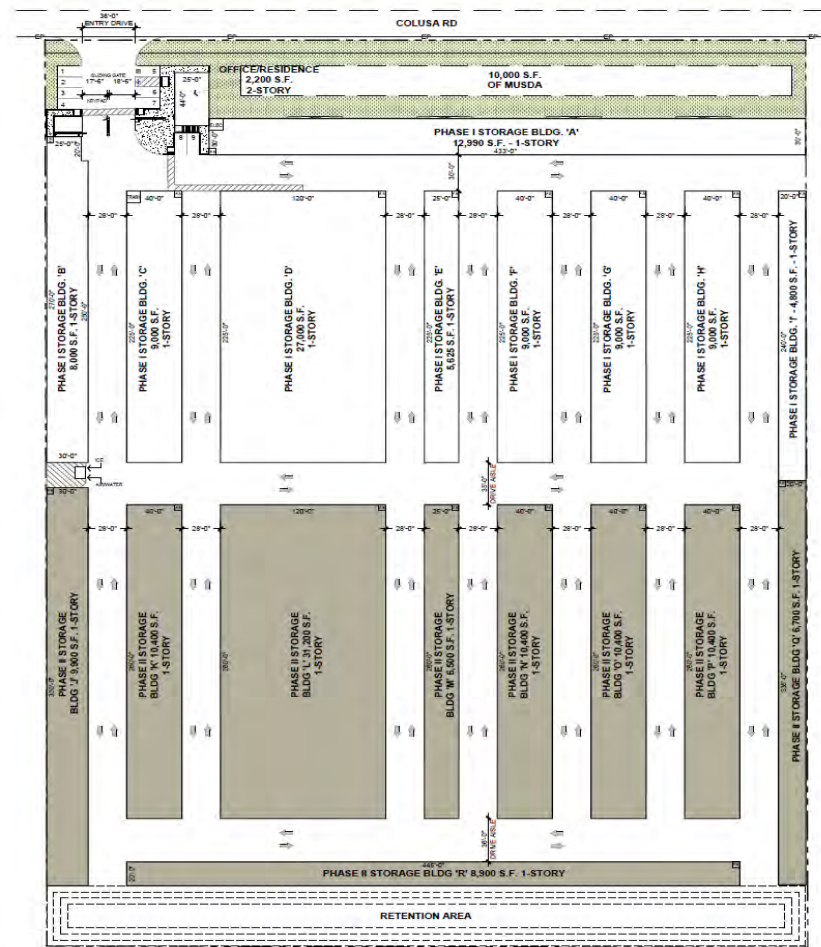
- ❖ Nine buildings totaling approximately 94,045 square feet
- ❖ 74,640 square foot graveled outdoor area for storage of 192 vehicles
- ❖ 2,200 square foot two-story building near the entrance for a first-floor office and second floor care-taker residence
- ❖ Seven parking spaces will be provided
- ❖ Outdoor vehicle storage area will only be for RV parking; no commercial semi-trucks will be stored onsite



Project Proposal

Phase II:

- ❖ Phase II is the conversion of the outdoor RV storage area to add nine more self-storage buildings totaling approximately 104,800 additional square feet
- ❖ The fully developed facility will consist of 199,215 square feet of self-storage units, a 2,200 square foot two-story building with an office on the first floor and a caretaker's residence on the second floor



Property Description

- ❖ The project is surrounded by light industrial uses, including another self-storage facility on the west and south.
- ❖ There are no nearby residences or other types of uses that would be sensitive to being near a self-storage and outdoor vehicle parking facility.
- ❖ As such, it is not expected that there will be any compatibility issues with neighboring uses.

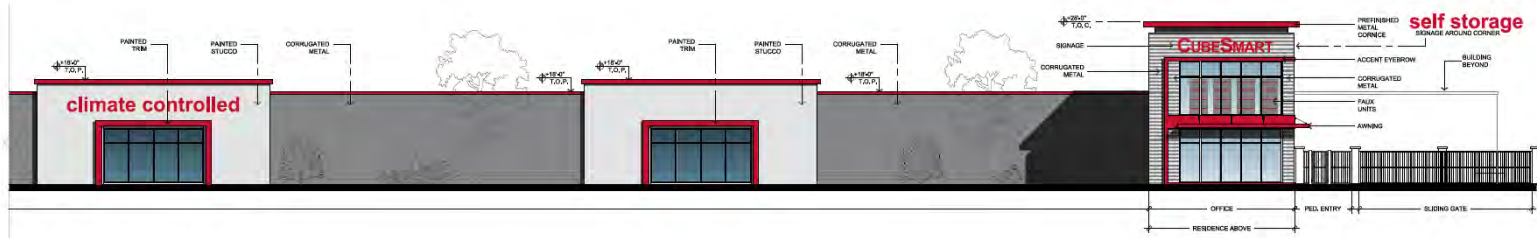


Property Description

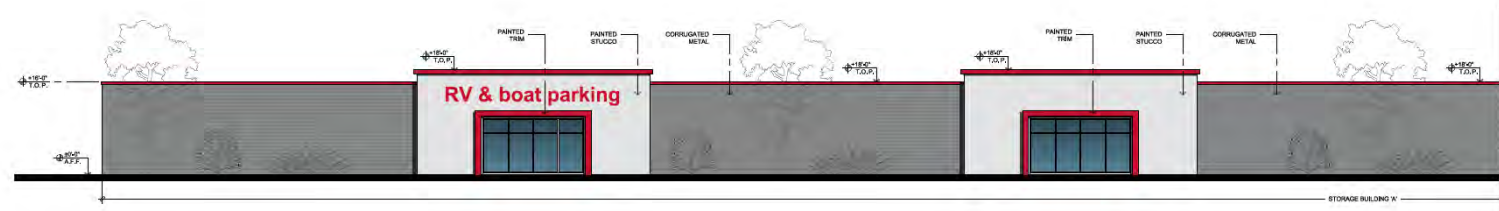
There is special zoning previously applied to this property (X27) that provides specific development criteria. The X27 criteria states, in part:

Council expressed that since the project is on a gateway to the City there is a need to ensure that future development and façade renovations be of a high quality” ... “be forwarded to the Planning Commission for architectural design review.”

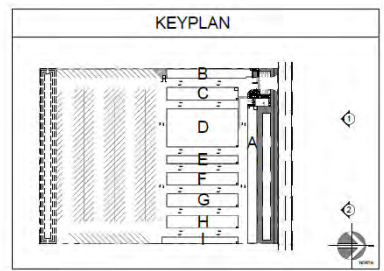




NORTH ELEVATION ①
1/8" = 1'-0"



NORTH ELEVATION ②
1/8" = 1'-0"



NOTE:
panels, or stucco, or corrugated metal & stucco.

YUBA CITY SELF STORAGE

YUBA CITY, CA

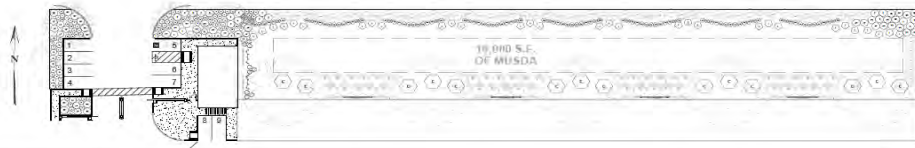
SCHEME B - OPTION 2 ELEVATIONS

ja
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JOB NUMBER: 21-706
 SCALE: 1/8" = 1'-0"
 DATE: 05/13/2022

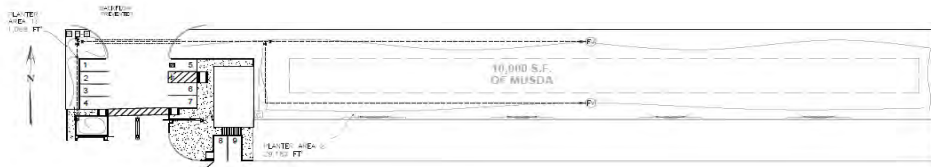
Landscape Plan



SYM. (1/16")	QTY.	PLANT SPECIES	COMMON NAME
(1)	3	15 GAL. ARISTIDA MEXICA STANDARD	STRAWBERRY TREE
(2)	3	3 GAL. REX ORIENTAL BERT PANICUM	AFRICAN MILK
(3)	1	15 GAL. FITSIA CHIONEAE 'LEITH BARKER'	SHRUB FITSIA
(4)	3	15 GAL. PRUS LANCEA	AFRICAN SLUG
SHRUBS			
(5)	14	3 GAL. LEANTHUS GRAC. (1/4")	CALIFORNIA ULAR
(6)	8	3 GAL. LEUCOPHYLLUM PUNICEUM 'CORONATA'	TEXAS SAGE
(7)	3	3 GAL. LEUCOPHYLLUM VALENTIS 'PURPLE'	SHRUB PRICKLE FLOWER
(8)	3	3 GAL. NERANDA DOMESTICA	HEAVENLY BIRDWOOD
PERENNIALS & SUBSTRUCES			
(9)	30	1 GAL. ARISTIDA MEXICA STANDARD	STRAWBERRY TREE
(10)	44	3 GAL. SAGEBRUSH BULLAR 'TRIM LEAF'	SPRUE BRUSH
(11)	15	3 GAL. ERIGONIA PARVIFLORA	SANTA BARBARA CREEP
(12)	10	3 GAL. JUNCUS HORIZONTALIS 'SOLE CREEP'	CREEPING JUNCUS
(13)	12	1 GAL. LAVANDULA ANGIOLATA 'MUSCOTE'	LAVENDER
(14)	99	3 GAL. SARDINELLA CHALMERS 'TENN. APRIL'	TENN. BIRD'S FOOT
(15)	58	3 GAL. SARDINELLA CHALMERS 'TENN. APRIL'	CREEPING SARDINELLA
(16)	10	3 GAL. PHLOX SCISSILATA 'RED BLOSS'	CREEPING PHLOX
(17)	18	3 GAL. HEMEROCALLIS 'TERRY WOODS'	NEW ZEALAND FLAG
(18)	8	3 GAL. FRAXINUS DOMESTICA 'ASHLEAF'	STAR JASMINE
(19)	11	3 GAL. VERONICA HIRSHMANN 'RED'	VERONICA
(20)	28	1 GAL. VERONICA HIRSHMANN 'RED'	SHRUB VERONICA

SYMBOL (1/16")	SYM. & LABEL	DESCRIPTION	REMARKS
(M)		WATER METER	NOT BEING VERIFIED THE 20' LENGTH IS FIELD
(B)		BACKFLOW PREVENTER	
(V)		GATE VALVE	SEE REF. TABLE
(C)		POINT OF CONNECTION	VERIFY LOCATION WITH OWNER
(A)		SHRUB CONTROL VALVE ASSEMBLY	SEE REF. TABLE FOR A WITH NEW SILL VALVE
(S)		SHRUBBING SIB	2/4" POLYETHYLENE TUBING & ENTIRE
(T)		IRC TO DRIP TRANSITION	
(F)		DRIP FLUSH VALVE	
(R)		WALL MOUNTED CONTROLLER	
(L)		SCHEDULE 40 LATERAL PIPE	
(H)		SCHEDULE 40 VALVE	1/2"
(D)		SCHEDULE 40 SLEEVE	1/2"

ABBREVIATIONS:
 NTS IS NOT TO SCALE
 1" = 10 FEET



Traffic

There was an initial concern that commercial truck parking in the vehicle storage area could impact the nearby Colusa Frontage Road intersection with George Washington Boulevard. A condition has been added that prohibits commercial truck parking onsite.

As a result, traffic generated by this project is believed to be insignificant and not trigger development thresholds.



Environmental Determination

An environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

Based upon the attached environmental assessment and the list of identified mitigation measures, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and recommends adoption of a mitigated negative declaration for this self-storage project.



Development Plan Findings

Based upon analysis of the Development Plan application and subject to the applicant's compliance with the conditions of approval noted, the Planning Commission recommends the following required findings of Section 8-5.7001(d) of the Zoning Regulations can be made:

- (i) The site for the proposed use is adequate in size and shape to accommodate said use,*
- (ii) The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.*
- (iii) The site design, design of the buildings, and the scale of the project will complement neighboring facilities.*
- (iv) The application satisfies at least one of the findings found in Title 6, Chapter 9, Article 6 of the Municipal Code*



Recommendation

A. Conduct a Public Hearing; and

B. Adopt a Resolution recommending the City Council of the City of Yuba City approve Environmental Assessment 22-03 by adopting a Mitigated Negative Declaration, subject to the Conditions of Approval and Mitigation Measures, and approve Development Plan 22-01, Yuba City Self-Storage, on 9.52 acres, located along the south side of Colusa Highway Frontage Road approximately 720 feet west of the intersection of Colusa Frontage Road and George Washington Boulevard (Assessor's Parcel Number 63-020-140).



Questions?



