

Item 4

- Colusa Frontage Road
 - General Plan Amendment No. 17-01
 - Rezone No. 17-04
 - Tentative Parcel Map No. 17-01
 - Environmental Assessment No. 17-03

(4) Colusa Hwy.



- Proposal to:
 - Amend the General Plan from Regional Commercial to Business, Technology, and Light Industry
 - Rezone from C-3 (*General Commercial*) to M-1 (*Light Industrial*)
 - Tentative Parcel Map to create 8 industrial lots
- Requires an environmental determination



Project Location

- 750 feet +/- west of North George Washington Blvd.
- Planned for Regional Commercial
- Zoned C-3 (*General Commercial*)
- Located south of SR 20 in a non-residential area
- 9.5 acres of undeveloped land

Aerial Photo

Highway 20

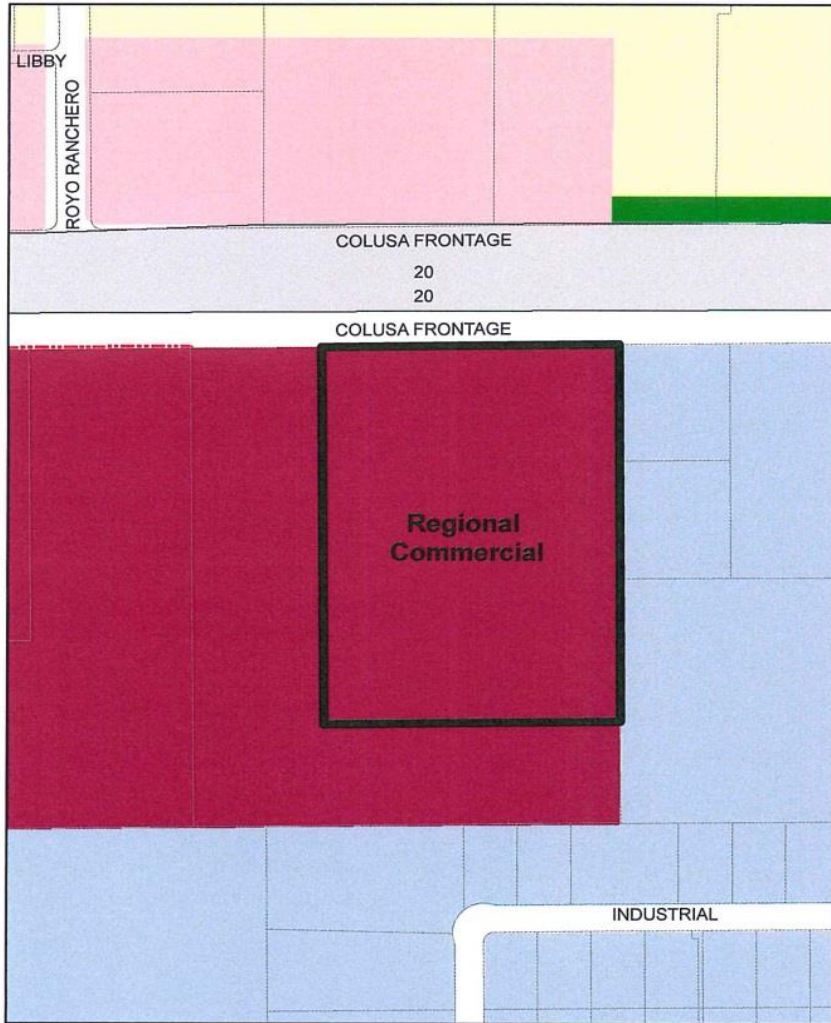
Colusa Frontage Road

Project Site

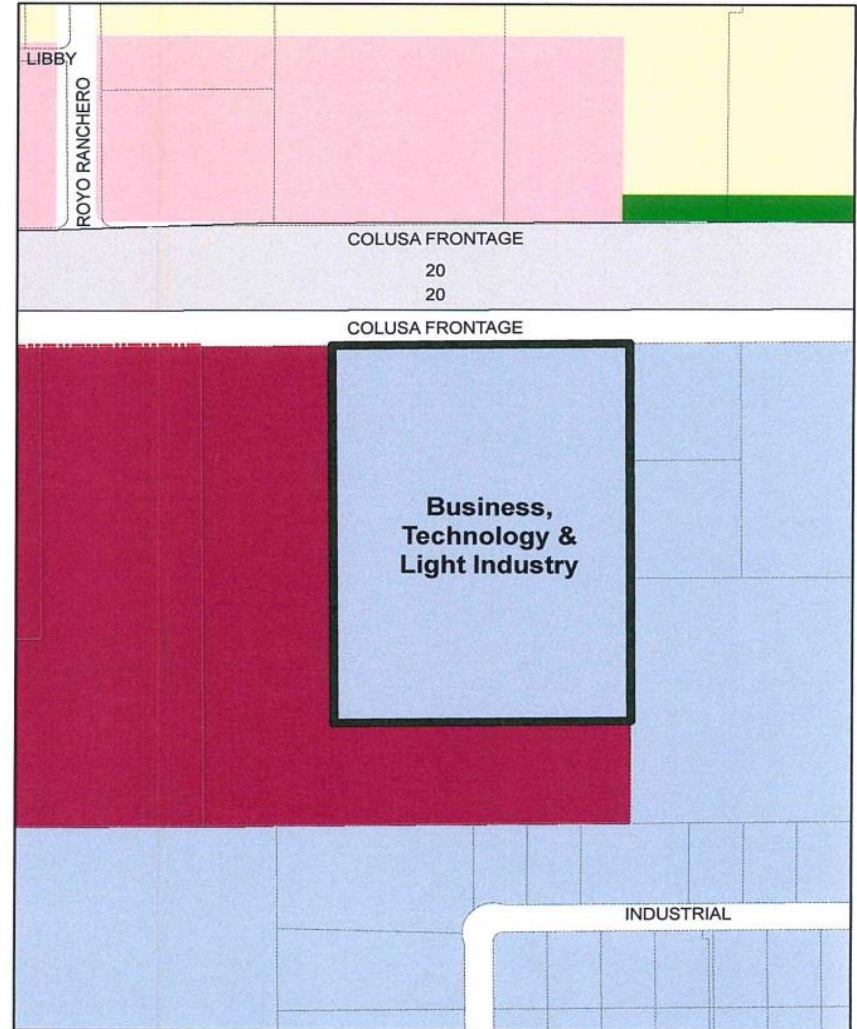
George Washington



EXISTING



PROPOSED



City of Yuba City

General Plan

Low Density Residential

Medium/Low Density Residential

Medium/High Density Residential

Parks, Recreation & Open Space

Agricultural/Rural

HS-High School, EMS-Elementary/Middle School

Regional Commercial

Community Commercial

Neighborhood Commercial

Office & Office Park

Business, Technology & Light Industry

Manufacturing, Processing & Warehousing

highways

roads

Parcels

Greenways

Project Site



GP 17-01



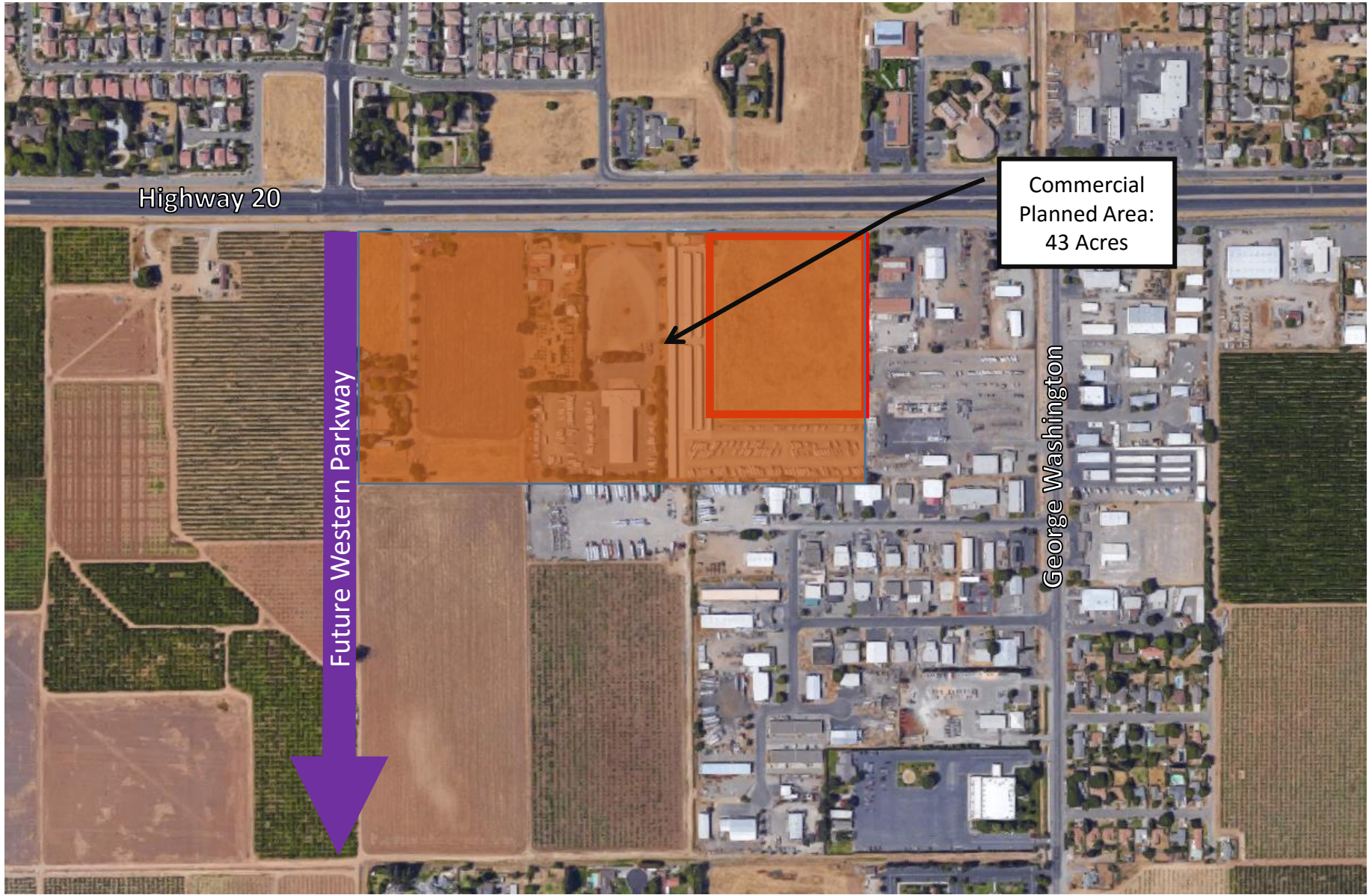
Big Picture



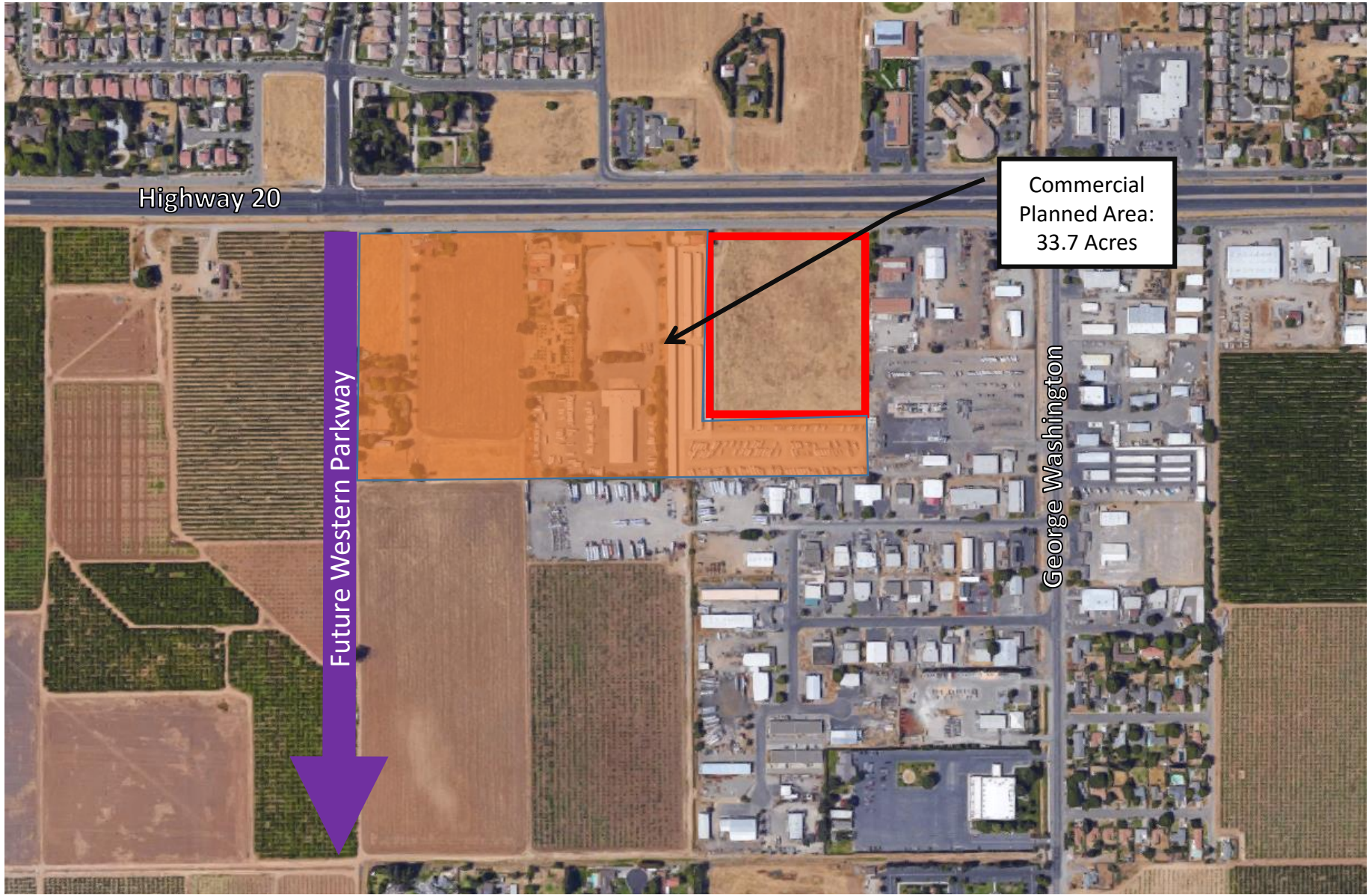
Big Picture



Big Picture



Big Picture



Commercial
Planned Area:
33.7 Acres

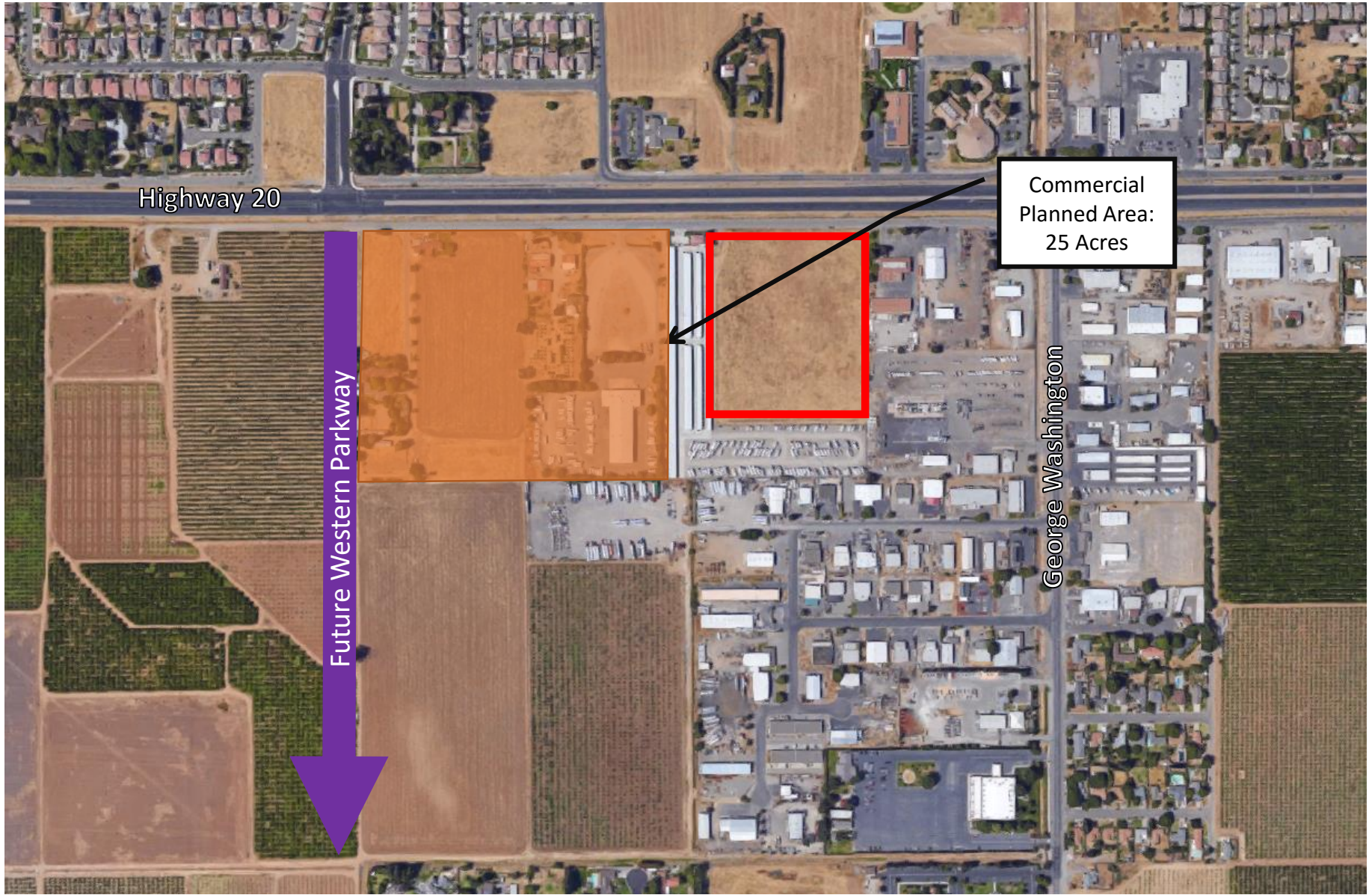
Highway 20

Future Western Parkway

George Washington



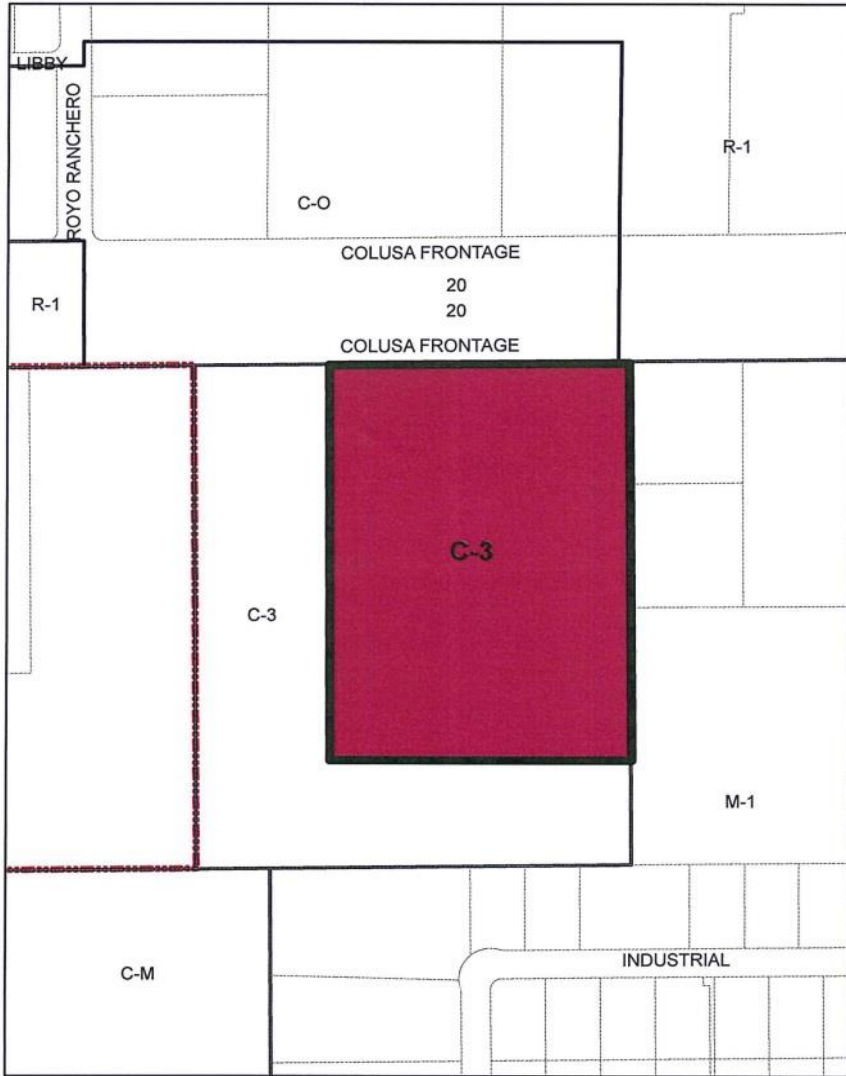
Big Picture



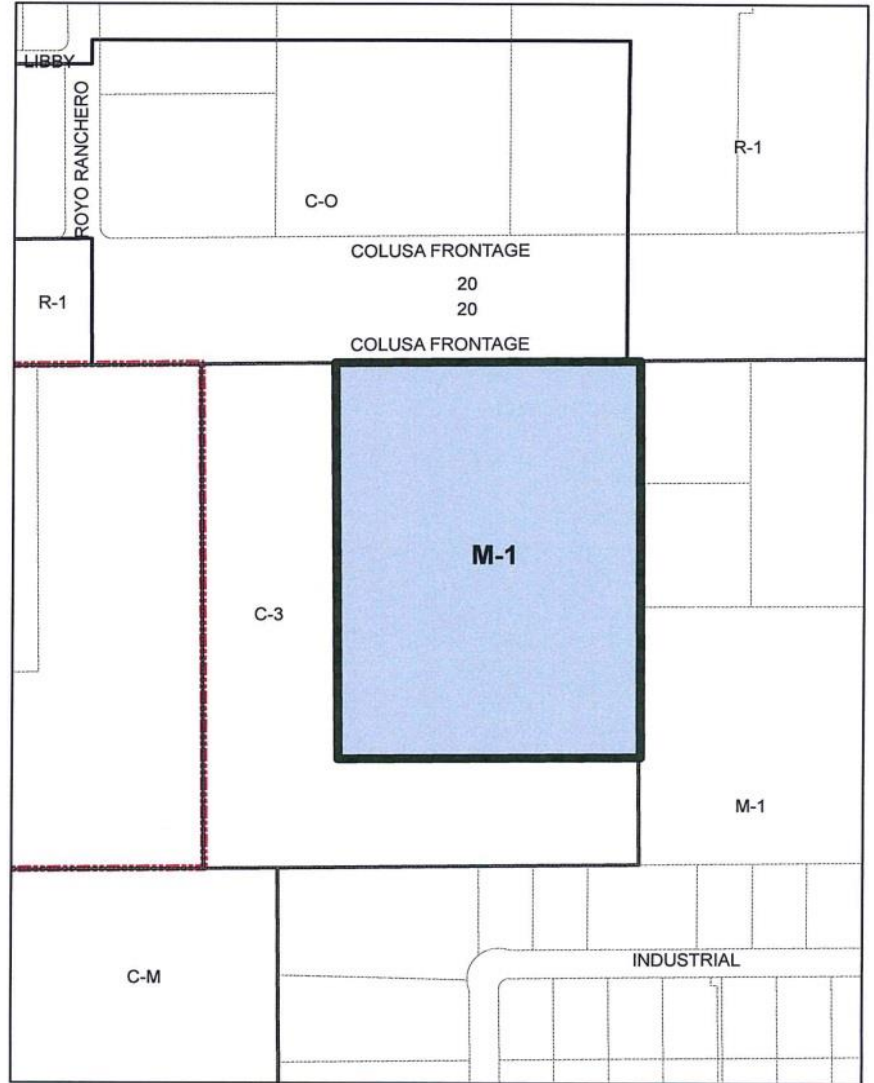
Potential

- There are 6 property owners of the 43 acres
- Commercial development of this scale prefers to be at a major intersection, rather than midblock
- Changing market conditions; a 25 acre shopping center is still feasible (Winco is 17 acres)
- City lacks industrial sites

EXISTING



PROPOSED



City of Yuba City
Zoning (thick black line)
Parcels (dotted line)
Project Site (thick black outline)

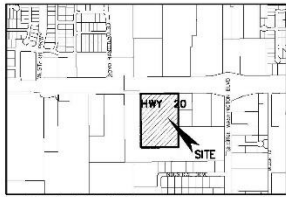
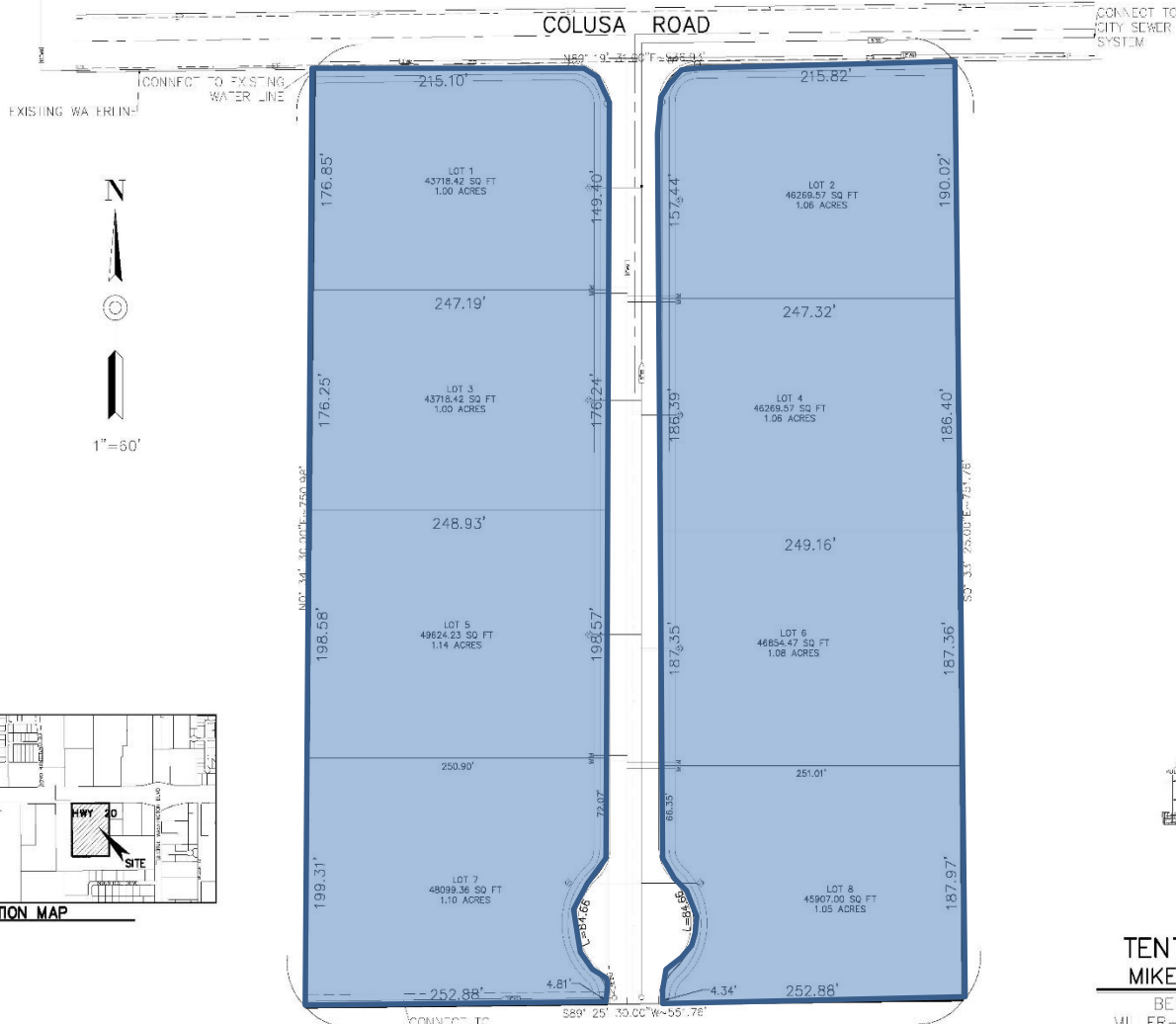


RZ 17-04



HIGHWAY 20

COLUSA ROAD



APPLICANT

MIKE SINGH
4624 DUCKHORN DR
SACRAMENTO, CA 95837
(530) 682-6686

OWNER

HIGHWAY 20 COMMERCIAL INDUSTRIES LLC
4624 DUCKHORN DR
SACRAMENTO, CA 95834
(530) 682-6686

ENGINEER

GEORGE L. WUSALLAM
NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CALIFORNIA 95993
(530) 713-0417

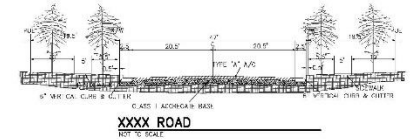
GENERAL NOTES

- WATER
CITY OF YUBA CITY
- SEWER
CITY OF YUBA CITY
- STORM DRAIN
CITY OF YUBA CITY
- PROPERTY USE:
EXISTING: OPEN FIELD
PROPOSED: INDUSTRIAL ZONING
- EXISTING: M1
PROPOSED: V1
GENERAL PLAN
- EXISTING: REGIONAL COMMERCIAL
PROPOSED: V1
- ASSESSOR PARCEL MAP (ACRES)
63-020-140 (9.52)
- UTILITIES
ELECTRICITY AND GAS: P & F
TELEPHONE: AT&T
CABLE: COMCAST

LOT DIMENSIONS

LOT AND BOUNDARY DIMENSIONS ARE APPROXIMATE AND SUBJECT TO REVISION WITH THE FILING OF THE PARCEL MAP.

OWNERS AND ENGINEER SHALL RECEIVE ALL CORRESPONDENCE.



TENTATIVE PARCEL MAP NO. -- MIKE SINGH INDUSTRIAL SUBDIVISION

BEGING A PORTION OF LOTS 4 AND 9 OF THE MILLER-EAGER TRACT, THE MAP OF WHICH IS FILED IN BOOK 2 OF SURVEYS, PAGE 29 OF SUTTER COUNTY RECORDS.

SUTTER COUNTY, CALIFORNIA MARCH 2017

PREPARED BY:
NYES
NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CA 95993
(530) 713-0417

M-1 Zone District

- M-1 zone district
 - allows a wide range uses including light industrial, truck and automotive related, research and development, and warehousing
- Zoning Ordinance addresses building height, exterior lighting, fences and walls, parking, landscaping, signs, trash enclosure, and public improvements

CEQA

- An environmental assessment including an initial study and Mitigated Negative Declaration was prepared and circulation to state and Tribal consultation
- Mitigation is incorporated into the conditions of approval to decrease impacts to *less than significant*

Recommendation

- Recommend that City Council
 - Adopt the environmental assessment including an initial study and Mitigated Negative Declaration
 - Approve the General Plan Amendment and Parcel Map and make the findings as outlined in the staff report
 - Introduce an ordinance to rezone the property and waive the first hearing

Aerial Photo

Highway 20

Colusa Frontage Road

Project Site

George Washington

