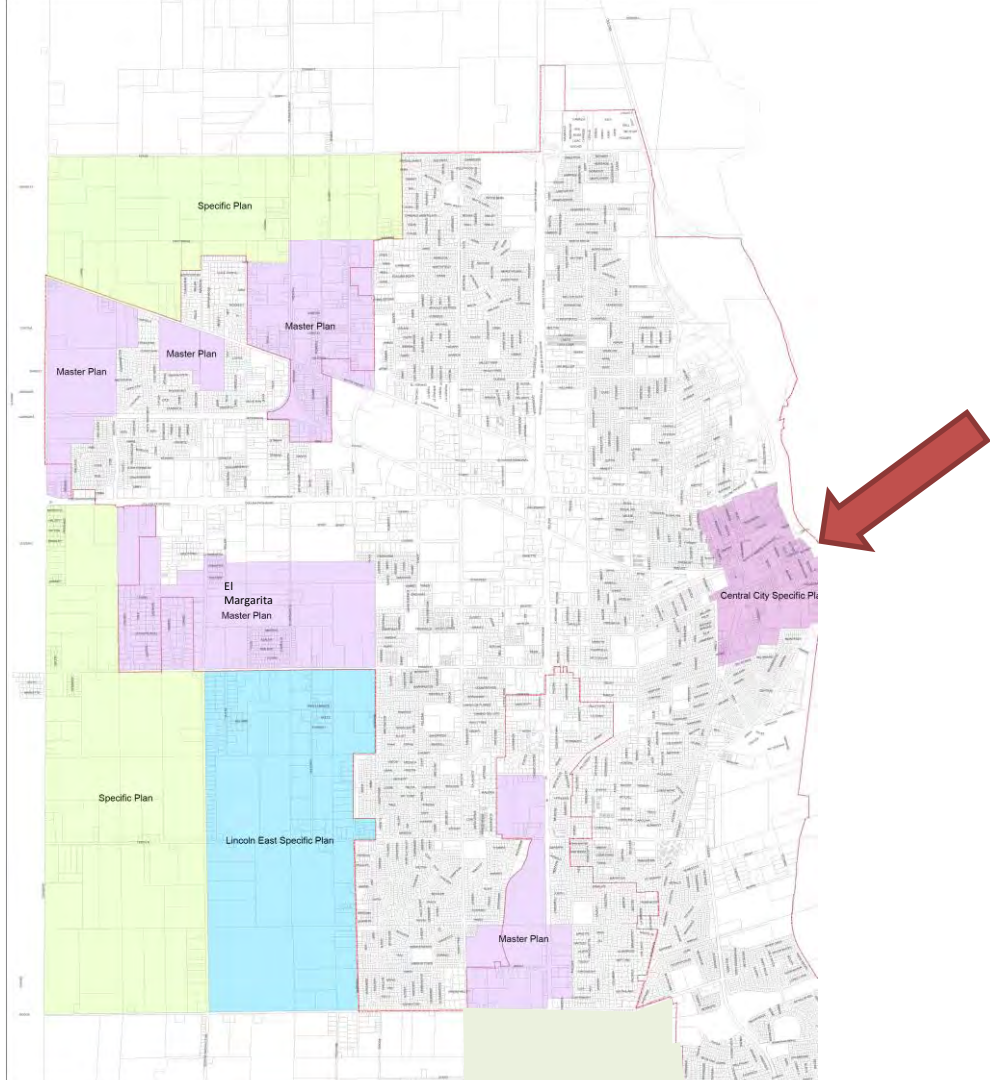




City Council | Feb. 6, 2018



Feather River Mills - Background

- The 295 acre Specific Plan was originally adopted in 1992 to improve the business climate and to unify disparate areas
- The plan serves as a road map to help guide decisions
- Informs the public and perspective investors of the area's vision







Highway 20

Fairgrounds



Since its adoption

- The reconstruction of Plumas St.
- Aquatic Park
- The new 5th St. bridge
- Public Improvements to Bridge St.
- Significant improvements along Plumas St. & Blvd.
- The potential redevelopment of the former Feather Rivers Mills site



3-Prong Approach

CCSP Plan Update

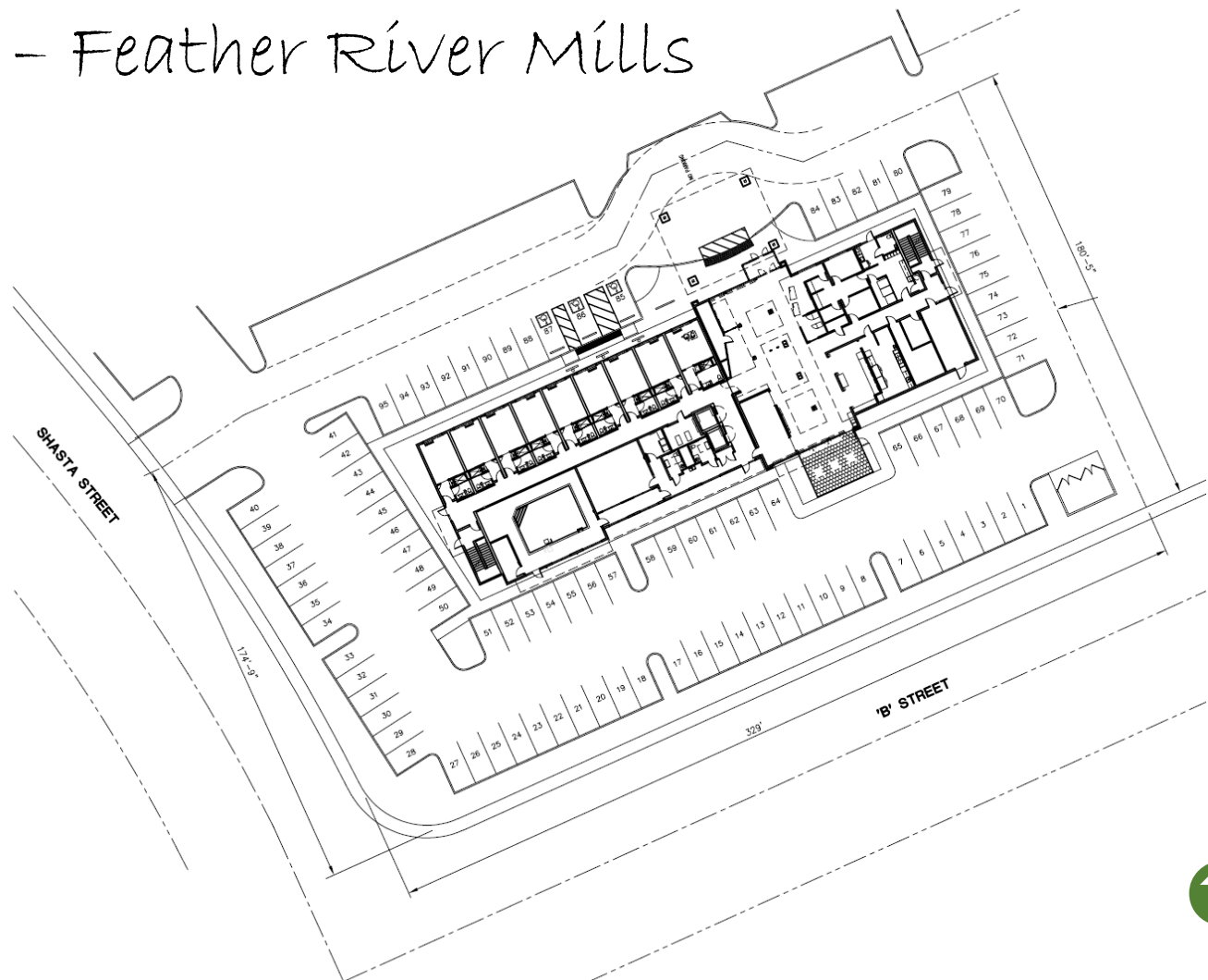
<i>Phase 1</i>	Amend Feather River Mills property given that the property no longer serves as an industrial site
<i>Phase 2</i>	Update regulations pertaining to restaurants that serve alcohol, bars, and nightclubs
<i>Phase 3</i>	Recalibrate existing zoning regulations, including identifying those uses the City would like to promote, while also identifying uses that have the potential to detract from the City center. Potential benefits include reducing entitlement processing times for applicants while also helping encourage growth to desired areas.

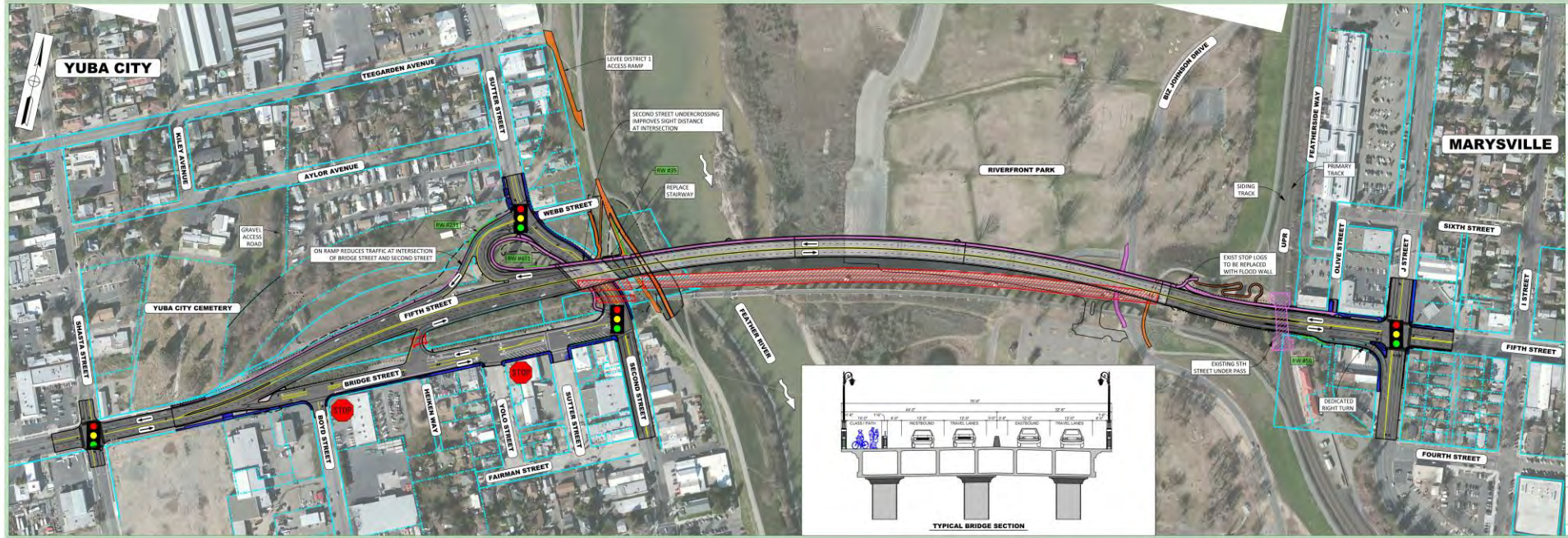


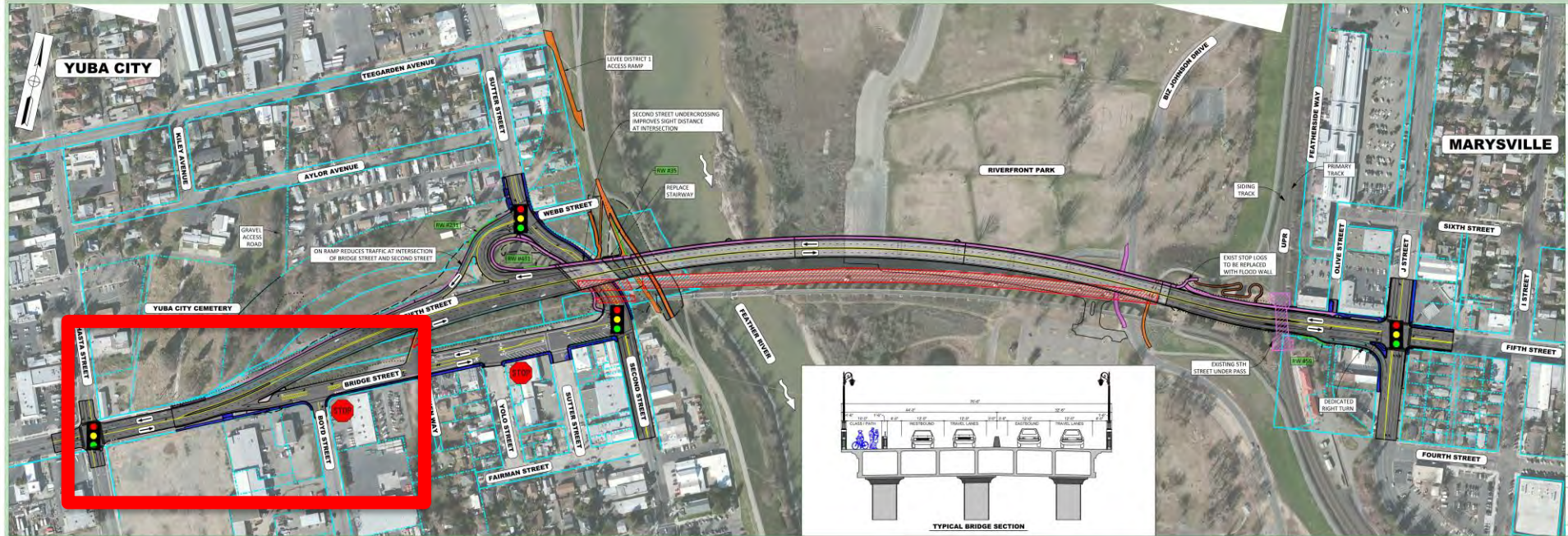
Phase 1 - Feather River Mills

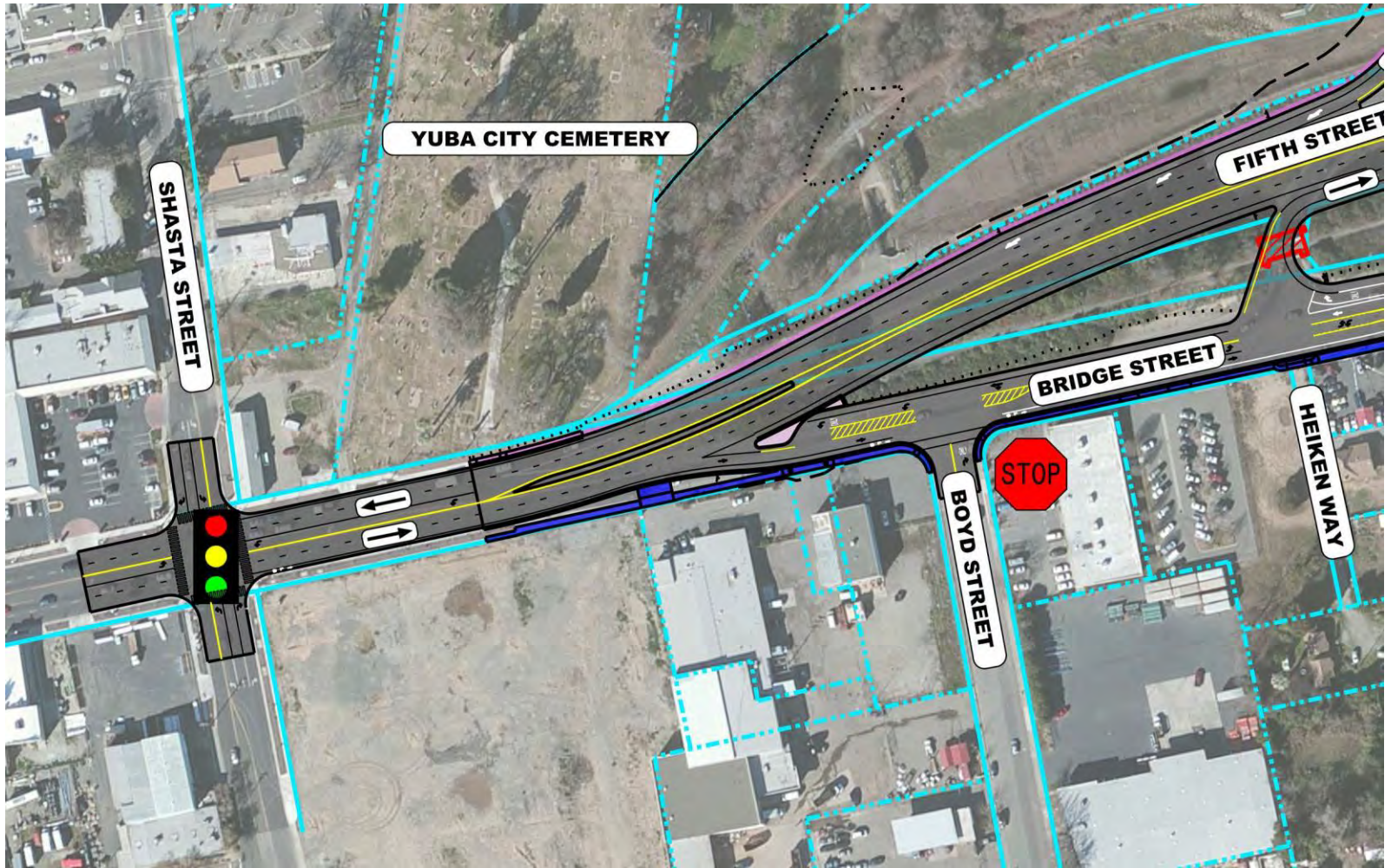


Phase 1 - Feather River Mills









SHASTA STREET

YUBA CITY CEMETERY

FIFTH STREET

BRIDGE STREET

BOYD STREET

HEIKEN WAY



Project

- Environmental Assessment
- Amendments to:
 - Central City Specific Plan
 - General Plan
- The site is currently zoned C-2 (Community Commercial), thus no changes are required.



Project

- Existing zoning permits a hotel, however the Specific Plan and General Plan designate the site for industrial uses
 - Light Industrial
 - Storefront Commercial



Traffic Impact Study

- City commissioned a Traffic Impact Study
- Traffic Impact Study
 - 7 intersections assessed
 - Some impact to the intersection of Boyd and B St.
 - Applicant will be required to pay their fair-share



Remedial Action Plan

- The City commissioned the study because of known contamination
 - The Action Plan identifies contaminants & remediation actions
 - 35 exploratory trenches, 7 soil borings to groundwater
 - 3 groundwater monitoring wells
 - None of the contaminants migrated to the underlying groundwater



Remedial Action Plan

- Approximately 10,500 cubic yards of material will excavated from the 6.56 acres
- The remediation will allow for unrestricted land uses after completion
- Action Plan was approved by the Central Valley Regional Water Quality Control Board
- Costs to remediate: \$1.5 million



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

- Adopt the environmental assessment including an initial study and Mitigated Negative Declaration and Mitigation Monitoring Plan
- Approve the General Plan Amendment
- Approve the Specific Plan Amendment



Phase 1 - Feather River Mills

