

10

Implementation and Monitoring

The General Plan provides specific policy guidance for implementation of plan concepts in each of the Plan elements. This framework establishes a basis for coordinated action by the City, adjacent jurisdictions, Sutter County and regional agencies. This chapter describes the process in general terms and the major actions to be undertaken by the City; the implementing policies in each element of the Plan provide details that will guide program development and program development.

The major implementation process for the land use proposals will be administration of the Zoning Ordinance through the Zoning Map. The Zoning Ordinance will need to be amended to be consistent with the General Plan's policies.

The Capital Improvement Program will be the primary means of scheduling and funding infrastructure improvements of city-wide benefit. Based on the recommendations made in the General Plan, a new Impact Fee analysis will be required in order to determine the level of impact fees to be charged to developers. Special assessment districts or other means of financing improvements benefiting specific areas, such as Mello-Roos Community Facilities Districts or Infrastructure Financing Districts, may also be used. The Yuba City Redevelopment Agency also will participate in funding infrastructure improvements needed to carry out the General Plan.

In many areas, General Plan implementation will depend on actions of other public agencies and of the private sector, which will fund most of the development expected to occur in the Planning Area. The General Plan will serve a coordinating function for private sector decisions; it also provides a basis for action on individual development applications, which must be found to be consistent with the General Plan if they are to be approved.

10.1 RESPONSIBILITIES

Implementing the General Plan will involve the City Council, the Planning Commission, Parks and Recreation Commission, other City boards and commissions, and City departments. The City also will need to consult with Sutter County and other public agencies about implementation proposals that affect their respective areas of jurisdiction. The principal responsibilities that City officials and staff have for Plan implementation are briefly summarized below; details on their powers and duties are in the Yuba City Municipal Code.

- ***City Council.*** The City Council is responsible for the overall management of municipal affairs; it acts as the legislative body and is responsible for adoption of the General Plan and any amendments to the General Plan. The City Council appoints the City Manager who is the chief administrator of the City and has overall responsibility for the day-to-day implementation of the Plan. The City Council also appoints the Planning Commission and other commissions established under the Municipal Code.

The City Council's role in implementing this General Plan will be to set implementation priorities and approve zoning map and text amendments, consistent with the General Plan, and develop a Capital Improvement Program and budget to carry out the Plan.

- ***Planning Commission.*** The Planning Commission is responsible for preparing and recommending adoption or amendment of the General Plan, zoning and subdivision ordinances and other regulations, programs and legislation needed to implement the General Plan. The Planning Commission also may prepare and recommend adoption of specific plans, neighborhood plans or special plans, as needed for Plan implementation. The Planning Commission will have the authority to approve many of the private development projects proposed subsequent to this General Plan and will assure project consistency with this General Plan.
- ***Parks and Recreation Department.*** The parks and recreation department will be responsible for the implementation of park policies and the development of new park facilities.
- ***Community Development Department.*** The Community Development Department is responsible for the general planning, building inspection and community development functions undertaken by the City. The Department is responsible for updating the zoning code and map and for developing new impact fees. Specific duties related to General Plan implementation include reviewing development applications, conducting investigations and making reports and recommendations on planning and land use, zoning, subdivisions, architectural review, development plans and environmental controls. The Department also will coordinate activities related to school sites and parks in consultation with Yuba City Unified School District (YCUSD), Franklin/Sutter School District and the Parks and Recreation Department. Finally, the department will have the primary responsibility for preparing the annual report on the General Plan and conducting the five-year review. These reporting requirements are described in Chapter 1.
- ***Public Works Department.*** The Public Works Department is responsible for all public works in the City, including streets, water, sewer, and drainage facilities. Specific implementation responsibilities are defined in the Transportation, Public Facility, Environmental Conservation, and the Safety elements of the General Plan.
- ***Fire and Police Departments.*** Within the City, responsibility for public safety is shared by the Fire and Police departments. The Fire Department is responsible for protecting life and property from fire hazards and other emergencies, and the Police Department is responsible for preventing crime and maintaining law and order. Specific implementing responsibilities under the General Plan are established in the Noise & Safety Element of the General Plan.
- ***Other Commissions.*** Other City commissions will also be involved in Plan implementation in their respective areas of expertise. The General Plan does not envision any substantive change in the responsibilities assigned to existing commissions. They will be administering new or amended regulations adopted pursuant to Plan policies, and their actions will need to be consistent with the General Plan.

10.2 THE PLAN AND THE REGULATORY SYSTEM

The City will use a variety of regulatory mechanisms and administrative procedures to implement the General Plan. First and foremost, the City is required to have the Zoning Ordinance consistent with the General Plan. This consistency requirement is the keystone of Plan implementation. Without a consistency requirement, there is no assurance that Plan policies will be implemented. Other regulatory mechanisms, including subdivision approvals, building and housing codes, capital improvement programs and environmental review procedures, also will be used to implement Plan policies.

ZONING REGULATIONS

The City's Zoning Ordinance will translate plan policies into specific use regulations, development standards and performance criteria that will govern development on individual lots. The General Plan establishes the policy framework, while the Zoning Ordinance prescribes specific rules and procedures for development. The Zoning Map also will provide more detail than the General Plan Diagram.

Table 10-1 shows which zoning districts in the existing ordinance are consistent with land use classifications on the Plan Diagram, assuming the district regulations are amended to reflect Plan policies.

This table will be modified as the Zoning Ordinance is revised, consistent with the Plan's implementation program. The General Plan calls for several new zoning districts, which are listed separately in the table in **boldface** font. District names and references also may be changed when the Zoning Ordinance is revised to avoid confusion with prior designations.

The use regulations and development standards for existing zoning districts will need to be amended to conform to Plan policies. Density and intensity limits, consistent with the land use classifications, also need to be updated.

Table 10-1 Consistency Between the General Plan and the Zoning Ordinance

| <i>General Plan Land Use Designations</i> | <i>Consistent Base Zoning Districts¹</i> |
|--|---|
| Residential | |
| Low Density | R-1, R-2 |
| Medium/Low Density | R-1, R-2, R-X |
| Medium/High Density | R-3 |
| Office, Commercial, Industrial | |
| Regional Commercial | RC , C-3 |
| Community Commercial | C-2, C-3 |
| Neighborhood Commercial | C-1 |
| Office and Office Park | C-0, BT , C-M, M-1 |
| Business, Technology and Light Industry | |
| Manufacturing, Processing and Warehousing | M-2 |
| Community Facilities / Open Space | |
| Public and Semipublic | PF, all remaining districts if under 2 acres ² |
| Parks, Recreation and Open Space | P, all remaining districts if under 2 acres ² |

¹ Public/semi-public uses and park facilities on sites are subject to the regulations of the base and overlay zoning districts. New zoning districts are in boldface font.

² PD Planned Development District and AH Agricultural Holding District also are consistent with any of the General Plan Land Use Designations.

The City should bring zoning into conformance with the General Plan within a reasonable period of time. When the General Plan is amended, the Zoning Ordinance and Zoning Map also may need to be amended to maintain consistency between the Plan and zoning.

SUBDIVISION REGULATIONS

No subdivision of land may be approved under California law and the City's subdivision regulations unless its design and proposed improvements are found to be consistent with the General Plan. Dedication of land for park facilities is required for subdivisions above a certain size, consistent with the policies and standards prescribed by the General Plan. The subdivision regulations also should require dedication of land for riparian habitat and reservation of land for fire stations, libraries, schools and other public facilities.

After adoption of the General Plan, the City's subdivision regulations should be amended to conform to Plan policies and explicitly require findings of consistency with the General Plan as a condition of approving tentative subdivision maps, parcel maps and minor land divisions.

FEES

The City's fees for development should be updated following Plan adoption. The General Plan also anticipates that the City will utilize in lieu fees for parkland dedication, consistent with the Quality Act.

BUILDING AND HOUSING CODES

No building permit may be issued under California law unless the proposed development is consistent with the City's open space plan and conforms to the policies of the Open Space and Conservation Element. To provide an administrative mechanism to ensure consistency, it may be appropriate to require applicants for building permits and grading permits to secure a "zoning certificate" or other form of zoning clearance before these permits can be issued.

CAPITAL IMPROVEMENTS

The Capital Improvements Program (CIP) includes a list of public works projects that the City intends to design and construct in coming years. Under California law, the Planning Commission has responsibility for reviewing the CIP to determine whether it conforms to the General Plan. Specifically, the Government Code requires the Commission to review the following actions for conformity with the General Plan:

- Acquisition of land for public purposes;
- Disposition of land;
- Street vacations; and
- Authorization or construction of public buildings or structures.

The Planning Commission has 40 days to comment on such actions, and under state law, the Commission's recommendations are advisory only; the City Council may overrule the Commission.

The Planning Commission also has the right to comment on CIPs prepared by the school districts. These CIPs, and any annual revision proposed to them, are to be forwarded to the Commission at least 60 days prior to adoption for the Commission's review for consistency with the General Plan.

10.3 IMPLEMENTATION GUIDE FOR PROJECT REVIEW

The implementation guide presented in this section is intended to ensure that new development has a "net benefit" to the City and contributes to making Yuba City a sustainable community. Table 10-2 summarizes the policies and standards for project review that are intended to protect resources in the Planning Area and provide for balanced growth. It shows the checkpoints that should be used in project review to determine new development complies with the resource-based standards established in the General Plan. For each environmental resource or constraint, the table lists the applicable policy or standard, significance thresholds and information to be used to determine compliance with the standard, and the compliance requirements.

This table will be used in reviewing individual development projects, unless exempt because they are too small or located on infill sites where they are unlikely to have a significant impact. Application forms and checklists will need to be prepared to create a streamlined review process. Background information in the EIR will be used in the initial screening of applications. For many projects, the compliance requirements will be straight-forward, and no further discretionary review would be necessary if adequate information is submitted showing that standards are met.

(This page was intentionally left blank.)

Table 10-2 Implementation Guide For Project Review

| Environmental Resource or Constraint | Applicable Policy or Standard | Significance Thresholds and Information to be Used to Determine Compliance with Standard | Compliance Requirements |
|--------------------------------------|---|---|---|
| Air Quality | No development shall interfere with basin-wide efforts to achieve and maintain federal and state standards. | Stationary sources that exceed standards for new source review without providing adequate offsets. | Stationary sources: Sutter County APCD's compliance with New Source Review regulations. Projects emitting over 25 tons/yr. of specified pollutants required to offset emissions by 25 percent. |
| Water Quality | Compliance with Regional Water Quality Control Board standards and, where applicable, NPDES requirements. | Any project in or adjacent to an area of known contamination of groundwater or adjacent to a creek or stream channel. | Use of Best Management Practices required for development affecting drainage basins; |
| Flood Hazard | Provide protection for structures exposed to 100-year flood hazards. | Degree of hazard based on FEMA maps; potential effect on downstream flood hazard. | Run-off reduction standard for development of 5 acres or more and adequate flood protection for structures. |
| Geologic and Seismic Hazards | New development shall minimize exposure to geologic and seismic hazards. | Degree of hazard based on General Plan maps showing of risks. | Compliance with UBC and recommendations of certified engineering geologist. |
| Fire Hazards | No potential increase in exposure to fire hazards; maintain average response time of 6 minutes or less for urban service area. | Degree of hazard based on analysis of the construction and use of the building, available staffing and response time. | Supplemental on-site protection if outside 6 minute average response time; sprinklers for certain building types/locations. |
| Other disasters | No development shall increase the level of risk or degree of preparedness. | Potential exposure to dam inundation as mapped in General Plan. | Compliance with safety standards and emergency response management plans; provision of convertible facilities that can be used for disaster relief. |
| Biological resources | No net loss of wetland acreage or value or substantial disturbance or destruction of valuable biological resources, riparian vegetation, oak woodland habitat, or removal or degradation of critical habitat of a listed state or federal rare or endangered species. | Any project in or adjacent to habitat for special status species, Wetlands and riparian habitat. | Compliance with Best Practices Manual. |
| Bicycle Circulation | Provide bikeways and bicycle parking with objective . (T-1-5) | Projects subject to Zoning Code bikeway and bicycle parking standards. | Compliance with bicycle parking requirements; increased funding for bikeway improvements. |
| Bicycle Circulation | Provide bikeways and bicycle parking with objective. (T-1-5) | Any project for which the zoning ordinance requires bicycle parking. | Compliance with bicycle parking requirements; increased funding for bikeway improvements. |

Table 10-2 Implementation Guide For Project Review

| Environmental Resource or Constraint | Applicable Policy or Standard | Significance Thresholds and Information to be Used to Determine Compliance with Standard | Compliance Requirements |
|--------------------------------------|--|--|--|
| Traffic Circulation | Maintain Level of Service Standard "D". | Any project on streets with future LOS D, unless exception provided per adopted LOS standards. | Compliance with density/intensity standards of Transportation Element. |
| Noise | Maintain noise/land use compatibility standards. | Any project subject to future 60 dB CNEL or greater noise. Any project subject to future 65 dB CNEL or greater noise near the airport. | Compliance with noise standards through buffering, insulation or other measures. |
| Parks and Recreation Facilities | Provide 10 acres of parks per 1,000 residents. | Availability of neighborhood and community parks in service area; years to completion of planned facilities in service area. | Conformance to dedication requirements: acres proposed for development or in lieu fee fees to be paid; willingness to participate in a maintenance district. |
| Other Public Facilities/Services | Ensure that service demands of new development does not exceed the capacity to provide services. | Availability of services per Initial Study | Conformance to the City improvement standards. |
| Health and Social Services | Provide for adequate sites and transportation access. | Availability of services per Initial Study | Periodic review of availability health and social services at neighborhood and citywide, not at project level. |