

REQUEST FOR PROPOSALS

WOODBURY SPECIFIC PLAN PROJECT: PROVISION OF ENVIRONMENTAL REVIEW AND PROFESSIONAL PLANNING SERVICES

I. INTRODUCTION:

The Planning Division of the Yuba County Community Development Department is soliciting proposals from qualified firms for environmental review and professional planning services for the proposed Woodbury Specific Plan project.

Key aspects of the requested proposal include:

- A. The preparation of an Environmental Impact Report in compliance with requirements of the California Environmental Quality Act (CEQA) and all applicable State and County requirements; and
- B. The review of the Specific Plan for conformance with the California Government Code, County policy, and sound planning principles; and
- C. Under general supervision of Planning Division's project manager, entitlement processing of applications for a General Plan Amendment to the Yuba County General Plan, Specific Plan, large lot/small lot tentative subdivision tract map, and development agreement. Approval of the requested entitlements would require an override to the Comprehensive Land Use Plan (CLUP) for Beale Air Force Base.

Proposals must be received by the Planning Division of the Yuba County Community Development Department by 4:00 pm on October 28, 2005.

II. BACKGROUND DATA:

Project: Woodbury Specific Plan Project

Applications:

- A. General Plan Amendment/Change of Zone. GPA 2005-0002 and CZ 2005-0002 will modify the Land Use Map of the Yuba County General Plan to designate the project site as Specific Plan. It will also amend the Yuba County Circulation Element to revise the alignment of the former Marysville Bypass, now tentatively called East Linda Boulevard.
- B. Specific Plan. SP2005-0001 will establish land use classifications and development standards for the Specific Plan. The Specific Plan will be

adopted by ordinance and will require addition of a new chapter to the Yuba County Ordinance Code. The Specific Plan will include a professionally prepared Financing Plan, consistent with requirements of State law.

- C. Tentative Subdivision Tract Map. TSTM 2006-XXXX has not yet been submitted, but is anticipated as a large lot/small lot map. Large lots will be proposed for financing purposes and up to 1,000 small lots will be proposed for the first phases of residential development.
- D. Development Agreement. DA 2005-0002. Is proposed to provide a long-term commitment between Yuba County and Reynen & Bardis Communities for the Specific Plan Area.

Applicant: Reynen Bardis Communities
10630 Mather Blvd
Sacramento, CA 95655

Site Size: 1,654 acres

Site Location: South of Erle Road and east of Highways 65 and 70 in the unincorporated portion of Yuba County

Project Description: See Attachment 1, Project Description for the Woodbury Specific Plan, Yuba County, CA August, 2005

Tentative Schedule: See Attachment 2, Tentative Target Dates.

III. SCOPE OF WORK

A. Work Components--Deliverables

1. The preparation of an Environmental Impact Report in compliance with requirements of the California Environmental Quality Act (CEQA) and all applicable State and County requirements.
 - a. *Kick-off meeting.* The kickoff meeting is intended to ensure a common understanding of the EIR project scope and allow the selected consultant and applicant an opportunity to discuss project details prior to sending the signed contract to the Board of Supervisors for approval.

- b. *IS/NOP.* Consultant prepares Initial Study/Notice of Preparation (IS/NOP). [County staff reviews Administrative Draft IS/NOP and provides comments.]
- c. *Scoping meeting.* Consultant and staff conduct a public scoping meeting.
- d. *Administrative Draft EIR.* Consultant prepares and distributes Administrative Draft EIR. [County staff reviews Administrative Draft EIR and provides comments.] Consultant will be available for telephone conferencing regarding County comments, as needed.
- e. *Draft EIR.* Consultant finalizes Draft EIR, prepares and distributes 50 copies for public review. Consultant will provide an electronic copy of the Draft EIR in Adobe PDF format for posting on the Planning Division website and distribution on compact discs to interested parties. Consultant will prepare notice of completion and notice of availability; County will distribute the notices.
- f. *PC Hearing on Draft EIR.* Consultant works with County staff to initiate the public hearing date before the Yuba County Planning Commission on the Draft EIR (and Draft Specific Plan, see below). Executive summary of Draft EIR will be utilized as talking points. Consultant and County staff assist Planning Commission in conducting a noticed public hearing on the Draft EIR.
- g. *Administrative Final EIR* Consultant prepares responses to comments in the form of an Administrative Final EIR, including mitigation monitoring and reporting program for review by County staff. [County staff reviews Administrative Final EIR and provides comments.]
- h. *Final EIR.* Consultant prepares and distributes 50 copies of Final EIR, including mitigation monitoring and reporting program. Consultant will provide an electronic copy of the Final EIR in Adobe PDF format for posting on the Planning Division website and distribution on compact discs to interested parties.
- i. *Board Hearing on Final EIR.* Consultant prepares draft report to Board of Supervisors on certification of Final EIR,

mitigation monitoring and reporting program, and approval of project applications. Consultant will prepare resolution(s) and ordinances. Coordinating with applicant and County Counsel office, consultant will also review draft findings of fact and overriding consideration (including draft resolutions with findings). Consultant and County staff assist Board in conducting a noticed public hearing on the Final EIR and project applications.

(See Section 3, Entitlement Processing below for hearings on certification.)

2. The review and coordination of the Woodbury Specific Plan and Development Agreement for conformance with the California Government Code and sound planning principles.
 - a. *Review of Proposed Specific Plan (PSP).* Consultant will review developer-proposed Specific Plan for conformance with Section 65450 et seq. of the California Government Code and sound development practices. [County planning staff will circulate Proposed Specific Plan to various county staff including public works and County administration.] Consultant will coordinate comments from staff and revisions to the Proposed Specific Plan and prepare a letter to the applicant summarizing recommended changes to the Proposed Specific Plan, Design guidelines and implementation procedures.
 - b. *Meeting on PSP.* County will arrange and Consultant will run a meeting to discuss recommended changes to the PSP.
 - c. *Review of Screen-check Draft Specific Plan.* Consultant will review screen-check Draft Specific Plan to ensure complete revisions are incorporated as discussed.
 - d. *PC Hearing on Draft Specific Plan.* County will distribute Draft Specific Plan (DSP) to various service providers, governmental agencies and other interested parties. A copy of the DSP will be available to the public (in Adobe PDF format) on the Planning Division's website. The Consultant will coordinate comments received and prepare a staff report to the Planning Commission summarizing the DSP, comments received, and any recommended changes to the DSP.

- e. *Review of Proposed Development Agreement.* Consultant will review applicant prepared Development Agreement (DA) for compliance with California Government Code Section 65854 et seq. [County Counsel, County Administration, public works and planning staff will also review the DA.] Consultant will prepare a letter to the applicant summarizing recommended changes to the DA.
 - f. *Meeting on Proposed Development Agreement.* County will arrange and Consultant will run a meeting to discuss recommended changes and other outstanding issues related to the Development Agreement.
 - g. *Review of Screen-check Draft Development Agreement.* Consultant will review screen-check Draft Development Agreement to ensure complete revisions are incorporated as discussed.
 - h. *Adopted Specific Plan.* After Planning Commission and Board of Supervisors' hearings on the project, Consultant will oversee the publication of the adopted version of the Specific Plan including any modifications to the documents that may have occurred at hearing. An electronic version (Adobe PDF) of the adopted Specific Plan and Development Agreement will be made available on the Planning Division's webpage.
- 3.** Entitlement processing of applications for a General Plan Amendment to the Yuba County General Plan, Change of Zone, Specific Plan, large lot/small lot tentative subdivision tract map, and development agreement. Approval of these applications would require override to the Comprehensive Land Use Plan for Beale Air Force Base, as the project encroaches into adopted noise contours for the base. In addition to the above meetings and work tasks, the Consultant will also perform the following in support of the project.
- a. *Application Review.* Consultant will review applications for completeness and prepare a letter to applicant describing inadequacies, if any.
 - b. *SDC Meeting.* Consultant will attend Staff Development Review Committee meeting to review county staff comments on applications. Consultant will prepare an issues paper and draft conditions of approval for the tentative subdivision tract map.

[Public works staff will prepare public works conditions; environmental health staff will prepare environmental health conditions.]

- c. *Planning Commission Hearing for Recommendation.* Consultant prepares draft report to Planning Commission on recommendation regarding certification of Final EIR and action on all entitlement applications. Consultant prepares draft resolution of recommendation for the Planning Commission's consideration. [County reviews packet prior to publication.]
- d. *Board Supervisors' meeting.* Consultant prepares draft report to the Board of Supervisors regarding certification of Final EIR, mitigation monitoring and reporting program, statement of overriding considerations, and action on all entitlement applications. Consultant prepares staff report, draft ordinance and resolutions, incorporating required findings, as appropriate for Board action. [County reviews packet prior to publication.]

B. Related Project Components—Not a Part of this RFP

County staff has been working with the development team to refine the project area and identify component parts of the project. While the EIR will need to recognize the following related planning and development actions, as listed, the following actions themselves are not a part of this RFP request:

- A. Municipal Service Reviews (MSRs), CEQA document, and Yuba Local Agency Formation Commission (LAFCO) applications. Yuba LAFCO will cause MSRs to be prepared to evaluate appropriate service providers and service boundaries for various public services, including fire service, water, and sanitary sewer. A CEQA document will be prepared to evaluate the environmental impacts of the MSR and various modifications of service boundaries as appropriate to serve the project.
- B. Yuba LAFCO applications will also be undertaken as separate actions from this RFP.
- C. McGowan @65 interchange alignment and improvements. Improvements to the McGowan interchange at Highway 65 will be required to serve the project including potential realignment of interchange improvements and acquisition of additional right-of-way. The applicant has hired a traffic consultant to prepare a preliminary/concept analysis. As part of the State Highway system, however, modifications to the intersection cannot be undertaken by

private parties. The Woodbury Specific Plan EIR should address cumulative traffic impacts at this intersection. However, site specific analysis can only be completed after a PSR is prepared for intersection improvements, and the PSR is not anticipated prior to adoption of the Specific Plan. The County will serve as lead agency on any modifications to the state highway system. A conceptual alignment will be established prior to release of the Draft EIR.

Also, please refer to the list of resource documents below in Section IV, copies of which are available from the offices of the Planning Division. See Attachment 3.

C. MEETINGS AND HEARINGS

The selected firm must be available to participate in the following meetings and hearing with staff, the community, and sub-consultants/staff given two weeks advance notice:

It is anticipated that the following meetings and hearings will be required:

- Kickoff meeting (pre-contract signature)
- Scoping meeting after NOP/IS is released
- Meeting with staff/applicant on Proposed Specific Plan
- Staff Development Committee (also an opportunity to discuss DEIR)
- Two meetings with staff/applicant on Proposed Development Agreement
- Public workshop before Planning Commission on Draft Specific Plan
- Public Meeting before Planning Commission for the Draft EIR
- Planning Commission hearing/Planning Commission consideration of the project as a whole
- Board of Supervisors hearing on the project.
- Regular bi-weekly meetings. County staff and the project applicant attend regular bi-weekly meetings (approximately two per month) to review project status and various project components. The selected consultant should be available for these meetings, which will be scheduled on the same day as the previously-listed meetings as feasible. The bi-weekly meetings are anticipated to add fourteen face-to-face meetings and fourteen phones conferences in addition to the meetings listed above.

D. COPIES OF DOCUMENTS

At minimum, the selected firm will provide the following documents in the number specified:

- Five (5) bound copies of the Administrative Draft EIR (ADEIR)
- One (1) electronic copy of ADEIR in Microsoft Word format
- Fifty (50) bound copies of the Draft EIR (DEIR)
- One (1) electronic copy of DEIR in Microsoft Word and Adobe PDF formats
- Three (3) copies of the Administrative Final EIR (AFEIR)
- One (1) electronic copy of AFEIR in Microsoft Word format
- Fifty (50) bound copies of the Final EIR (FEIR)
- One (1) electronic copy of FEIR in Microsoft Word and Adobe PDF formats
- One (1) copy of the staff report to and draft resolution (including findings) by the Yuba County Planning Commission making a recommendation on the project and related applications to the Yuba County Board of Supervisors.
- One (1) copy of the staff report, draft resolution (including findings and statement of overriding considerations, if required), and draft ordinance by the Yuba County Board of Supervisors.

The selected firm shall provide a complete copy of each of the above consultant-prepared documents on compact disk in Microsoft Word 2002 and Adobe PDF formats. Please provide a per copy charge for additional copies of each of the above documents.

IV. PROPOSAL FORMAT

The preferred content of each proposal is as follows:

- A. Definition of Project Objectives: Briefly indicate your understanding of the project objectives.
- B. Project Approach: Provide a general description of your approach, the content and format of the draft and final document.
- C. Work Program and Schedule: Describe technical work to be prepared, including methodologies and techniques to be used, including a proposed schedule for completion of each task identified in the scope of work.

- D. Project Management and Key Personnel: Include the proposed management structure and organization, including qualifications and relevant experience of the project manager and other key persons who will be working on the project.
- E. Cost and Invoicing: The cost of each task shall be identified in the Statement of Work as well as cost per hour and total number of hours for each labor category. The payment proposal shall provide an estimated total not-to-exceed cost, including task subtotal costs. The County reserves the right to negotiate the final contract price. Invoicing is required per the milestones contained in the standard County contract. Generally, 35 percent is paid at commencement, 40 percent is paid at County acceptance of administrative draft EIR, and 25 percent is paid at certification of EIR with a partial payment provision if the County fails to certify the EIR within 60 days of acceptance of Final EIR.
- F. Qualifications and Experience: State your firm's qualifications and those of all sub-consultants. List similar recent projects, clients, and the relevant experience of the project manager and key personnel. Please also submit a recent sample of your firm's work product(s) on a similar project.

V. RESOURCE DOCUMENTS

The following resource documents are also available for inspection and use in developing proposals:

- A. *Yuba County General Plan, Volume II, Land Use Circulation, Conservation and Open Space, December 10, 1996.*
- B. *Federal Emergency Management Agency, Flood Insurance Rate Map, Yuba County, Community-Panel Numbers.*
- C. *Noise Element of the General Plan, August 26, 1980 as amended.*
- D. *Seismic Safety and Safety Elements of the Yuba County General Plan, August 26, 1980 as amended.*
- E. Chapter 8.20, Yuba County Ordinance Code, "Noise Regulations".
- F. Herbert, Fred W. and Eugene L. Begg. *"Soils of the Yuba Area, California."* June 1969. University of California, Davis.
- G. United States Geological Survey, 7.5 Minute Series Topographic Map
- H Title XII of Yuba "Zoning Ordinance", December 6, 1983 as amended.
- I. Project studies are attached as Attachment 3.

VI. SELECTION CRITERIA

The following is a partial list of the County's criteria for the selection of a Consultant for each EIR:

- A. Understanding of the EIR process, the potential impacts of the proposed project, and available mitigation strategies to offset those impacts;
- B. Expertise, technical ability and experience of assigned personnel in applying California Environmental Quality Act and the California Government Code to the requested scope of services;
- C. Quality of Consultant's related work experience in related projects, particularly in the areas of EIR preparation, review of Specific Plan and Development Agreements, and provision of staff services to local government;
- D. Demonstrated ability and commitment of appropriate staff resources to meet the proposed schedule and ability to assemble a project team to fully meet the needs of the project;
- E. Absence of conflict of interest or recent direct working relationship with the project Applicant and associated Contractors;
- F. Not-to-exceed cost estimate, and competitive salary scales that are commensurate with the expertise of personnel assigned (optional tasks may be proposed as necessary to meet legal and technical needs of the project not otherwise listed herein);
- G. Demonstrated ability to avoid successful legal challenge to environmental documents prepared;
- H. Responsiveness to requirements, terms, and conditions of this RFP.

VII. LIMITATIONS

- A. All reports and pertinent data or materials shall become the sole property of the County.
- B. All tasks in the Consultant work program are the responsibility of the consultant team unless specifically stated as the responsibility of the

County. Good business practice such as formal letters of request and making of appointments should be followed.

- C. The RFP does not commit the County to award a contract, to pay any costs incurred in preparation of the proposal to procure or contract for services or supplies. The County reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified source, or to cancel in part or in its entirety this RFP, if it is in the best interest of the County to do so. The County may require that the successful Consultant make revisions to the work program as may be needed.

VIII. INSURANCE

Certification of insurance in accordance with the general insurance requirement shall be required, in a format satisfactory to the County, prior to the execution of a contract.

IX. GENERAL INFORMATION:

- A. Proposals shall be submitted to:

Charles S. Thistlethwaite, AICP, Planning Manager
Yuba County Community Development Department
915 8th Street, Suite 123
Marysville, CA 95901

DUE DATE: Proposals must be received by the Yuba County Community Development Department by 4:00 pm on October 28, 2005.

- B. For additional information or questions please contact:

Stacey Jolliffe, Senior Planner
Yuba County Community Development Department
915 8th Street, Suite 123
Marysville, CA 95901
(530) 749-5481
sjolliffe@co.yuba.ca.us

- B. The Consultant shall submit a minimum of five (5) copies of their proposal to the County, including one copy the recent sample of your

firm's work product(s) on a similar project. Cost proposals shall be submitted in a sealed separate envelope.

- C. The proposal shall be signed by an authorized official of your firm.
- D. The proposal shall be valid for a minimum of one hundred and twenty (120) days.
- E. The County reserves the right to reject any and all proposals.
- F. The terms and scope of the contract will be determined based on the professional negotiations between the County and the Consultant. If the County and the Consultant fail to reach a contractual agreement, the County may negotiate with any other acceptable Consultant.

Attachments:

- 1. Project Description
- 2. Tentative Target Dates
- 3. List of previously prepared studies

**Project Description for the
Woodbury Specific Plan
Yuba County, CA
August, 2005**

1. Introduction

The Woodbury Specific Plan area encompasses a total of approximately 1,654 acres located on the south side of Erle Road east of Highway 65 and 70 in the unincorporated area of Yuba County (the "County"). It encompasses portions of Sections 3, 4, 9 and 10 Township 14 North, Range 4 East, and portions of Sections 33 and 34, Township 15 North, Range 4 East, Mount Diablo Base and Meridian. Reynen & Bardis Communities and its partner, the DeSilva Group, controls the entire specific plan area.

2. Community Vision

Prior to the development of a land use plan for Woodbury, a Visioning Workshop was held on January 28, 2005 to engage the community in the process of understanding urban design options for the site; the County's approval process; and initiating the creation of the plan. The workshop included a power point presentation comparing master planned communities over 1,000 acres, and a summary of local housing trends. The "Concentric" type plan was the preferred alternative as the conceptual framework. The vision established a main activity node or town center to serve as a gathering place for residents of and visitors to the community. This central activity node is envisioned to include a vibrant mix of uses, including opportunities for housing, shopping, recreating, and a viable place to conduct business. The activity node is planned to be easily accessible by vehicle and connected to the community by a network of sidewalks and pathways. Recreational or open space uses are conceived to radiate out from the town center, with view corridors to the Sutter Buttes and nearby foothill areas from the project's roadways. The concept also envisions residential housing densities generally decreasing with distance from the activity node, with enclaves of higher density uses occurring along the edges of the recreation corridors and along major streets and transportation facilities. This Visioning Workshop will form the basis for the development of a land use plan for the Woodbury Specific Plan.

3. Specific Plan

The Woodbury Specific Plan will be the County's long-range plan for development of the entire 1,654 acre plan. The Woodbury Specific Plan will be the planning and regulatory document for the purpose of implementing the Yuba County General Plan. A specific plan is an effective implementation tool that is often used to address specific master-planned development areas such as

Woodbury. The specific plan provides a bridge between the broad policies contained in the General Plan and the detailed project-specific development plans proposed by the project applicant. Thus, the emphasis of the Specific Plan is placed on establishing a property-specific land use plan, as well as property-specific design guidelines and development standards to supplement those of the General Plan. The Woodbury Specific Plan will serve as the guide to all future development proposals within the boundaries of Woodbury.

4. Legal Authority

The Woodbury Specific Plan will be prepared in compliance with the guidelines for the implementation of a specific plan mandated by the California Government Code (Cal. Gov. Code 65450-65457) to create a bridge between the County's General Plan and specific development proposal for Woodbury. The Woodbury Specific Plan, as required by law, will be consistent with Yuba County General Plan policies. The California Government Code authorizes cities and counties to adopt specific plans by resolution to establish a policy document, or by ordinance to establish a regulatory document. The Woodbury Specific Plan will be a regulatory plan constituting the zoning for the property. Development plans, subdivision maps, and any action requiring discretionary or ministerial approval by the County shall be consistent with the Woodbury Specific Plan as adopted by the Board of Supervisors. The Woodbury Specific Plan will be adopted by the County's Board of Supervisors by ordinance.

5. Specific Plan Objectives

The principal objectives of the Woodbury Specific Plan are as follows:

Land Use:

- Conform to Yuba County General Plan policies
- Provide a well-designed, balanced community with identifiable neighborhoods in close proximity to jobs and services.
- Provide a balanced mix of land uses that will allow a self-sufficient community, thereby reducing demands on regional roadways and services.
- Provide a comprehensive noise analysis of the Beale Air Force Base Noise Contours which will allow consideration by the Yuba County Board of Supervisors of a possible override of the Comprehensive Land Use Plan.
- Provide for a full range of housing densities affordable to all income levels.
- Provide a comprehensively planned project that is sensitive to environmental issues including wetlands, flood protection, and air quality.
- Provide required schools and parks sized and phased to meet the needs of residents in the Plan area and located as neighborhood focal elements.

Circulation:

- Provide for the coordinated development of roadways to interconnect and integrate the community.
- Provide right-of-way and improvements within the Plan area for the Highway 65/70 Marysville bypass to serve local and regional traffic needs.
- Establish a circulation system that meets local and regional transportation needs and accommodates a variety of transportation modes including off-street pathways.

Water/Sewer System:

- Provide a comprehensively planned infrastructure system to serve the needs of future residents.
- Provide adequate infrastructure improvements without adversely affecting existing levels of service.
- Conserve energy and water.

Flood Control:

- Construct incremental flood detention facilities along open space corridors as development occurs to fully mitigate on-site impacts and not worsen existing off-site problems.
- Provide joint use of parks with detention basins where appropriate and feasible.
- Perform a hydraulic study to address the potential of a levee breach upstream of the UPRR on the Yuba River.

Open Space and Recreation:

- Provide landscaped open space buffers and/or landscape corridors along arterial, boulevard, and collector roadways.
- Provide a variety of active and passive parkland for local and regional public enjoyment and enhance natural drainage courses where practicable.
- Provide entry statements at the perimeter of the project to define and distinguish the new community.
- Provide open space linkages to the bicycle and pedestrian user to schools, parks, shopping and public areas.

Fiscal:

- Create a fiscally responsible and balanced community with a positive revenue flow to the County.

- Phase development and infrastructure to respond to market demand while requiring new development to provide the infrastructure and public facilities necessary to serve the developing area.
- Form a County Service Area or other acceptable mechanism to provide extended road and landscape maintenance, parks and recreation, fire protection, and other required services.
- Request review of special district spheres of influence and annexations as necessary to provide community sewer, water, fire protection, and other services required to serve Woodbury.

6. Financing Plan

Concurrent with approval of the Woodbury Specific Plan, the County will consider adoption of the Public Facilities Financing Plan. This Financing Plan defines the specific mechanisms which will be required to fund the capital costs of all infrastructure necessary to accomplish the Woodbury Specific Plan buildout. The Financing Plan also defines funding for the maintenance of new infrastructure and public services needed by future residents and businesses.

7. Development Agreement

Concurrent with the approval of the Woodbury Specific Plan, the County may enter into development agreements with the individual landowners within the specific plan area. A development agreement sets forth individual property owners' specific obligations relating to the construction and financing of infrastructure; financial contributions for infrastructure maintenance and public services; and other obligations which may be imposed by the County as a condition of development. A development agreement also provides the property owner with certain vested development rights. Development agreements are authorized by California Government Code Section 65864 *et. sec.* They are recorded and bind future property owners and the County to the terms of the agreement.

8. Large Lot Tentative Map(s)

Concurrent with approval of the Woodbury Specific Plan, the County will consider approval of a large lot tentative map or maps for all or a portion of the specific plan area showing arterial, boulevard, and collector street rights-of-way, open space corridors, park and school sites, and the boundaries between different land use categories. The large lot tentative map or maps establish a framework for tentative subdivision maps which will define, in detail, the local streets, lotting patterns and other specific design features that conform to the Woodbury Specific Plan.

9. Design Guidelines and Development Standards

The Woodbury Specific Plan will include Design Guidelines and Development Standards. This element will provide the framework to ensure that the Plan area will be a high quality, distinguishable community, which creates an attractive living environment and builds a cohesive statement of community and neighborhoods. The Design Guidelines will define key elements introduced and illustrated in the Woodbury Specific Plan and outline criteria needed for implementation. The Development Standards provide the criteria for specific site development for land uses within the Specific Plan area in place of the Yuba County Zoning Code.

10. Land Use Overview

The Woodbury Land Use Plan provides for a mix of residential, recreational, and institutional (school), business park, commercial, and open space land uses for the 1,654 acre Woodbury project in a configuration consistent with the community vision. The Specific Plan Master Land Use Plan will depict the locations of the various development areas, the designated land uses and densities, open space areas, and major roadways.

The Land Use designations for the Specific Plan Master Land Use Plan will be as follows:

- Detached Single Family Residential = 0 – 14 du/ac
- Attached Residential = 8 – 30 du/ac
- Town Center
- Commercial
- Research & Development / Office
- School
- Parks
- Open Space

Detached Single Family Residential:

Permitted uses allowed in the Detached Single Family Residential land use category include single family detached residential, zero-lot line residential, z-lot residential, schools, village clubs, open space (community, village, neighborhood and linear parks), and roadways. Design Guidelines and Development Standards for Detached Single Family Residential land uses will be developed in a Pattern Book.

Attached Residential:

Permitted uses allowed in the Attached Residential land use category include single family detached and multi-family residential, schools, village

clubs, open space (community, village, neighborhood and linear parks), and roadways. Design Guidelines and Development Standards for Attached Residential land uses will be developed in a Pattern Book.

Commercial:

Permitted uses allowed in the Commercial District land use category include all the uses allowed in the "C" General Commercial Zone of the Yuba County Ordinance Code. Design Guidelines and Development Standards for Commercial land uses will be developed in a Pattern Book.

Town Center:

Permitted uses allowed in the Town Center land use category include commercial, office, live-work residential, single family and multi-family residential, village clubs, open space (community, village, neighborhood and linear parks), and roadways. Design Guidelines and Development Standards for the Town Center will be developed in a Pattern Book.

Research & Development / Office:

Permitted uses allowed in the Research & Development / Office land use category include uses that would typically be found in a business professional or office park. Design Guidelines and Development Standards for the Research & Development / Office will be developed in a Pattern Book.

The goal of the residential element of this Specific Plan is to provide residential housing opportunities for a variety of family types and individuals of varying economic means.

8/17/05

Woodbury Master Plan - Yuba County, California

Land Use		ATT	Mixed Use	SFD - P1	SFD - P2	SFD - P3	SFD-4	Subtotal	
Density Range	Low	20	14	8	10	8	5		
	High	30	19.9	10	13.9	9.9	7.9		
Units in Range		10	6	2	4	2	3	2	
Acres		41	59		187	252	354	116	1,009
Low Units		812	832	239	1,872	2,016	1,771	348	7,889
Percent		10	11	3	24	26	22	4	100.0
High Units		1,218	1,182	299	2,602	2,495	2,798	568	11,162
Percent		11	11	3	23	22	25	5	100.0

Student Generation (Not Approved by MJUSD)

Low Range of Residential Densities: **7,889 Total Dwelling Units**

School Type	Yield Rates (1)	Students Generated	Children	
			Per School Type	Schools Required
Elementary	0.262	2,067	650	3.2
Middle	0.126	994	1,800	0.6
High School	0.165	1,302	2,500	0.5

High Range of Residential Densities: **11,162 Total Dwelling Units**

School Type	Yield Rates (1)	Students Generated	Children	
			Per School Type	Schools Required
Elementary	0.262	2,924	650	4.5
Middle	0.126	1,406	1,800	0.8
High School	0.165	1,842	2,500	0.7

(1) Yield Rates provided by MJUSD.

Park Dedication Analysis

Low Range of Residential Densities: **7,889 Total Dwelling Units**

Population per Household: 2.9
 Estimated Population: 22,879

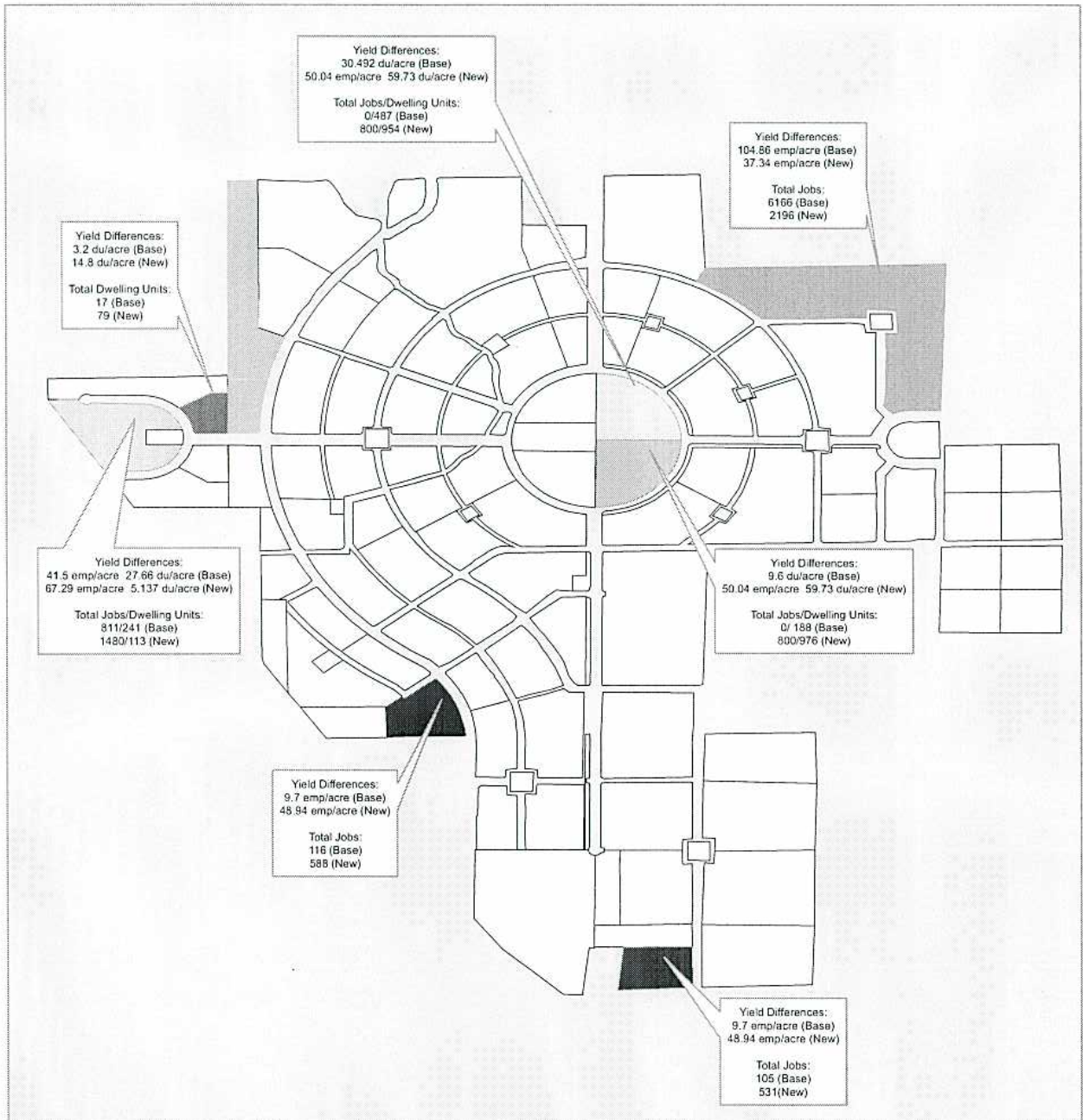
Parks Required at 5 Acres / 1000:	Distribution	Acres
Neighborhood	30%	34.3
Community	20%	22.9
Regional	50%	57.2
Total Acreage of Parks:		114.4

High Range of Residential Densities: **11,162 Total Dwelling Units**

Population per Household: 2.9
 Estimated Population: 32,370

Parks Required at 5 Acres / 1000:	Distribution	Acres
Neighborhood	30%	48.6
Community	20%	32.4
Regional	50%	80.9
Total Acreage of Parks:		161.8

Woodbury Land Use and Density Changes



Place Type Changes

Original/New

- Development Parameters
- K. Open Space/ L. Park*
- 3. Low Density Residential/ 5. Medium-High Density Residential
- 4. Medium Density Residential/ Q. High-Density Mixed Use Center/Corr
- 6. High Density Residential/ Q. High-Density Mixed Use Center/Corrid
- 9. Moderate-Intensity Office/12. Light Industrial - Office
- 16a. Community/Neighborhood Commercial/Office - Modified/16. Community
- 27. Low Density Mixed Use Center or Corridor/ R. Employment Focus Mix
- Blank Place Type/ L. Park*



Woodbury Specific Plan and EIR
Tentative Target Dates—Subject to Revision

October 28, 2005	RFP response period ends
October 31, 2005	Applicant submits Proposed Specific Plan (PSP) and Design Guidelines (DG) County staff circulates PSP and DG
Wk of Oct 31, 2005	Consultant Interviews scheduled; consultant selected
Wk of Nov 7, 2005	Kick-off meeting with applicant, Consultant, and County staff. Contract scope is finalized
November 22, 2005	Approval of the contract by the Yuba County Board of Supervisors. Consultant shall execute contract and provide certificate of insurance prior to Board approval of contract. Staff issues the notice to commence performance.
End of November	Consultant begins preparing Administrative Draft EIR (traffic study is a critical path item)
December 2, 2005	County comments and consultant comments due on PSP
Wk of Dec 12, 2005	Work session scheduled on PSP w/ County, consultant, and applicant
Wk of Dec 19, 2005	Applicant submits large lot/small lot tentative subdivision tract map
January 9, 2006	Draft Specific Plan (DSP) without financing plan and DG submitted DSP and DG circulated for review
February 1, 2006	Successive meetings with Public Works, County Administrative Office, County Counsel and Community Development re: desired contents of Development Agreement (Also attending: consultant and applicant)
Feb 15, 2006 (reg mtg) Or Feb 22 (special mtg)	Public Workshop before Planning Commission on DSP/DG; Board members will be invited
February 27, 2006	Consultant releases IS/NOP

Wk of March 6, 2006	Applicant submits First Draft Development Agreement
March, 2006	Scoping meeting on EIR
March 28, 2006	End of 30 day NOP review period Co. Planning forwards comments to applicant, consultant
Wk of April 10, 2006	Comments due on DA; meeting scheduled re: DA
April 17, 2006	ADEIR submitted to County staff Planning distributes to ADEIR other Co. staff. Applicant will review for errors and omissions only.
May 1, 2006	First Draft Financing Plan
May 8, 2006	Comments due on ADEIR Co. Planning forwards comments to consultant
Wk of May 22, 2006	Conference call on ADEIR
June 5, 2006	Publish DEIR
June 14, 2006	Staff Development Committee Review (SDC)
June 21, 2006 (reg. mtg) June 28, 2006 (special mtg)	Hearing before Planning Commission re: DEIR
July 20, 2006	45-day public review period ends Co. Planning forwards comments to applicant, consultant
August, 2006	Final Draft Financing Plan
August 21, 2006	Administrative Final EIR due Planning distributes to AFEIR other Co. staff. Applicant will review for errors and omissions only.
September 18, 2006	Comments on AFEIR due
October 16, 2006	Publish Final EIR
November 15, 2006	Planning Commission hearing for recommendation on SP, DG, GPA/CZ, DA, and TSTM. Public meeting on FEIR.
December 5/12, 2006	Hearing before Board of Supervisors for action on FEIR, SP, DG, GPA/CZ, DA, and TSTM.

Woodbury Studies

1. Archeology, Peak & Associates, Inc., May 17, 2004.
2. Geotechnical Engineering Report, Wallace – Kuhl & Associates, May 11, 2004.
3. Environmental Site Assessment, Wallace – Kuhl & Associates, June 18, 2004.
4. Special Status Species Habitat and Wetland Assessment, Wetlands Research Associates, Inc., May 2004.