

## **TABLE OF CONTENTS**

---



# TABLE OF CONTENTS

---

<u>Chapter</u>	<u>Page</u>
1. INTRODUCTION .....	1-1
2. PROJECT DESCRIPTION .....	2-1
3. SUMMARY OF IMPACTS AND MITIGATION MEASURES.....	3-1
4. ENVIRONMENTAL ANALYSIS	
4.0 Introduction to the Analysis.....	4.0-1
4.1 Aesthetics and Visual Resources.....	4.1-1
4.2 Agricultural Resources.....	4.2-1
4.3 Air Quality.....	4.3-1
4.4 Biological Resources .....	4.4-1
4.5 Cultural Resources.....	4.5-1
4.6 Hazards and Hazardous Materials .....	4.6-1
4.7 Hydrology and Water Quality .....	4.7-1
4.8 Land Use and Planning.....	4.8-1
4.9 Noise .....	4.9-1
4.10 Population, Employment, and Housing.....	4.10-1
4.11 Public Services.....	4.11-1
Police, Fire, Schools, Parks, Solid Waste	
4.12 Transportation and Circulation.....	4.12-1
4.13 Utilities.....	4.13-1
Water Supply, Wastewater Treatment	
4.14 Climate Change .....	4.14-1
5. ALTERNATIVES.....	5-1
6. CEQA CONSIDERATIONS.....	6-1
7. REFERENCES .....	7-1
8. REPORT PREPARATION.....	8-1
APPENDICES	
A. Notice of Preparation/Initial Study (NOP/IS)	
B. NOP Comments	
C. Air Quality Modeling Results	
D. CNDDDB and U.S. Fish and Wildlife Query Results	
E. Initial Arborist Report	
F. Cultural Resources – Historic Surveys Matrix	
G. Noise Modeling Results	
H. Transportation Modeling Results	
I. Water Supply Assessment	

## LIST OF TABLES

---

<u>Table</u>	<u>Page</u>
1-1 Comparison of the August 2006 NOP Land Use Plan and the March 2009 Draft Lincoln East Specific Plan .....	1-2
2-1 City of Yuba City General Plan Land Use Designations .....	2-6
2-2 Lincoln East Specific Plan Land Uses .....	2-7
3-1 Summary of Impacts and Mitigation Measures .....	3-6
4.2-1 FMMP Farmland Classifications .....	4.2-3
4.3-1 Ambient Air Quality Standards Applicable in California .....	4.3-3
4.3-2 Health Effects of Main Criteria Air Pollutants .....	4.3-4
4.3-3 Federal and State Air Pollution Standards Exceeded in Sutter County .....	4.3-7
4.3-4 Criteria Air Pollutants Attainment Status of the Feather River Air Quality Management District Area .....	4.3-8
4.3-5 FRAQMD CEQA Significance Thresholds (Mass Emission, pounds per day) .....	4.3-18
4.3-6 Construction Emissions in Peak Pounds per Day .....	4.3-23
4.3-7 Proposed Project Daily Operational Emissions .....	4.3-27
4.3-8 Motor Vehicle Eight-Hour Average Carbon Monoxide Concentrations (ppm) .....	4.3-30
4.3-9 Motor Vehicle Eight-Hour Average Cumulative Carbon Monoxide Concentrations (ppm) .....	4.3-35
4.4-1 Special Status Species Potentially Occurring Within the Vicinity of the LESP Area .....	4.4-11
4.7-1 Project Water Demands by Land Use .....	4.7-30
4.9-1 Representative Environmental Sound Levels .....	4.9-2
4.9-2 Factors that Affect Individual Judgment of a Sound's "Noisiness" .....	4.9-3
4.9-3 Daytime Sound Level Measurements at Selected Locations On/Near the Project Site .....	4.9-5
4.9-4 Existing Traffic Noise Levels at Representative Residential Locations in the Project Site Vicinity .....	4.9-6
4.9-5 Summary of Noise Levels Identified as Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety .....	4.9-7
4.9-6 Exterior Incremental Noise Impact Standards for Noise-Sensitive Uses (dBA) .....	4.9-8
4.9-7 Ground-Borne Vibration (GBV) Impact Criteria for General Assessment .....	4.9-8
4.9-8 Land Use – Noise Compatibility Guidelines .....	4.9-9
4.9-9 Estimated Construction Noise Levels (in dBA) .....	4.9-17
4.9-10 Vibration Source Levels for Construction Equipment .....	4.9-19
4.9-11 Existing Plus Project Traffic Noise Levels at Representative Residential Locations in the Project Site Vicinity .....	4.9-21
4.9-12 Project Traffic Noise Level Increments at Representative Residential Locations in the Project Site Vicinity .....	4.9-22
4.9-13 Cumulative Traffic Noise Level Increments at Representative Residential Locations in the Project Site Vicinity .....	4.9-26

4.10-1 Population, Employment, and Housing Figures Through 2025 .....4.10-3

4.10-2 Lincoln East Specific Plan Estimated Population.....4.10-16

4.10-3 Lincoln East Specific Plan Jobs .....4.10-17

4.10-4 Lincoln East Specific Plan Jobs/Housing Ratios.....4.10-17

4.11-1 School Capacities .....4.11-21

4.11-2 YCUSD Student Generation.....4.11-23

4.11-3 FESD Student Generation.....4.11-23

4.11-4 SUHSD Student Generation.....4.11-23

4.11-5 Parkland Requirements .....4.11-33

4.11-6 Solid Waste Generation for Proposed Project .....4.11-37

4.12-1 Lincoln East Specific Plan Land Uses.....4.12-2

4.12-2 Signalized Intersection LOS Criteria .....4.12-6

4.12-3 Unsignalized Intersection LOS Criteria .....4.12-9

4.12-4 Intersection Control Delay and Level of Service – Existing Conditions .....4.12-10

4.12-5 Trip Generation – Existing Plus Project Conditions .....4.12-27

4.12-6 Intersection Control Delay and Level of Service – Existing Plus Project Conditions .....4.12-28

4.12-7 Yuba City General Plan Major Roadway Improvements .....4.12-33

4.12-8 Intersection Control Delay and Level of Service – Cumulative Year Plus Project  
Conditions.....4.12-46

4.12-9 Intersection Control Delay and Level of Service – Existing Plus Project Conditions  
with Mitigation .....4.12-55

4.12-10 Intersection Control Delay and Level of Service – Cumulative Plus Project  
Conditions with Mitigation.....4.12-69

4.13-1 Yuba City Water Production, 2001 - 2007 (AFA) .....4.13-3

4.13-2 Maximum Surface Water Allocation (AFA).....4.13-4

4.13-3 Surface Water Diversions and Production (AFA).....4.13-10

4.13-4 Project Water Demands by Land Use.....4.13-11

4.13-5 Supply and Demand Comparison During Normal Years With YCWD Contract  
Renewal (AFA) .....4.13-16

4.13-6 Historical Influent Flows from 2000 to 2004.....4.13-25

4.13-7 Projected Influent Flows for the SOI Area.....4.13-26

4.13-8 Projected Influent Flows for the Proposed Project.....4.13-30

4.13-9 Existing Plus Proposed Project Influent Flows to WWTF .....4.13-32

4.14-1 Global Warming Potentials and Atmospheric Lifetimes of Select Greenhouse Gases ....4.14-3

4.14-2 Estimated Project Construction CO<sub>2</sub> Emissions.....4.14-16

4.14-3 Estimated Project Operational CO<sub>2</sub> Emissions from Motor Vehicles at Full Buildout  
in Year 2020 .....4.14-17

4.14-4 AB 32 Consistency Evaluation .....4.14-20

5-1 Alternative Impact Comparison .....5-5

5-2 Comparison of Land Uses Between Alternatives.....5-11

## LIST OF FIGURES

---

<u>Figure</u>	<u>Page</u>
2-1	Project Location Map.....2-3
2-2	Proposed Land Uses .....2-11
2-3	Proposed Storm Drainage Infrastructure .....2-19
2-4	Proposed Water Infrastructure .....2-21
2-5	Proposed Wastewater Infrastructure.....2-25
2-6	Conceptual Off-Site Storm Drainage Improvements.....2-29
2-7	Conceptual Off-Site Water Infrastructure .....2-31
2-8	Conceptual Off-Site Wastewater Improvements.....2-33
2-9	Preliminary Phasing Plan .....2-35
4.1-1	Viewpoint Location Map .....4.1-3
4.1-2	Viewpoint 1 (A) .....4.1-5
4.1-3	Viewpoint 1 (B) .....4.1-7
4.1-4	Viewpoints 1 and 2 .....4.1-9
4.1-5	Viewpoint 2 .....4.1-11
4.1-6	Viewpoints 2 and 3 .....4.1-13
4.1-7	Viewpoint 3 (A) .....4.1-15
4.1-8	Viewpoint 3 (B) .....4.1-17
4.1-9	Viewpoint 4 (A) .....4.1-19
4.1-10	Viewpoint 4 (B) .....4.1-21
4.1-11	Viewpoint 5 (A) .....4.1-23
4.1-12	Viewpoint 5 (B) .....4.1-25
4.1-13	Viewpoints 5 and 6 .....4.1-27
4.1-14	Viewpoint 6 (A) .....4.1-29
4.1-15	Viewpoint 6 (B) .....4.1-31
4.2-1	Agricultural Resources .....4.2-5
4.4-1	Field Survey Area .....4.4-3
4.4-2	Sensitive Species Occurrences.....4.4-9
4.5-1	Dahling House - Exterior .....4.5-5
4.5-2	Dahling House Property - Barn and Second Residence.....4.5-7
4.5-3	Bogue Road House .....4.5-9
4.5-4	Dahling House - Exterior Details .....4.5-13
4.5-5	Dahling House - Interior Detail .....4.5-15
4.6-1	Existing Residential Development.....4.6-3
4.6-2	Orchard Park Property Phase 1 Environmental Site Assessment.....4.6-7
4.7-1	Regional Watersheds .....4.7-3
4.8-1	Existing Land Uses.....4.8-3
4.9-1	Noise Monitoring Locations .....4.9-13

4.11-1 Yuba City Fire Department Service Area.....4.11-3

4.11-2 Yuba City Police Department Beat Map .....4.11-11

4.11-3 School District Map .....4.11-19

4.12-1 Study Area and Number of Lanes – Existing Conditions.....4.12-3

4.12-2 Intersection Traffic Controls, Lane Configurations, and Peak Hour Traffic  
Volumes – Existing Conditions.....4.12-7

4.12-3 Existing Transit Facilities.....4.12-11

4.12-4 Existing and Planned Bicycle Facilities.....4.12-15

4.12-5 Proposed Lincoln East Land Use Plan .....4.12-21

4.12-6 Project Trip Distribution – Existing Plus Project Conditions .....4.12-23

4.12-7 Intersection Traffic Controls, Lane Configurations, and Peak Hour Traffic  
Volumes – Existing Plus Project Conditions .....4.12-25

4.12-8 SACOG Blueprint Land Use Comparison .....4.12-31

4.12-9 Study Area and Number of Lanes – Cumulative Conditions .....4.12-35

4.12-10A Intersection Traffic Controls, Lane Configurations, and Peak Hour Traffic  
Volumes – Cumulative No Project Conditions .....4.12-37

4.12-10B Intersection Traffic Controls, Lane Configurations, and Peak Hour Traffic  
Volumes – Cumulative No Project Conditions .....4.12-39

4.12-11A Intersection Traffic Controls, Lane Configurations, and Peak Hour Traffic  
Volumes – Cumulative Plus Project Conditions.....4.12-41

4.12-11B Intersection Traffic Controls, Lane Configurations, and Peak Hour Traffic  
Volumes – Cumulative Plus Project Conditions.....4.12-43

4.12-12 Intersection Traffic Controls, Lane Configurations, and Peak Hour Traffic  
Volumes – Existing Plus Project Conditions with Mitigation .....4.12-53

4.12-13A Intersection Traffic Controls, Lane Configurations, and Peak Hour Traffic  
Volumes – Cumulative Plus Project Conditions with Mitigation .....4.12-71

4.12-13B Intersection Traffic Controls, Lane Configurations, and Peak Hour Traffic  
Volumes – Cumulative Plus Project Conditions with Mitigation .....4.12-73

4.13-1 Existing Sewer Infrastructure .....4.13-23

4.14-1 California’s Gross GHG Emission Trends.....4.14-7

4.14-2 SACOG Preferred Blueprint Scenario.....4.14-27

5-1 No Project/General Plan Buildout Alternative .....5-9

5-2 80-Acre Park Alternative.....5-13

5-3 Reduced Footprint Alternative .....5-17

