



AGENDA

WEDNESDAY, APRIL 24, 2024

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR MEETING

CHAIRPERSON	• Jackie Sillman
VICE CHAIRPERSON	• Stacy Brookman
COMMISSIONER	• James Nore
COMMISSIONER	• Rupinder Johl Sandhu
COMMISSIONER	• Justine Gill
COMMISSIONER	• Bhavin Singh Dale
COMMISSIONER	• Karri Campbell (Sutter Co. Rep)

1201 Civic Center Blvd
Yuba City, CA 95993

Wheelchair Accessible

The City has adopted a Reasonable Accommodations Policy that provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. Please visit [yubacity.net ADA & Accessibility Resources page](http://yubacity.net/ADA%20&%20Accessibility%20Resources). If you need assistance in order to attend the Planning Commission meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, the City is happy to help. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation; 72 hours in advance is suggested. Please contact City offices at (530) 822-4817 or (TTY: 530-822-4732), so such aids or services can be arranged. Requests may also be made by email at cityclerk@yubacity.net or citymanager@yubacity.net or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.

**AGENDA
PLANNING COMMISSION
CITY OF YUBA CITY
APRIL 24, 2024
6:00 P.M. - REGULAR MEETING**

Materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

Emailed comments sent to developmentsservices@yubacity.net at least 24 hours before the meeting will be distributed to the Planning Commission prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Call to Order

Roll Call:

- _____ Chairperson Sillman
- _____ Vice Chairperson Brookman
- _____ Commissioner Nore
- _____ Commissioner Sandhu
- _____ Commissioner Gill
- _____ Commissioner Dale
- _____ Commissioner Campbell (Sutter County Representative)

Pledge of Allegiance to the Flag

Public Comment on Items not on the Agenda

You are welcome and encouraged to participate in this meeting. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearance of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Planning Commission Business

3. Agenda Modifications

Approval of Minutes

4. Minutes from February 28, 2024, and March 13, 2024

Business Items

- 5. Consideration of Tentative Subdivision Map (TSM) 23-03: Gorski Subdivision located on 1112 El Margarita Road, subdividing 2.28 acres into five single-family residential lots on a private street.**
 - A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution determining the project is Categorical Exempt from environmental review pursuant to CEQA Guidelines Section 15332, In-Fill Development, and approve TSM 23-03, subject to the Conditions of Approval, creating five Single-Family Residential lots on approximately 2.28 acres, located at 1112 El Margarita Road, Accessors Parcel Number 62-082-004 and -012.

- 6. Consideration of Use Permit 22-03 to allow the expansion of the existing Sikh Temple at 1298 South George Washington Blvd.**
 - A. Conduct a public hearing and make the necessary findings to:
 - B. Adopt a Resolution of the Planning Commission of the City of Yuba City approving Environmental Assessment 22-17 by adopting a mitigated negative declaration, subject to the proposed Conditions of Approval and mitigation measures and approving Use Permit 22-03 for a 4,000 square foot religious facility and associated parking and landscaping on a 1.80-acre portion of a larger 28.87-acre parcel at 1298 S George Washington Blvd.

Miscellaneous Items

- 7. Future Agenda Items**
- 8. Development Services Director Report**
- 9. Report of Actions of the Yuba City Planning Commission/Sutter County Update**

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$902.34, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.



**PLANNING COMMISSION MINUTES
CITY OF YUBA CITY
FEBRUARY 28, 2024
6:00 P.M. - REGULAR MEETING**

**VIDEO LINK TO PLANNING COMMISSION MEETING:
[HTTPS://WWW.YOUTUBE.COM/WATCH?V=QJD8DRR-XJK](https://www.youtube.com/watch?v=QJD8DRR-XJK)**

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Call to Order

Meeting called to order by Vice Chairperson Brookman at 6:00pm.

Roll Call:

Commissioners in attendance:

Vice Chairperson Brookman
Commissioner Nore
Commissioner Sandhu
Commissioner Gill
Commissioner Dale
Commissioner Campbell (Sutter County Representative)

Chairperson Sillman was absent (excused absence)

Pledge of Allegiance to the Flag was led by Commissioner Campbell.

Public Comment on Items not on the Agenda

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You are welcome and encouraged to participate in this meeting. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

There were no written requests.

2. Appearance of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

There were no written requests.

Planning Commission Business

3. Agenda Modifications

Vice Chairman Brookman requested Agenda modifications.

Benjamin Moody, Public Works and Development Services Director, stated Item #5 will be continued to a date certain of April 24, 2024 at 6:00pm due to the Tierra Buena Workshop and providing an update to Council prior to approving development in the area.

Vice Chairperson Brookman opened up the item for public comment.

Anthony Hewitt, representative of the applicant, spoke on behalf of the project and further consideration.

Vice Chairperson Brookman closed the public comment and requested a motion to approve the agenda with modifications stated by Mr. Moody.

Commissioner Cambell made a motion to approve, and seconded by Commissioner Nore. Vice Chairperson Brookman requested a roll call vote. The motion passed unanimously.

Approval of Minutes

4. Minutes from January 24, 2024

Vice Chairperson Brookman asked if there was any interest in modifying the minutes or approving as is. The minutes were approved 6-0.

Business Items

5. Tentative Subdivision Map (TSM) 23-03: Gorski Subdivision located on 1112 El Margarita Road, subdividing 2.28 acres into five single-family residential lots on a private street.

No presentation by staff as the item was continued to a date certain of April 24, 2024, at 6:00pm or shortly thereafter.

6. Sutter Heritage Subdivision Map 05-05 and Subdivision Map 08-01: Amendment to the Conditions of Approval and Development Agreement located at the northeast corner of the intersection of Smith Road and South Walton Avenue.

- A. Conduct a public hearing and make the necessary findings to:
- B. Adopt a Resolution recommending the City Council find, based on its independent judgment, after consideration of the whole of the administrative record, the environmental impacts, if any, resulting from the Second Amended and Restated Development Agreement were assessed in the Mitigated Negative Declarations for the Sutter Heritage Master Plan and Subdivision Maps SM 05-05 and SM 08-01, adopted on July 5, 2005 and November 12, 2008; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; and the City Council approve an uncodified ordinance for a Second Amended and Restated Development Agreement for the Sutter Heritage Subdivision Maps (SM 05-05 and SM 08-01) with Chohan & Sons, Inc., Harnek Singh and Navjot Bala and Paramdeep K. Chohan, for development of the Sutter Heritage Subdivision Map SM 05-05 (Phases 1 and 2) and Sutter Heritage Phase 3 Map (SM 08-01); located at the northeast corner of the intersection of Smith Road and South Walton Avenue; Assessor's Parcel 56-030-065; and
- C. Adopt a Resolution of the Planning Commission of Yuba City finding, based on its independent judgment, after consideration of the whole of the administrative record, the environmental impacts, if any, resulting from amending the Conditions of Approval for Sutter Heritage Subdivision Map SM 05-05 (Phases 1 and 2) and Sutter Heritage Phase 3, SM 08-01 were assessed in the Mitigated Negative Declarations for the Sutter Heritage Master Plan and Subdivision Maps SM 05-05 and SM 08-01, adopted on [Insert Date] and [Insert Date]; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; and contingently approving amendments to the Conditions of Approval for SM 05-05 and SM 08-01; located at the northeast corner of the intersection of Smith Road and South Walton Avenue; Assessor's Parcel 56-030-065.

Item called and Doug Libby, Deputy Director of Development Services, made a presentation.

Vice Chairperson Brookman opened the item for Public Hearing.

Calvin Loe spoke.

Vice Chairperson Brookman closed Public Hearing.

Motion by: Commissioner Sandhu

Second by: Commissioner Gill

Vice Chairperson Brookman requested roll call vote. The motion passed unanimously.

7. City Welcome Sign – Ad Hoc Committee

Recommendation: A. Designate one member of the Planning Commission to the City's sign Ad Hoc Committee

Item called and Ashley Potocnik, Development Liaison, made a presentation.

Vice Chairperson Brookman opened the item for Public Hearing.

No public comments.

Vice Chairperson Brookman closed the Public Hearing.

Commissioner Campbell made a motion to select Commissioner Gill to the City's sign Ad Hoc Committee with Commissioner Dale as the backup.

Second by: Commissioner Nore

The motion passed unanimously.

Miscellaneous Items

8. Future Agenda Items

Doug Libby provided future agenda items.

9. Development Services Director Report

Benjamin Moody provided the following updates:

- Joint City Council and Planning Commission meeting to be held on March 13
- Raising Cane's close to pulling building permit
- New 'You Can' signs on Harter Parkway and Bogue Road for new development in the city

10. Report of Actions of the Yuba City Planning Commission/Sutter County Update

Commissioner Campbell provided the following updates:

- Last meeting focused on changes to the Zoning Code and Use Permits
- Opening workshops to discuss Zoning Ordinances and how to change it to read and comply with the code
- Campbell has been reelected to serve on the Planning Commission as the Sutter County representative

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$902.34, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.

MINUTES (DRAFT)
SPECIAL JOINT WORKSHOP
YUBA CITY CITY COUNCIL
YUBA CITY PLANNING COMMISSION
YUBA CITY CORPORATION YARD
1185 MARKET ST. YUBA CITY CA 95991
March 13, 2024 – 6:00 PM

Special Joint Meeting

Call to Order

The Special Joint Meeting of the City Council and the Planning Commission was called to order by Vice-Mayor Shaw at 6:05 PM

Roll Call

City Council

Present: Mayor Kirchner and Councilmembers Boomgaarden, Harris, Pasquale and Shaw

[Mayor Harris arrived at 6:11PM]

Absent: None

Planning Commission

Present: Chairwoman Sillman and Commissioners Brookman, Campbell, Dale, Gill, Nore, and Sandhu

[Commissioner Campbell arrived at 6:12PM]

Absent: None

Pledge of Allegiance to the Flag

Commissioner Brookman

Public Communication on Items on the Agenda

1. Appearance of Interested Citizens

No public comment

General Items

2. Presentation and Overview of City Structures, Conduct of Meetings, Conflicts and Entitlements

3. Presentation on Zoning Code Audit

4. **Presentation of City Council Alternative Review Process for Development Plans and Use Permits**
5. **General Plan Update and Objective Design Standards**
6. **Discussion and Identification of City Council Priorities for 2024**
7. **Discussion and Identification of Planning Commission Goals and Objectives**

Adjournment

Mayor Harris adjourned the Special Joint Meeting of the City Council and the Planning Commission at 8:58 PM



**CITY OF YUBA CITY
PLANNING COMMISSION
STAFF REPORT**

Date: April 24, 2024
To: Chair and Members of the Planning Commission
From: Development Services Department
Presentation by: Jaspreet Kaur, Associate Planner

Subject: Tentative Subdivision Map (TSM) 23-03 to create five parcels at 1112 El Margarita Road, Assessor's Parcel Number 62-082-004 and -012.

Recommendation: A. Conduct a Public Hearing and make the necessary findings to:
 B. Adopt a Resolution determining the project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15332, In-Fill Development, and approve TSM 23-03, subject to the Conditions of Approval, creating five Single-Family Residential lots on approximately 2.28 acres, located at 1112 El Margarita Road, Accessors Parcel Number 62-082-004 and -012.

Applicant/Owner: Muhammad Gorski
Project Location: 1112 El Margarita Road, Yuba City
General Plan: Low Density Residential
Zoning: One-Family Residence (R-1) Zone District

Project Description:

Tentative Subdivision Map (TSM) 23-03, Gorski Subdivision, proposes to subdivide 2.28 acres into five parcels ranging from 8,717 square feet to 18,798 square feet. There is currently an existing residential home that will remain.

This project will have an overall residential density of 2.2 dwelling units per gross acre. The project as proposed complies with the One-family Residence District (R-1) development standards.

Analysis

The 2.28-acre property is level. The site is zoned for single-family residential homes, and currently surrounded by existing residential. There is a residential development to the south that was previously approved by the Planning Commission (Tentative Subdivision Map 21-01, Henson Ranch) on November 10, 2021.

Compatibility with Neighboring Uses:

This project is within a residential area that includes new homes being developed south of the project site. The proposed residential densities are consistent with the City's 2004 General Plan (2-8 dwelling units/acre). Accordingly, this project is compatible and consistent with existing and future planned uses.

Zoning Compliance:

This project is subject to the City's R-1 (Single Family Residential) District development standards.

Traffic

Access into the development from El Margarita Road is proposed to be provided by a private paved road, meeting Fire Marshal and Public Works Director requirements, within a 27.5-foot-wide easement adjacent to lot 5 and a minimum 35.5' private easement in front of lots 1-4 (varying at the cul-de-sac) ingress, egress, and utilities non-exclusive easement. This private road (Churahi Way) will be maintained, at the applicant's option, through a private maintenance agreement, homeowner's association or other City approved mechanism and this is reflected as a project condition. The document establishing the maintenance mechanism shall be reviewed and approved by the City Attorney, prior to recording, for compliance with Condition of Approval #29.

Municipal Code Section 8-2.1404 provides the opportunity for private streets if the Planning Commission finds the most logical development of the land requires that lots be created which are served by a private street. The Planning Commission is required to make such findings in writing with its reasons, therefore. Staff believe it is not in the public interest to maintain a public driveway/street serving four residences, and that having it privately maintained is preferred.

The developer will improve their portion of El Margarita Road to City standards along the length of the property, including the existing residence that is not a part of the Tentative Parcel Map at APN 62-082-013 and this is also reflected in the project Conditions.

Availability of City services:

City water and wastewater will be extended to the property. A stormwater drainage system that will be operated and maintained by the City is being developed as part of the subdivision and will convey stormwater flows to the Live Oak Canal that is maintained by the Sutter County Water Agency. The project site is within Drainage Zone of Benefit No. 6 and stormwater connection fees will be paid as part of project build-out to offset the impacts of development.

Environmental Considerations:

City staff have performed a preliminary Environmental Assessment of this project and has determined it falls within the Categorical Exemption set forth in CEQA Guidelines Section 15332, In-Fill Development, due to the following:

- a. The proposed project is consistent with the Low Density Residential General Plan designation assigned to the site and is consistent with the Single Family Residential (R-1) Zoning that has been applied to the property.
- b. The proposed project is within the incorporated limits of Yuba City, is less five acres in size (2.28 acres) and is substantially surrounded by existing developed urban uses.
- c. A review of the project site has shown it has no value as habitat for endangered, rare, or threatened species. This was determined by review of the California Department of Fish and Wildlife's Natural Diversity Database.
- d. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality because the property was previously developed with single family dwellings and single-family homes are proposed to be developed in the future. The project falls under the Feather River Air Quality Management District's threshold of significance for new development. Additionally, the project will be served by City municipal water and sewer services and development will be required to comply with the City's best management practices for stormwater runoff as part of site development.
- e. The site will be adequately served by all required utilities and public services.

Additionally, the project does not fall under any of the exceptions to utilizing a categorical exemption as specified in CEQA Guidelines Section 15300.2 and does not present any unusual circumstances as the project is consistent with the scope and size of development within the vicinity of the project site.

Recommended Actions:

- A. Conduct a Public Hearing and make the necessary findings to:
- B. Adopt a Resolution determining the project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15332, In-Fill Development, and approve TSM 23-03, subject to the Conditions of Approval, creating five Single-Family Residential lots on approximately 2.28 acres, located at 1112 El Margarita Road, Accessors Parcel Number 62-082-004 and -012.

Attachments:

1. Location Map
2. Resolution approving Tentative Subdivision Map 23-03
Exhibit A: Conditions of Approval
3. Tentative Subdivision Map 23-03

ATTACHMENT 1

Gorsi Subdivision

TSM 23-03 | Location Map



Project Site

SOMBRA CT

SERENA DR

SERENA CT

SARAH CT

EL MARGARITA RD

BRYN MAWR DR

COLUSA FRONTAGE RD

HWY 20

HWY 20

COLUSA FRONTAGE RD

EL MARGARITA RD



ATTACHMENT 2

PLANNING COMMISSION RESOLUTION NO. PC 24-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YUBA CITY APPROVING TENTATIVE SUBDIVISION MAP (TSM) 23-03, GORSI SUBDIVISION, SUBJECT TO THE CONDITIONS OF APPROVAL AND DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15332, IN-FILL DEVELOPMENT, LOCATED AT 1112 EL MARGARITA ROAD, ASSESSOR'S PARCEL NUMBER 62-082-004 AND -012.

WHEREAS, the City received Tentative Subdivision Map application (TSM 23-03) in August 2023 to subdivide approximately 2.28 acres into five residential lots; and

WHEREAS, this property is within Yuba City's city limits; and

WHEREAS, a review of the General Plan and Zoning Regulations determined the proposed subdivision is consistent with the Yuba City General Plan and Zoning Regulations; and

WHEREAS, the City on February 17, 2024, published a legal notice and a Public Hearing notice was mailed to each property owner within at least 300 feet of the project site in compliance with State law concerning the Planning Commission's consideration on February 28, 2024; and

WHEREAS, the item was continued to a date certain of April 24, 2024 at the February 28, 2024 Planning Commission meeting; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 24, 2024 and considered all of the project and environmental information presented by staff, public testimony and all of the background information.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Yuba City resolves and orders as follows:

Environmental finding: Based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, section 15332 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, section 15300.2 applies for the following reasons:

- a. The proposed project is consistent with the Low Density Residential General Plan designation assigned to the site and is consistent with the Single Family Residential (R-1) Zoning that has been applied to the property.
- b. The proposed project is within the incorporated limits of Yuba City, is less five acres in size (2.28 acres) and is substantially surrounded by existing developed urban uses.
- c. A review of the project site has shown it has no value as habitat for endangered, rare, or threatened species. This was determined by review of the California Department of Fish and Wildlife's Natural Diversity Database.
- d. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality because the property was previously developed with single family dwellings and single-family homes are proposed to be developed in the future. The project falls under the Feather River Air Quality Management District's threshold of significance for new development. Additionally, the project will be served by City municipal water and sewer services and development will be required to comply with the City's best

- management practices for stormwater runoff as part of site development.
- e. The site will be adequately served by all required utilities and public services.

Additionally, the project does not fall under any of the exceptions to utilizing a categorical exemption as specified in CEQA Guidelines Section 15300.2 and specifically the project does not present any unusual circumstances as it is consistent with the size and density of development within the vicinity of the project site.

Subdivision Findings: None of the following findings set forth in Yuba City Municipal Code Section 8-2.609, and the California Subdivision Map Act Section 66474 that require the City to deny the approval of a tentative map apply to this project:

1. The proposed tentative subdivision map is not consistent with the applicable general plan and specific plan.
2. The design and improvement of the tentative subdivision map is not consistent with applicable general and specific plans or adopted City standards.
3. That the site is not physically suited for the density of development.
4. That the site is not physically suited for the type of development.
5. That the design of the subdivision map or likely improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision maps or the type of improvements is likely to cause serious public health problems.
7. None of the findings in Section 6-9.603 of the Municipal Code is satisfied.
8. That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Evidence:

1. The Yuba City General Plan designates the area as Low Density Residential, 2-8 dwelling units per acre. The proposed lot sizes will result in a density of 2.2 dwelling units per acre which is consistent with the general plan designation. Any use that goes into this area is required to be consistent with the General Plan. There is no specific plan applicable to this property.
2. This proposed low density residential land division meet all General Plan and City development standards and the residential structures that will locate on these parcels must be consistent with the low-density residential designation applied to this property.
3. This site is physically suitable for the proposed type and density of development, because conditions of approval will ensure adequate access and drainage on and off the site. Moreover, compliance with the conditions applied to this division of the property will meet all City standards.
4. The site is physically suited for the type of development proposed because the site is level and will connect with city services and future development must occur consistent with the One-Family Residence District the property is located.

5. The proposed subdivision design and improvements are not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because the area is not known to contain any unique or endangered species and the development will be constructed to City standards.
6. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems, because the conditions of approval have shown and will require the project conform with City health, safety and design standards.
7. This project complies with this finding as the Sutter Butte Flood Control Agency (SBFCA) is the “Local Flood Management Agency” for the Sutter-Butte Basin and as such, has completed improvements to provide an urban level of flood protection in urban and urbanizing areas as required by Municipal Code Section 6-9.602 (a).
8. The proposed subdivision design will not conflict with public easements within or through the site, because conditions of approval will assure noninterference with any existing or proposed public easements. In addition, the property is served by a private road that will be reserved in the deeds of each parcel.

Private Road Findings: Pursuant to Municipal Code Section 8-2.1404, the Planning Commission finds the most logical development of the land requires that lots be created, which are served by a private street, is by providing access from a private street with ingress, egress and utilities non-exclusive easement.

AND, BE IT FURTHER RESOLVED, that the Planning Commission, approves Tentative Subdivision Map 23-03, Gorski Subdivision, subject to the Conditions of Approval as provided in **Exhibit A.**

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on April 24, 2024, by Commissioner _____ who moved its adoption, which motion was seconded by Commissioner _____ and carried by the following vote:

Ayes:

Noes:

Absent:

Recused:

By order of the Planning Commission of the City of Yuba City.

Jackie Sillman, Planning Commission Chair

ATTEST:

Benjamin Moody, Secretary to the Planning Commission

Attachments:

Exhibit A: Conditions of Approval

EXHIBIT A

**CITY OF YUBA CITY
CONDITIONS OF APPROVAL
TENTATIVE SUBDIVISION MAP 23-03
April 24, 2024**

**GORSI SUBDIVISION
APNs: 62-082-004 and 62-082-012**

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through tentative subdivision map review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval will ultimately be deemed mandatory unless appealed by the applicant to the City Council within ten (10) days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

These conditions are applicable to any person or entity making use of this tentative subdivision map, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, leasee, operator, or any other person or entity making use of this tentative subdivision map.

CONDITIONS OF APPROVAL

1. To the furthest extent allowed by law, applicant/property owner shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures,

damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's/property owner's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval.

Nothing in this section shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant/property owner shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Applicant/property owner shall submit all documents filed in the Third-Party Action for review and approval of the City Attorney prior to filing of said documents on behalf of the City.

The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide applicant/property owner with an invoice detailing all reasonable costs incurred. Applicant/property owner shall tender to the City payment-in-full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant/property owner shall contact the City within a reasonable time to arrange any extension of the thirty (30) day time period for payment-in-full of the invoiced amount. Applicant/property owner further acknowledges and agrees, failure to timely tender payment-in-full to the City shall be considered a breach and non-compliance with the conditions of approval for the project. Applicant/property owner shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant/property owner as noted herein.

2. The lot design on the subdivision map shall be designed in conformance with the TM 23-03, dated August 2023, as appropriate, and as approved by the Planning Commission.
3. The development and operation of the project shall comply with all local, state, and federal codes (including Building and Fire codes) and local development standards.
 - a. The Developer, or Representative, shall obtain an Encroachment Permit from the City prior to performing work within any public rights of way.

4. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department.
5. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.
6. The Developer, at their expense, shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to assure compliance.
7. The City shall be responsible for the maintenance of the water main in the development, the fire hydrants, and the water services to, and including, the meter.
8. Storage of construction material is not allowed in the travel way.

PRIOR TO ISSUANCE OF A GRADING PERMIT

9. The improvement plans for the development of the subject property shall include all measures required to ensure that no increased drainage runoff resulting from the development of the property flow onto the adjacent lands or that the development will not impede the drainage from those properties. The rear yards and/or side yards of the lots that are created by this subdivision that are adjacent to existing residential development shall have the same finish grade elevation as those lots within tolerances as approved by the Public Works Department. If retaining walls are required, they shall be constructed of concrete, brick, or masonry block.
10. A master grading plan shall be submitted to the Public Works Department as part of the improvement plans.

PRIOR TO APPROVAL OF THE IMPROVEMENT PLANS

11. Obtain all necessary approvals from City, State, and Federal agencies, utilities and other effected parties that are required for the project including, but not limited to, the preparation of drawings, studies, reports and permit applications, and payment of fees. Prior to City approval of the Improvement Plans, the Developer shall provide evidence, to the satisfaction of the Public Works Department, that all such obligations have been met.
12. A street light shall be installed on El Margarita as part of the development. The location shall be approved by the Public Works Director.
13. The Developer shall dedicate right-of-way to the City as follows, or as approved by the Public Works Director:
 - a. El Margarita Road, on the west side of centerline:
 - i. Shall have right-of-way dedicated to a width of 25.0 feet together with a 20.5-foot Public Service Easement (PSE) behind the right-of-way.
 - ii. A 12.0-foot wide PUE shall be located adjacent to the sidewalk with 2.0 foot located underneath the sidewalk
 - b. Interior private roadway:

- i. "Parcel A" shall be dedicated as a City right-of-way easement as depicted on the TM.
 - ii. An 10.0-foot wide Public Utility Easement (PUE) shall be dedicated along the frontages of Lots 1 through 4.
 - c. All necessary rights of way and easements are to be dedicated with the recordation of the Final Map.
14. The Developer shall construct frontage improvements to City standards as follows, or as approved by the Public Works Director:
- a. El Margarita Road
 - i. From centerline of right-of-way 18.0-foot wide asphalt road section (12.0-foot travel lane; 6.0-foot bike lane)
 - ii. 2.5-foot wide barrier curb and gutter
 - iii. 6.0-foot landscaped parkway strip
 - iv. 5.0-foot minimum width detached sidewalk
 - v. Street trees (minimum of 2)
 - vi. Roadway striping
 - vii. Roadway signage
 - b. Private Roadway
 - i. Two 10-foot wide travel lanes
 - ii. Barrier curb and gutter on the north side (0.5-feet off the property line)
 - iii. Barrier curb on the south side with sidewalk
 - iv. 6.0-foot high fence on the south side of the sidewalk
 - c. El Margarita Road in front of APN 62-082-013 (the road section width and specifications can be modified as approved by the Public Works Director to facilitate construction within the existing right of way):
 - i. 18.0-foot asphalt road section - centerline of El Margarita Road to lip of gutter
 - ii. 2.5-foot wide barrier curb and gutter
 - iii. 4.0-foot attached sidewalk
 - iv. Existing right-of-way to be 0.5 feet behind the sidewalk
 - v. Relocate the existing mailbox to the back of sidewalk
 - vi. Reimbursement fee credits for qualifying work will be determined in the applicable subdivision/improvement agreement with Developer prior to construction.
15. The Developer shall comply with all City requirements related to drainage, including submittal of a drainage plan for any drainage improvements for the proposed development. A drainage analysis, along with calculations, shall be submitted to the City Engineer for approval. The analysis shall include, but is not limited to:
- a. Grading and drainage plan showing the proposed drainage conveyance and storage system, including specifics for capacity and any associated improvements for the North Colusa Frontage Road conveyance system
 - b. Supporting calculations demonstrating adequacy of conveyance capacity and storage volume. The calculation analysis shall meet the requirements of the Yuba City Basin Drainage Study.
 - c. Storm Drain Collection Systems- For the design of all pipeline conveyance facilities, the Hydraulic Grade Line (HGL) shall be maintained a minimum of one foot below the gutter flow line of all drain inlets and at least one foot below all maintenance hole rims during a 10-year, 24-hour storm event. The storm drain minimum pipe size shall be 12 inches. The minimum velocity shall be 2 fps.

- d. Street Flow - The street system shall be designed to convey the 100-year, 24-hour runoff while maintaining a water surface at least 1 foot below the adjacent building pad elevations (or alternatively, the building pad elevations shall be at least 1 foot above the 100-year water level). The grading plan shall ensure that the 100-year, 24-hour runoff can be conveyed through the development and to the receiving drainage facility.
 - e. Drainage systems (pipes and street systems) shall be designed to accommodate the runoff from the ultimate development of the entire upstream watershed.
 - f. Water Quality – Water quality basin(s) shall meet State Water Resource Board requirements for water quality. The water quality basin can be incorporated into a detention pond, designed as an individual pond, included in a water quality manhole system, or as approved by the Public Works Director.
 - g. Detention Basins - A 100-year, 4-day storm shall be used for sizing detention storage facilities. The detention basin release rate from a 100-year, 24-hour storm after development must be equal to or lower than the runoff rate from the detention basin's tributary area before development.
 - h. The Drainage Study shall be completed and stamped by a Professional Engineer and determined by the City Engineer and the Sutter County Water Agency Engineer to be comprehensive, accurate, and adequate.
16. The development shall comply with Yuba City's stormwater requirements and Post-Construction Standards Plan. The Post Construction information can be found here: https://www.yubacity.net/city_hall/departments/public_works/engineering/stormwater_management
17. The structural section of all road improvements shall be designed using the Caltrans empirical R-value method. A geotechnical investigation shall determine the R-value of the existing soil in accordance with the Caltrans Highway Design Manual. The structural section shall be designed to the following standards:
- a. Use 3" minimum for residential, 4" minimum for collectors and 6" minimum for arterials, of 'Type A' asphaltic concrete over Class 2 aggregate base (the thickness of the base shall be designed to the R-value of the soil)
 - b. Use a traffic index of 6 for residential streets
 - c. Use a traffic index of 7 for collector streets
 - d. Use a traffic index of 10 for arterial streets
- A copy of the geotechnical investigation, including R-value determination, test locations and structural section calculations, shall be submitted with the first improvement plan check.
18. Required Improvement Plan Notes:
- a. "Any excess materials shall be considered the property of the contractor/owner and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
 - b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. The Contractor shall be responsible for all construction equipment to

be equipped with manufacturers approved muffler baffles. Failure to do so may result in the issuance of an order to stop work.”

- c. “If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.”
- d. "The Contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The Contractor shall be required to follow traffic safety measures in accordance with the “California Manual of Uniform Traffic Control Devices, latest edition.” The City of Yuba City emergency service providers shall be notified, at least two working days in advance, of proposed construction scheduled by the contractor(s).”
- e. “Soil shall not be treated with lime or other cementitious material without prior express permission by the Public Works Department.”
- f. “Where an excavation for a trench and/or structure is five (5) feet deep or more, the contractor shall conform to O.S.H.A. requirements. The contractor shall provide a copy of the approved O.S.H.A. permit, and shoring details and calculations prepared by California licensed structural engineer to the Public Works Department, prior to beginning construction.”
- g. “Should any field conditions, conflicts, errors, and/or omissions be overlooked during the design review process, or during construction of the development, then any additional work identified during construction shall be implemented by the Developer at the Developer’s expense.”

PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS

- 19. All existing well(s), septic field(s), and gas/electrical service lines shall be destroyed in accordance with the requirements of the Sutter County Environmental Health and Yuba City Building Departments, respectively. Connections shall be made to public sewer and water. The Developer shall pay all applicable fees.
- 20. Prior to backfilling, the Developer shall vacuum test all manholes and associated mainlines to ensure no leakage will occur.
- 21. The contractor shall maintain record drawings of the improvements and keep them on site at all times. When the project is complete, the contractor shall deliver a marked set of plans to the Engineer of Record. The Engineer of Record shall update the improvement plans with the record information. Once the changes have been added to the plans, the Engineer of Record shall submit both an electronic copy (Civil 3D version 2017 or newer) and a hard copy to the City. The City will not accept the completion of the improvements until the electronic copy and hard copy have been submitted.
- 22. All public street lighting shall be dedicated to the City of Yuba City.

PRIOR TO RECORDATION OF MAP

23. All offsite sidewalk, curb, gutter, roadway section, and utilities (including, but not limited to, water, sewer, storm drain, gas, and electrical) shall be installed, inspected, and approved, or secured per the City's Municipal Code requirements.
24. The development shall pay for operations and/or maintenance for police, fire, parks, drainage, and public street maintenance costs. This condition may be satisfied through participation in a Mello-Roos CFD, by payment of cash in an amount agreed to by the City, by another secure funding mechanism acceptable to the City, or by some combination of those mechanisms. The City shall be reimbursed actual costs associated with the formation of, or annexation to, the district. The property shall annex in to an existing CFD.
25. The property shall petition for formation of a Zone of Benefit of the Yuba City Lighting and Landscaping Maintenance District for the purpose of maintaining the street light, the landscaping, and the street trees on El Margarita Road.
26. The Post Construction Statement of Responsibility shall be recorded at the Sutter County Recorder's Office.
27. The development shall be subdivided to establish Churahi Way (private roadway) on the final map. Each owner shall be vested equally with an undivided interest in Churahi Way.
28. A public utility easement shall be provided covering Churahi Way extending 10.0 feet behind the property line.
29. The subdivider shall provide for the maintenance of Churahi Way through formation of a Homeowner's Association, Maintenance Agreement, or other approved method. The document forming the maintenance understanding shall be reviewed and approved by the City Attorney for compliance with the below noted conditions. The documents creating the maintenance understanding shall meet the following requirements:
 - a. For the benefit of all parcels.
 - b. Assignment to the responsibility for the maintenance of the private street, the private curb and gutters, the storm drain system and sewer system in the development to the connection point with the City's facilities in El Margarita Road, the private streetlight(s) and mail box in the development.
 - c. Assignment to the responsibility to monitor and report to the City of Yuba City on activities and violations of any of these conditions, easement restrictions, or any other ordinance, rule or regulation of the City occurring within Churahi Way
 - d. Statement that the City may, at its option, cause the maintenance of Churahi Way to be performed and assess (lien) the cost to the homeowner's association in the event Churahi Way is not maintained in accordance with the City Municipal Code.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

30. The Developer's Superintendent/Representative shall submit three (3) sets of Pacific Gas and Electric approved utility plans showing joint trench locations and distribution lines prior to issuance of first building permit for each phase of construction.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

31. The full width and length of the private roadway shall be constructed prior to the first issuance of any certificate of occupancy.
32. The curb, gutter, sidewalk, and lot drainage shall be inspected and approved by the City. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced. All sidewalks along the City right-of-way shall be free of any non-control joint cracking. In addition, any concrete with cracks, chips, blemishes, and spalling greater than an inch in diameter shall be replaced from control joint to control joint.
33. All street lighting shall be constructed per the Improvement Plans and energized prior to the issuance of any certificate of occupancy or as approved by the Development Services Director.
34. Prior to issuance of any certificate of occupancy, all underground utilities, public improvements, and site improvements, including rough grading, shall be completed in accordance with City requirements.

ATTACHMENT 3

LOT 24

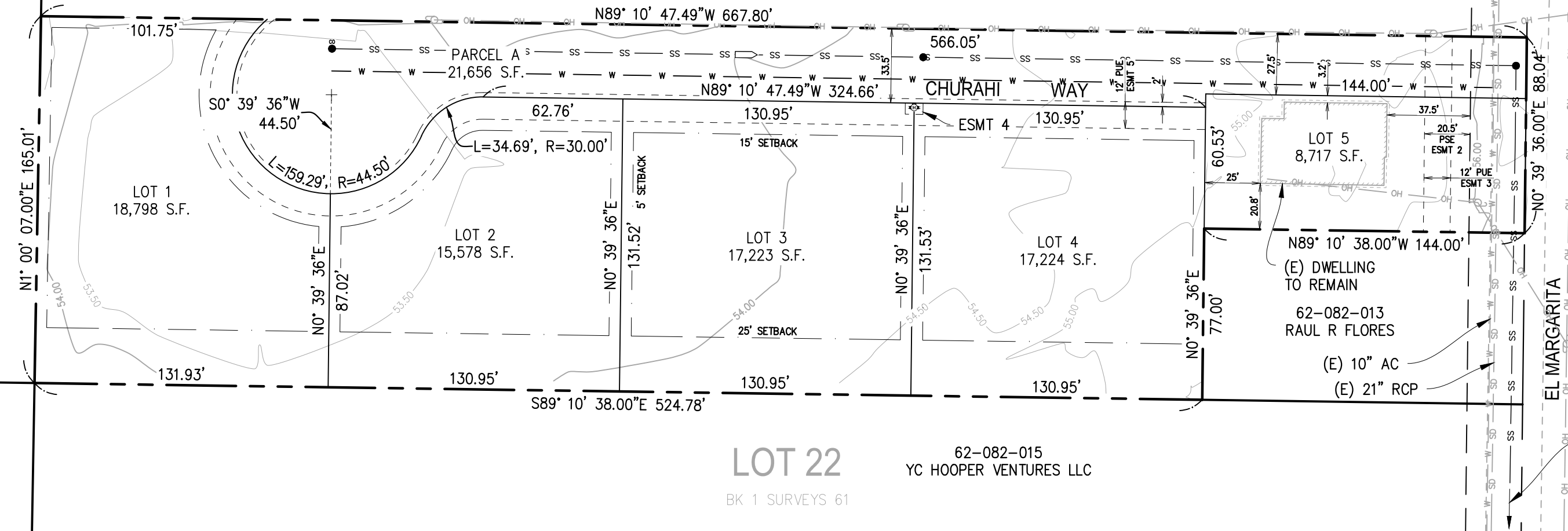
BK 1 SURVEYS 61

LOT 21

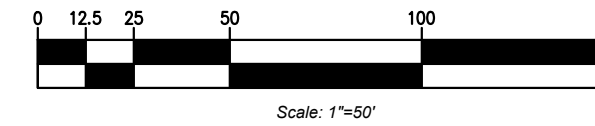
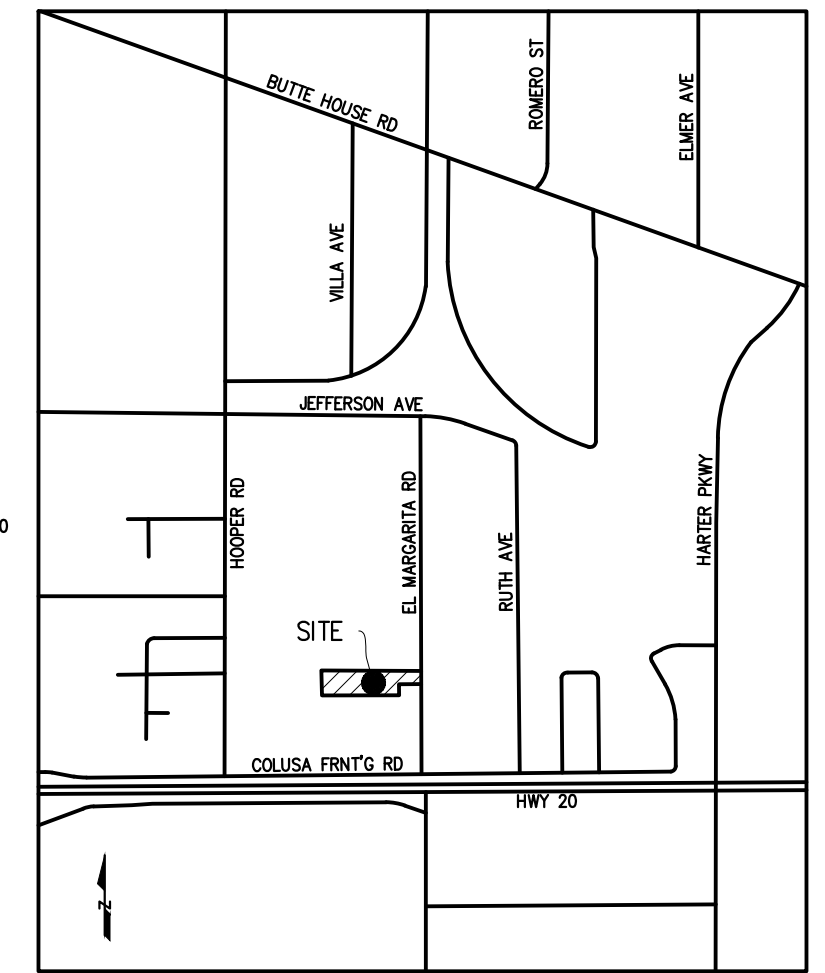
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62-082-003
THOMAS SOUZA

62-082-011
YC HOOPER VENTURES LLC



VICINITY MAP



LOT 23

BK 1 SURVEYS 61

LOT 22

BK 1 SURVEYS 61

62-082-015
YC HOOPER VENTURES LLC

TIE INTO SEWER @ ETHEL DRIVE PROPOSED UNDER HENSEN RANCH PHASE 1

OWNER/APPLICANT

MUHAMMAD GORSI
3596 LIBBY LANE
YUBA CITY, CA 95993

PHONE: (530) 870-1553
EMAIL: SERVEMAX73@GMAIL.COM

LICENSED CIVIL ENGINEER

ANTHONY HEWITT, PE
HEWITT CONSULTING GROUP
2068 PHEASANT DR.
YUBA CITY, CA 95993

PHONE: (530) 767-0981
EMAIL: AHEWITT@HEWITTCORP.NET



EASEMENTS

- 1 AN EASEMENT OVER "PARCEL A" FOR INGRESS, EGRESS, AND UNDERGROUND UTILITIES.
- 2 A PUBLIC SERVICE EASEMENT.
- 3 A PUBLIC UTILITIES EASEMENT.
- 4 5'x8' UTILITY EASEMENT FOR ACCESS TO AND MAINTENANCE OF FIRE HYDRANT.
- 5 A PUBLIC UTILITIES EASEMENT.

UTILITY PROVIDERS

GAS & ELECTRIC: PG&E
CABLE: COMCAST
TELEPHONE: PACIFIC BELL
WATER & SEWER: CITY OF YUBA CITY

LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- OH --- OVERHEAD ELECTRICAL
- w --- WATER LINE
- sd --- STORM DRAIN LINE
- ss --- SANITARY SEWER LINE
- UTILITY POLE
- MANHOLE
- ⊕ FIRE HYDRANT

PROPERTY INFORMATION

ASSESSOR'S PARCEL NUMBER: 62-082-004 & 62-082-012
EXISTING ZONING DESIGNATION: R-1
EXISTING LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (2-8 UNITS/GROSS ACRE)
PROJECT AREA: 2.28 ACRES
EXISTING NUMBER OF LOTS: 2
PROPOSED NUMBER OF LOTS: 5 RESIDENTIAL & 1 PUE
PROPOSED DENSITY: 2.2 DU'S/GROSS ACRE
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
FLOOD ZONE: LOCALLY DETERMINED - AREA OF MINIMAL FLOOD HAZARD

TENTATIVE TRACT MAP

SHOWING A PARCEL DIVISION
IN
SECTION 17, T. 15 N., R. 3 E., M.D.M
COUNTY OF SUTTER STATE OF CALIFORNIA
BEING A PORTION
OF THE
SOUTH QUARTER OF LOT 21
"MAP OF SUBDIVISION NO. 2 OF ELMER TRACT"
BK 1 SURVEYS 61

PREPARED BY

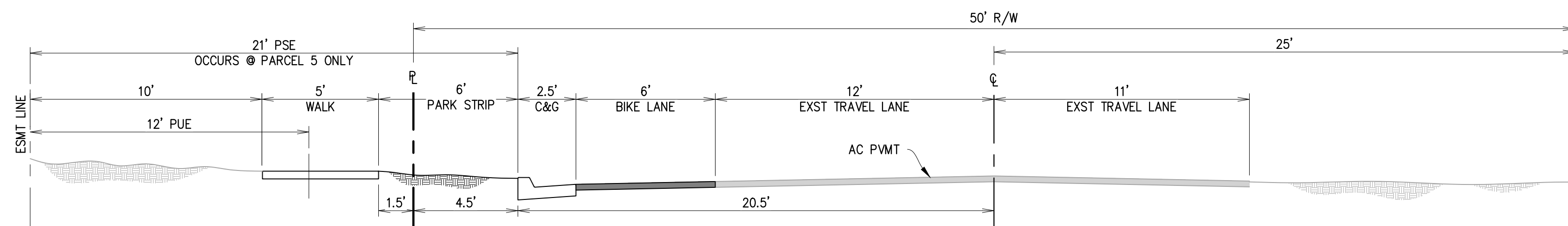
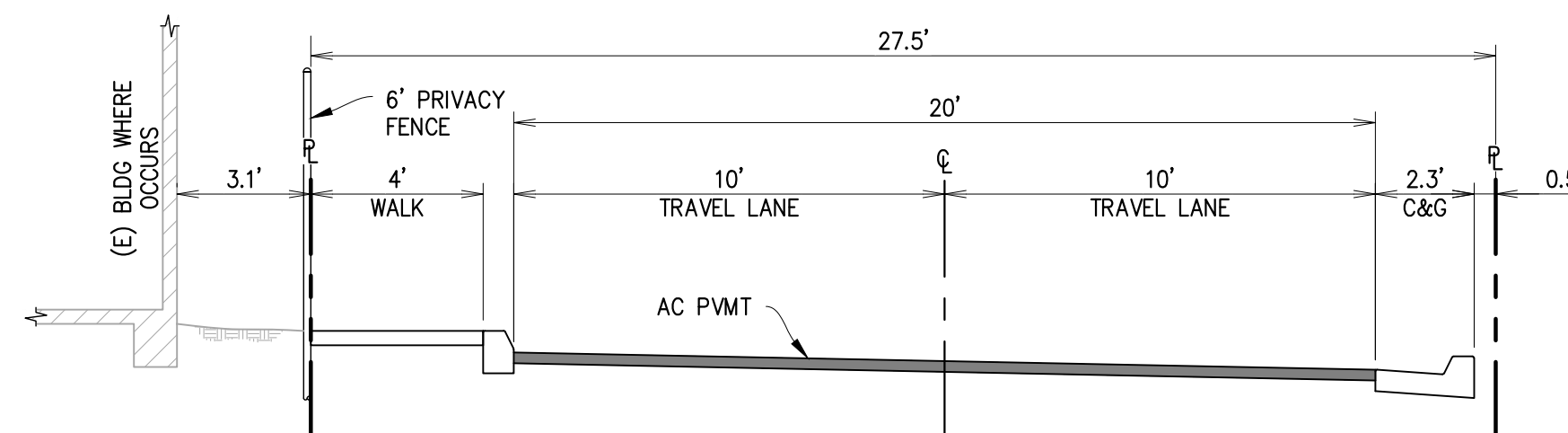
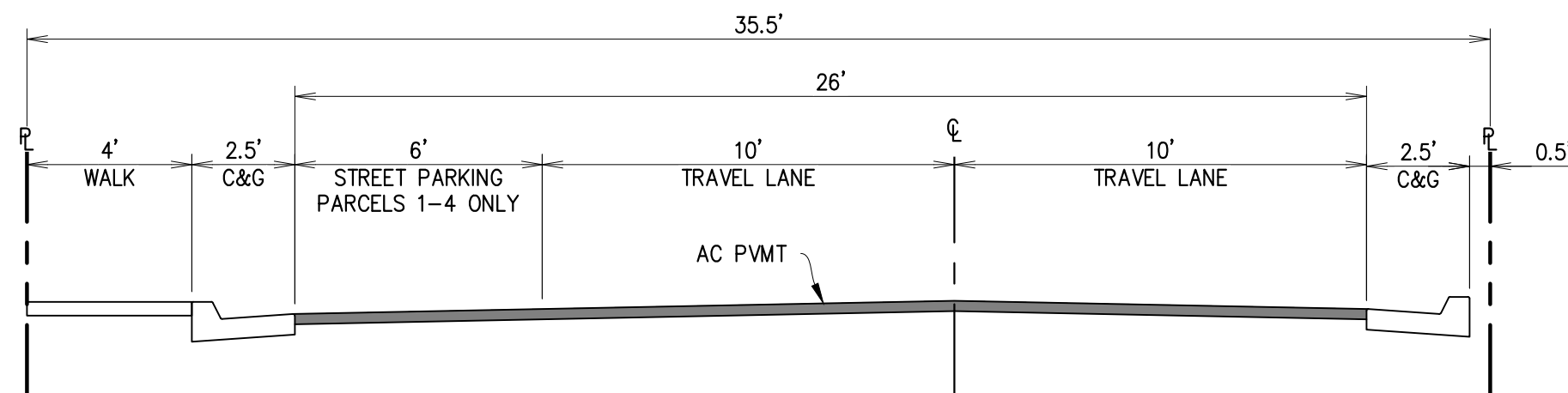
HEWITT
CONSULTING GROUP
2068 PHEASANT DR. YUBA CITY, CA 95993
530 . 767 . 0981

AUGUST, 2023

Revision No.	Description	Date
	TSM Planning Submittal	8/28/2023
1	PC1 Response	11/29/2023
2	PC2 Response	12/20/2023
3	PC3 Response	1/11/2024
4	Conditions of Approval Revisions	1/30/2024
5	Conditions of Approval Revisions	2/15/2024

PROJECT NO. 23-002

SHEET 1 OF 1



EL MARGARITA FRONTAGE

SCALE: 1/2"=1'-0"



**CITY OF YUBA CITY
PLANNING COMMISSION
STAFF REPORT**

Date: April 24, 2024
To: Chair and Members of the Planning Commission
From: Development Services Department
Presentation by: Jaspreet Kaur, Associate Planner

Subject: **Use Permit (UP) 22-03** is a request for a 4,000 square foot religious facility (Sikh Temple), a 971 square foot temple kitchen, priest's residence together with 46 parking spaces with lighting and landscaping.

Recommendation: A. Conduct a Public Hearing and make the necessary findings to:
B. Adopt a resolution of the Planning Commission of the City of Yuba City approving Environmental Assessment 22-17 by adopting a mitigated negative declaration, subject to the proposed Conditions of Approval and mitigation measures and approve Use Permit 22-03 for a 4,000 square foot religious facility, food preparation/kitchen area, priest's residence and associated parking and landscaping on a 1.80-acre portion of a larger 28.87-acre parcel at 1298 South George Washington Blvd.

Applicant/Owner: Gurcharan Singh and Lali Singh / Guru Nanak Sikh Society of Yuba City

Project Location: 1298 S. George Washington Boulevard; the site comprises 1.8 acres of a 27.87-acre property located 1,800± feet south of Lincoln Road; Assessor's Parcel 065-010-002.

General Plan: The site is interpreted as being designated in the General Plan Land Use Element as Public Facility.

The General Plan Circulation Element identifies S. George Washington Boulevard, from which the property is accessed, as a major arterial and a new un-named east-west collector street to be developed through the north side of this property that ultimately will connect with Cherry Street on the east and Township Road on the west.

Specific Plan: None. The property was previously within the Lincoln East Specific Plan, which was rescinded by the City Council on October 19, 2021. The Plan's established land uses remain and this site is identified as Quasi-Public with a description that it could be used as a religious facility.

Zoning: The site is interpreted as being within the Public Facility (PF) Zone District.

Project:

Use Permit (UP) 22-03 is a proposal for a religious facility (Sikh Temple) to consist of a 4,000

square foot assembly hall with a seating area of approximately 1,600 square feet, intended for up to 100 visitors. The existing 2,450 square foot temple will be converted to a priest residence. The existing garage will be converted to a 971 square foot temple food preparation area/kitchen. A paved parking lot for 46 vehicles, including two accessible spaces, will be provided as well as appropriate lighting and landscaping. Temple hours of operation are proposed to be between 5:00 AM and 8:00 PM daily.

The undeveloped portion of the property will remain in agricultural use as a walnut/almond orchard together with an existing agricultural barn.

Adequate right-of-way will be dedicated to the City for the widening of George Washington Boulevard which is designated in the General Plan to become a four-lane arterial in the future, and for an un-named future east-west collector street that is shown on the General Plan Circulation Element to be located along the north side of the property.

As City services are not yet economically available to the property, an existing well will be utilized, as well as on-site septic tank and leach field system. The existing system will be removed from the front of the property and a new system will be installed in the rear of the site.

Due to the project being a portion of a larger agriculturally used parcel, all stormwater drainage is proposed to be contained on-site.

Background:

Sutter County - In 2002, which was prior to incorporation of the property into the City, the applicant received a use permit from Sutter County to convert an existing single-family residence to a Sikh Temple to be used for religious purposes. That use permit expired as it was never activated.

Annexation - In February 2022, this property and neighboring properties were annexed to the City. Since completion of the annexation, the property owner has renewed interest in further developing the Sikh Temple. Due to the property now being within the city limits, entitlement processing and permitting is now handled by the City.

A new part of the City – As this is a new area of the City there is little economically available public infrastructure to serve new development and this includes sewer, water and municipal storm drainage. As a result, the development will utilize private on-site systems including an on-site well and septic system, as well as an on-site drainage collection system. Extensive widening of George Washington Blvd. and right-of-way for a new east west collector will be needed going forward as this area urbanizes. The project will dedicate right-of way for future roadways and construct its frontage along George Washington Boulevard. This results in a combination of public and individual site infrastructure enabling the proposal.

Lincoln East Specific Plan – As stated, the Lincoln East Specific Plan (LESP) was previously rescinded by the City Council and is no longer in effect; however, the land uses (General Plan and Zoning) remain in effect. The LESP identified the property as “quasi-public,” specifically identifying the site for a religious facility. The LESP also identifies a future east-west General Plan street being constructed along the north side of the property.

Public Facility Interpretation - Upon rescission of the specific plan, the “quasi-public” land use designation was also eliminated, leaving the land use designation in question (as there is not an exact equivalent designation in the General Plan). There is a similar “Public Use” designation in the General Plan which has been interpreted as being the land use designation for this property. In many jurisdictions quasi-public uses are placed within a Public use designation as they are typically similar in character and nature to public uses. By example, a golf course can be publicly or privately owned but the use is the same. Similarly for religious facilities, the use involves a regular gathering of people for non-profit purposes, as other public buildings often do.

A use permit is required, as is typical for public and quasi-public buildings, to allow individual review of the proposal as public and quasi-public uses can vary greatly in size and intensity and locate within a variety of land uses. In this case the proposed facility has been designed to fit into the semi-rural area as it is designed to match the appearance of the residence, the size is not larger than a large residence, and it will be located within the height limit determined by the Zoning Regulations.

Analysis

Compatibility with neighboring uses:

The project is located in a recently annexed area that primarily remains in agricultural use. The surrounding properties remain in orchard use. While urban type uses are often incompatible with agricultural uses, in this case there are a couple of extenuating circumstances. First, the area has been planned for urban growth since the 1980s, and the agricultural uses will be phased out in upcoming years (only upon property owner request). Secondly, as a small religious facility that is primarily used on Sundays and evenings, the impacts on or from nearby farming is expected to be minimal. As such, it is not expected that there will be any significant compatibility issues with neighboring agricultural operations. Adjacent land uses are provided in Table 1:

Table 1: Bordering Information and Uses			
	General Plan Land Use Classification	Zoning	Existing Land Use
Project Site	Public Facility	Public Facility	Sikh Temple
North	Low Density Residential (LDR)	One-Family Residential (R-1)	Orchard, single-family residence.
East	LDR	R-1	Orchard
West	Agricultural (Sutter County)	Agriculture (Sutter County General Plan)	S. George Washington Boulevard with an orchard and residence across the street.
South	LDR	R-1	Orchard

Transportation

S. George Washington Boulevard: The property is accessed from S. George Washington

Boulevard, which is designated in the General Plan Circulation Element to become a four-lane major arterial. As the roadway is now a two-lane arterial, a portion of the property will be dedicated for the necessary right-of-way and the project will build the one-half street improvements along its frontage.

Un-named Collector Road: The General Plan designates a future new collector road that will run east-west located along the north side of this property. This future new road would potentially connect with Cherry Street at its east end and run to Township Road. A condition is included to require right-of-way dedication, but the roadway will not be constructed at this time.

Building Design

Visible to the George Washington Boulevard passer-by, the brick veneer façade of the existing residence will be maintained, with the existing garage to be converted to the kitchen, the frontage will maintain the existing brick veneer. The new temple building will match the brick veneer. The brick has a timeless and attractive appearance. The buildings have a fairly simple look but for a religious facility in the currently rural area its modest look of brick for the residence, kitchen, and hall should fit well. With future development coming to the vicinity, the temple's improvements including the parking area and landscaping, will meet City standards and should not be out of place in an area that ultimately is planned to be residentially developed.

Proposed 50-foot-high flagpole:

The proposal to increase the permitted flag height from 25 feet to 50 feet cannot be accomplished as it is currently prohibited by ordinance. If in the future the ordinance is revised the flagpole can be installed to the new standards.

Availability of City services:

As this is a new area in a primarily undeveloped part of the City there is little economically available public infrastructure to serve new development. In this case, extensive widening of George Washington Boulevard and right-of-way for a new east west collector is needed, nor is City sewer and water nearby, and community drainage is not yet available. The development will utilize a private on-site well and septic system and will provide for on-site drainage collection. The property owner will dedicate right-of-way and improve its portion of George Washington Blvd and will dedicate its fair share of right-of-way for the future new east-west collector street. As such, there will be a combination of public and individual site infrastructure enabling the proposal.

Payment of City water and sewer connection fees: As this is a semi-rural area with very low intensity of development, this project is able to utilize private on-site water, septic system, and drainage facilities. But there is a limit on how much development can occur without utilizing City services. The area will not be able to further urbanize with continued use of on-site water and sewer. As such the project is conditioned to pay their fair share of utility connection costs when those City services are extended.

In order to extend City water and sewer systems to new areas of the City, each development

must pay their fair share for the cost of the extensions. Although this generates additional costs on new development, full participation is needed from each project in order to equally spread those costs. Not doing this puts a larger financial burden on future development, as it will otherwise become more costly. Not requiring project payment incentivizes future projects to not participate, further exacerbating the problem. As such, a condition has been added requiring the property owner to pay utility connection fees at the time service becomes available which at this time is unknown.

The Sutter County Sheriff Department continues to provide law enforcement services to this area pursuant to the Master Property Tax Exchange Agreement between the City and County and this will continue until a certain threshold of homes in the area have annexed to the City. Fire protection service is provided by the Yuba City Fire Department.

Environmental Considerations:

An environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

Based upon the attached Environmental Assessment 22-17, including the proposed mitigation measures, staff has determined that there is no evidence in the record that the project may generate any new significant effects on the environment and recommends adoption of a mitigated negative declaration for this project. The findings of the mitigated negative declaration are that, with the proposed mitigation measures for Greenhouse Gases, Geology and Soils, and Tribal Cultural Resources, proposed Use Permit 22-03 will not create any significant impacts to the neighborhood or vicinity. As a result, the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA. The proposed mitigations are included with the project conditions of approval.

Recommended Actions:

- A. Conduct a Public Hearing and make the necessary findings to:
- B. Adopt a resolution of the Planning Commission of the City of Yuba City approving Environmental Assessment 22-17 by adopting a mitigated negative declaration, subject to the proposed Conditions of Approval and mitigation measures and approve Use Permit 22-03 for a 4,000 square foot religious facility, food preparation/kitchen area, priest's residence and associated parking and landscaping on a 1.80-acre portion of a larger 28.87-acre parcel at 1298 South George Washington Blvd.

Attachments:

- 1. Resolution PC 24-07 approving Use Permit 22-03
 - Exhibit A: UP 22-03 Site plan and building elevations
 - Exhibit B: UP 22-03 Conditions of Approval and Mitigation Measures
- 2. Location Map
- 3. Environmental Assessment 22-17 and the Mitigation Monitoring and Reporting Program

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 24-07

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YUBA CITY APPROVING ENVIRONMENTAL ASSESSMENT 22-17 BY ADOPTING A MITIGATED NEGATIVE DECLARATION SUBJECT TO THE CONDITIONS OF APPROVAL AND MITIGATION MEASURES, AND APPROVING USE PERMIT 22-03 FOR A 4,000 SQUARE FOOT RELIGIOUS FACILITY, FOOD PREPARATION/KITCHEN AREA, PRIESTS RESIDENCE AND ASSOCIATED PARKING AND LANDSCAPING ON A 1.80-ACRE PORTION OF A 27.87 ACRE PARCEL, LOCATED ON THE EAST SIDE OF SOUTH GEORGE WASHINGTON BOULEVARD APPROXIMATELY 1,800 FEET SOUTH OF ITS INTERSECTION WITH LINCOLN ROAD. THE ADDRESS IS 1298 SOUTH GEORGE WASHINGTON BOULEVARD, IDENTIFIED AS A PORTION OF ASSESSOR'S PARCEL NUMBER 065-010-020.

WHEREAS the City received an application for a use permit for a 4,000 square foot Sikh Temple with a food preparation area/kitchen, 46 space parking lot and appropriate landscaping, utilizing on-site well and septic tank system; and

WHEREAS this property is within Yuba City's city limits and the property owner wished to develop a portion of their property; and

WHEREAS a review of the General Plan and Zoning Regulations determined that the proposed religious facility was consistent with the elements of the General Plan and the Zoning Regulations; and

WHEREAS the Planning Commission reviewed related Environmental Assessment 22-17 considering a Mitigated Negative Declaration (MND) prepared for the project, which provided mitigations that reduce potential significant impacts to less than significant; and

WHEREAS the City on April 4, 2024, published a legal notice, and a public hearing notice was mailed to each property owner within at least 300 feet of the project site, in compliance with State law concerning the Planning Commission's consideration on April 24, 2024; and

WHEREAS the Planning Commission held a duly noticed public hearing on April 24, 2024, and considered all of the project and environmental information presented by staff, public testimony and all of the background information.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Yuba City resolves and orders as follows:

1. Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. CEQA Finding. The Planning Commission finds and determines that there is no substantial evidence in the record that UP 22-03, subject to its conditions of approval and mitigation measures, may have a significant effect on the environment as identified by the MND and finds that an environmental assessment/initial study was prepared for the project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines, and reflects the Planning Commission's independent judgment and analysis. The process included the distribution of requests for comments from other responsible or affected agencies and interested organizations. Preparation of Environmental Assessment 22-17 necessitated a thorough review of the proposed project and relevant environmental issues

and considered previously prepared environmental and technical studies. While the proposed project could have a potentially significant effect on the environment, based on its independent judgement and analysis the Planning Commission finds that feasible mitigation measures or alternatives have been incorporated into the project in order to avoid the effects to a point where clearly no significant effect on the environment will occur, and there is no substantial evidence in the record that this project may have any direct, indirect or cumulative effects on the environment that are potentially significant. The proposed project will not result in any adverse effects which fall within the “Mandatory Findings of Significance” contained in Section 15065 of the State CEQA Guidelines. The project-specific mitigation measures included in the project to avoid potentially significant effects are set forth in the attached Initial Study/Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program. With the project specific mitigations imposed, there is no substantial evidence in the record that this project may have significant direct, indirect, or cumulative effects on the environment. As such, the Planning Commission finds and determines that in light of the entire administrative record and the substantial evidence before it, the project has been adequately environmentally assessed as required by CEQA per Environmental Assessment 22-17.

3. Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Based on the foregoing, the Planning Commission adopts the Mitigated Negative Declaration prepared for UP 22-03, including the associated Mitigation Monitoring and Reporting Program, as the project will not result in any significant, adverse environmental impacts with the mitigations proposed. The Yuba City Development Services Department is located at 1201 Civic Center Boulevard, Yuba City, CA 95993, and is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the decision is based. The Planning Commission further authorizes the Director, or designee, to execute and file with the Sutter County Clerk, as appropriate, a Notice of Determination for approval of the project that complies with CEQA Guidelines.
4. Use Permit Findings. Based upon analysis of the use permit application and subject to the applicant’s compliance with the conditions of approval and mitigation measures, the following required findings of Section 8-5.7002(d) of the Municipal Code can be made:

1. *The proposal is consistent with the General Plan.*

Evidence: The General Plan provides for religious facilities throughout the City in most general plan designations. The Lincoln East Specific Plan (LESP) designated the site as a “quasi-public” land use designation. The LESP has since been rescinded, technically leaving the site without a land use designation as there is not a stated equivalent designation in the General Plan. There is a “public use” designation in the General Plan. In many jurisdictions quasi-public uses are placed within a Public use designation as they are typically similar in character and nature to public uses. By example, a golf course can be publicly or privately owned but the use is the same. Similarly for religious facilities the use involves a regular gathering of people for non-profit purposes, often large, as other public buildings often do.

Further, a use permit is required, as public and semi-public buildings typically do, to allow individual review of the proposal as public and quasi-public uses can vary greatly in in size and intensity. In this case the proposed facility has been designed to fit into the area as it is designed to match the appearance of the residence, the building size is not larger than a large residence, and it will be located within a height limit determined by the Zoning Regulations.

The environmental document and staff report prepared for the proposal did not identify any general plan inconsistencies, and the proposal meets all of the City's development standards and design criteria. As such the proposal is consistent with the General Plan.

- 2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.*

Evidence: The project will utilize approximately 1.8 acres of a 27.87-acre parcel. In addition to the 4,000 square foot religious facility, the request also includes a food preparation/kitchen area and a priests residence, 46 parking spaces, and landscaping that meets all City standards, and an individual well and septic system that must be approved by the Sutter County Environmental Health Department. As the site utilizes less than ten percent of the entire property, and all City development standards are met, the site is of adequate size and shape to accommodate this project.

- 3. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.*

Evidence: The site is accessed by South George Washington Boulevard, which is designated as a Major Arterial in the General Plan. As there is little development in the vicinity, George Washington Boulevard is within the City adopted acceptable Level of Service (LOS) D and has adequate capacity to accommodate this project. Further, the project will be providing street improvements to George Washington Boulevard called for by the General Plan Transportation Element and citywide street standards. The proposal also includes an offer to dedicate the project's portion of right-of-way for a future east west collector street that will ultimately connect Township Road to Cherry Street.

- 4. The site design, design of the buildings, and the scale of the project will complement neighboring facilities.*

Evidence: This recently annexed property remains in a semi-rural area. As the capacity of the religious facility is approximately 100 people, the facility is designed for only a small congregation, as would be expected in a semi-rural area.

- 5. The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

Evidence: The size of the facility is fitting for the semi-rural environment within which it is located. The utilization of an on-site well and septic system must be approved by the Sutter County Environmental Health Department. The Public Works Department has determined that access onto George Washington Boulevard is safe, and that the road has adequate capacity for the additional traffic introduced by this project. Religious facilities are typically not noisy so project noise should not be an impact on neighbors. As such the project is not expected to be detrimental to neighboring uses.

6. *At least one of the findings in Title 6, Chapter 9, Article 6 of the Municipal Code is satisfied.*

There is adequate flood protection for the project as required by Title 6, Chapter 9, Article 6 of the Municipal Code.

Evidence: This project complies with this finding as the Sutter Butte Flood Control Agency (SBFCA) is the "Local Flood Management Agency" for the Sutter-Butte Basin and as such, has the responsibility to prepare an annual report demonstrating adequate progress as defined in California Government Code Section 645007 (a). SBFCA has prepared Adequate Progress Report Updates for ULOP and transmitted them to the Central Valley Flood Protection Board. As such this site has adequate flood protection. Additionally, the City has imposed conditions on the Development Plan that will protect property within the area to the urban level in urban areas and urbanizing areas.

7. Approval of Use Permit 22-03. The Planning Commission, based on Environmental Assessment 22-17 and the list of identified mitigation measures, determines the project will not have a significant impact on the environment, approves UP 22-03 for a religious facility, as shown in **Exhibit A**, subject to the conditions of approval and mitigation measures as provided in **Exhibit B**.
8. Effective Date of Resolution. This Resolution shall become effective immediately.

The foregoing Resolution was introduced at the regular meeting of the Planning Commission on April 24, 2024, by Commissioner _____ who moved its adoption, which motion was seconded by Commissioner _____ and carried by the following vote:

Ayes:

Noes:

Absent:

Recused:

By order of the Planning Commission of the City of Yuba City.

Jackie Sillman, Planning Commission Chair

ATTEST:

Benjamin Moody, Secretary to the Planning Commission

Attachments:

Exhibit A: UP 22-03 Site plan and building elevations.

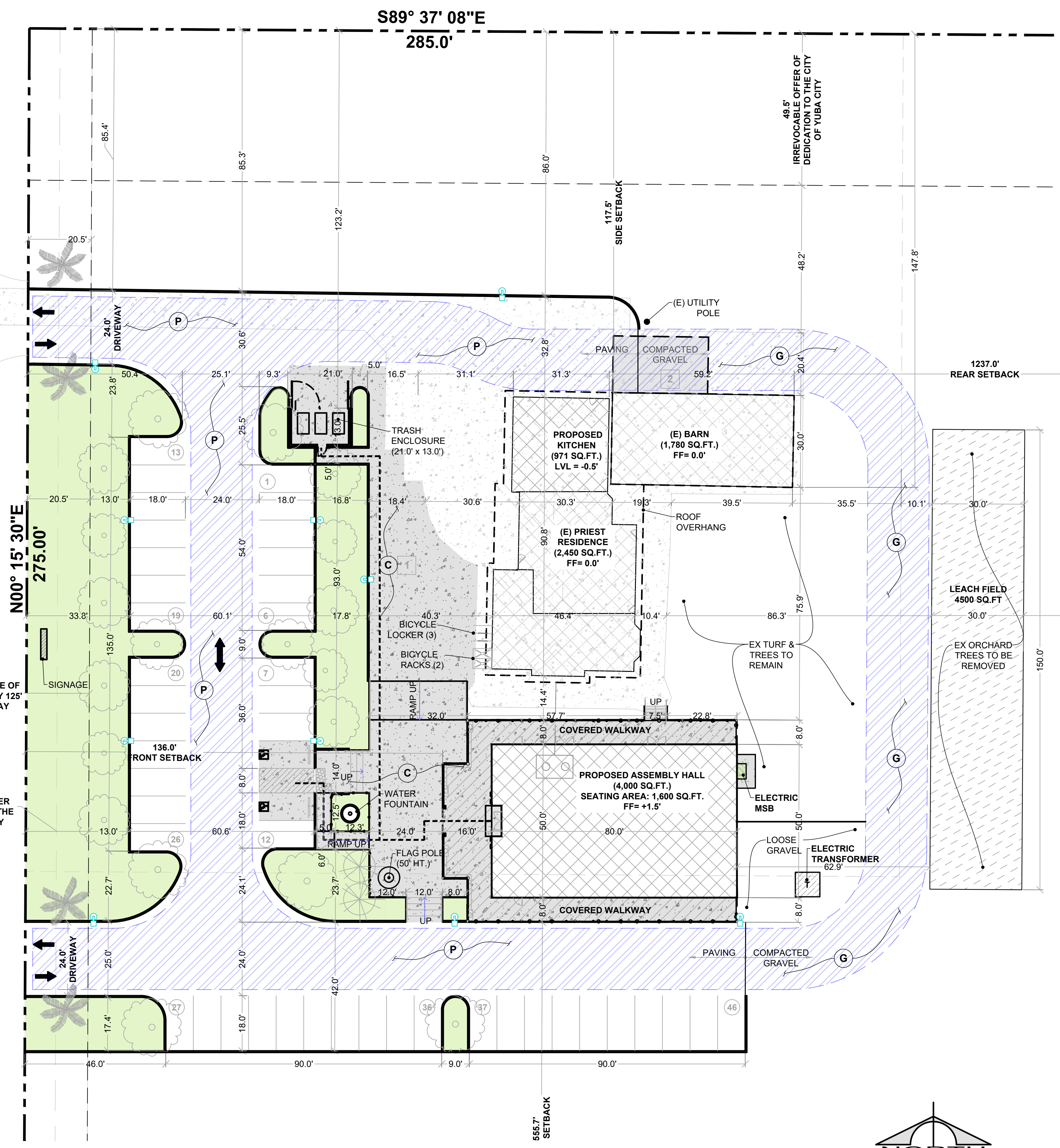
Exhibit B: UP 22-03 Mitigation Measures and Conditions of Approval.

EXHIBIT A

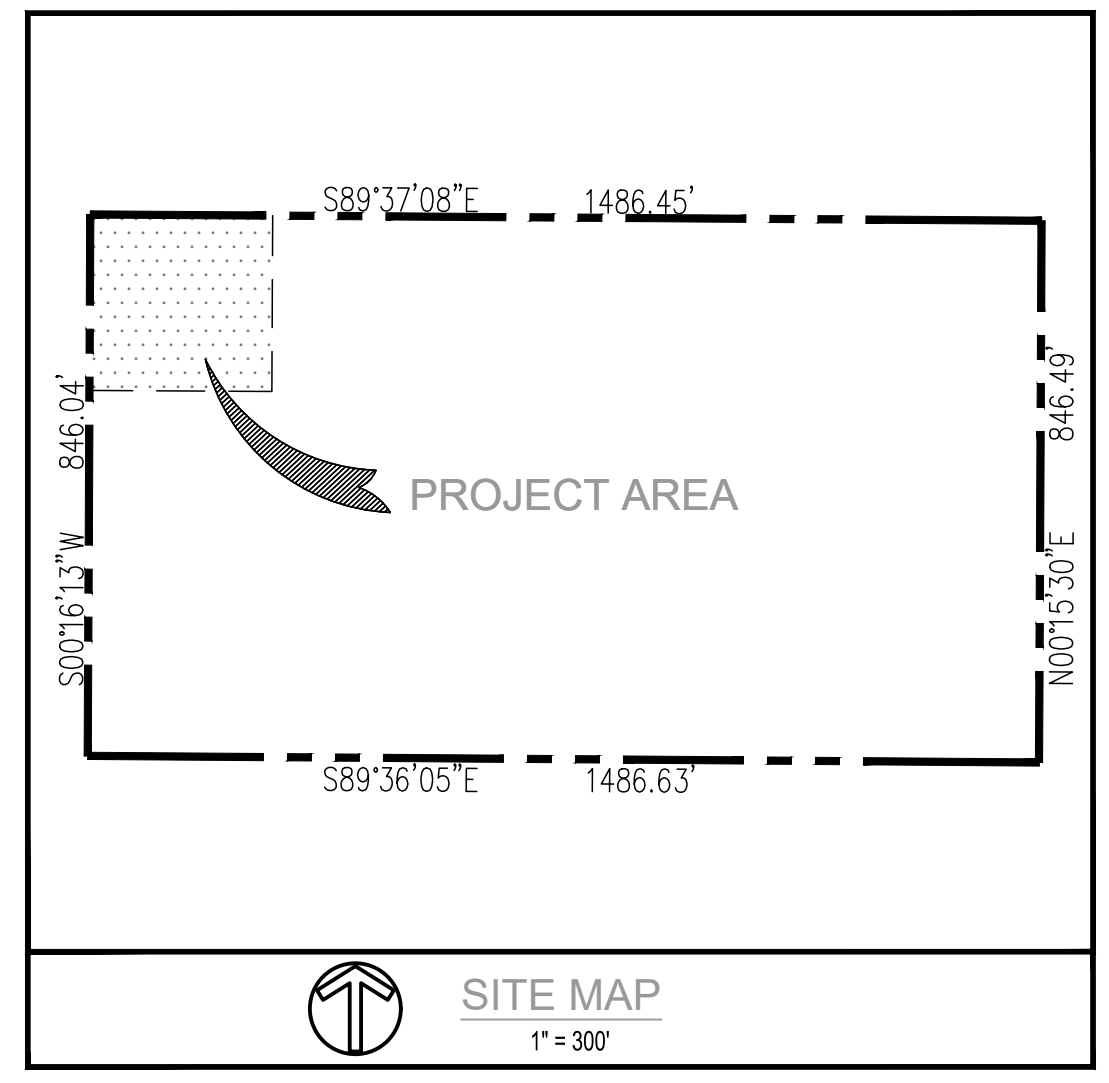
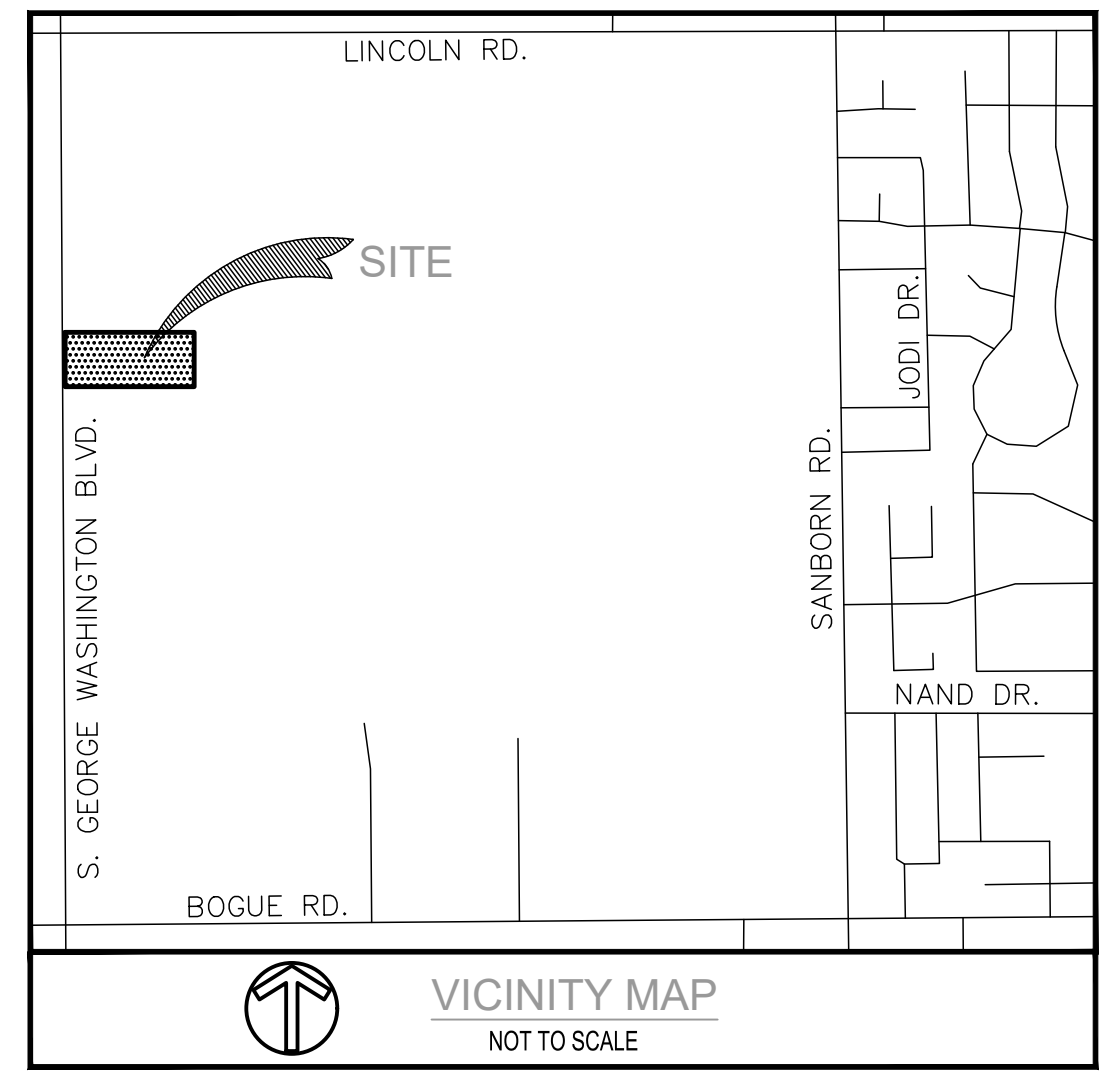
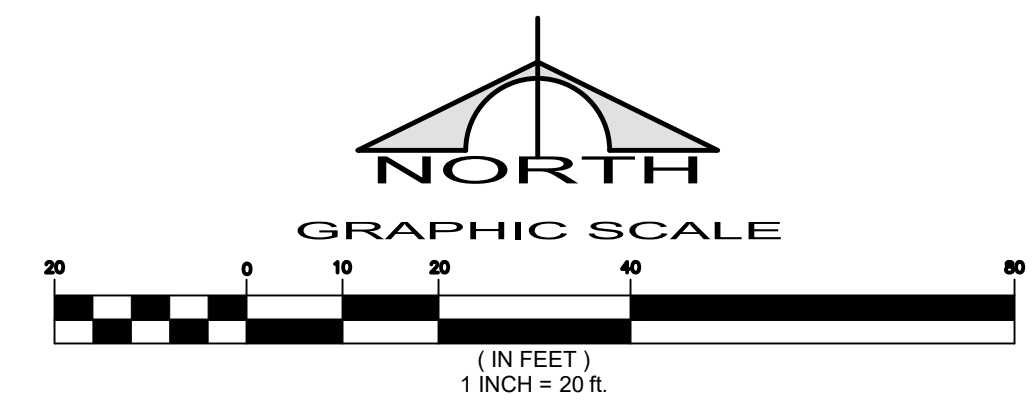
SOUTH GEORGE WASHINGTON BOULEVARD

62.5' TO CENTERLINE OF AN ULTIMATELY 125' RIGHT OF WAY

ADDITIONAL 20.5' IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF YUBA CITY



1 PROPOSED SITE PLAN



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- 5'-0" WIDE ACCESSIBLE PATH OF TRAVEL (MAX. LONGITUDINAL SLOPE OF 5% & MAX. CROSS SLOPE OF 2%)
- LANDSCAPING (SEE LANDSCAPE PLAN - SHEET LA-1)
- CONCRETE PAVING
- 4.0' HIGH WROUGHT IRON FENCE
- FIRE TRUCK ROUTE
- # PARKING NUMBERING
- TREES (PALM)
- SHADING TREES
- VEHICULAR CIRCULATION
- CONCRETE COURTYARD
- COMPACTED GRAVEL
- PAVING

PROJECT INFORMATION:

- I. PROPERTY OWNER GURU NANAK SIKH SOCIETY OF YUBA CITY
- II. PROJECT NAME GURU NANAK SIKH SOCIETY OF YUBA CITY - EXPANSION
- III. LOCATION 1298 S GEORGE WASHINGTON BLVD, YUBA CITY, CA 95993
- IV. APN #065-010-002-000
- V. JURISDICTION YUBA CITY
- VI. PARCEL SIZE 28.87 ACRES
- VII. SITE AREA 1.80 ACRES
- VIII. BUILDING SQUARE FOOTAGE EXISTING: 4,230 SF
PROPOSED: 4,971 SF
GROSS: 9,201 SF
- IX. SERVICES FIRE: YUBA CITY FIRE DEPARTMENT
WATER: WELL
WASTEWATER: SEPTIC

PROJECT CONSULTANTS:

- PLANNING MILLENNIUM PLANNING & ENGINEERING 471 SUTTON WAY, STE 210 GRASS VALLEY, CA 95945 (530) 446-6765 CONTACT: ROB WOOD, AICP
- STRUCTURAL JACKSON & SANDS ENGINEERING, INC. 900 EAST MAIN STREET, STE 109 GRASS VALLEY, CA 95945 (530) 648-4232 CONTACT: SEAN JACKSON, P.E.
- SURVEYING HOAGLAND SURVEYS 14743 STINSON DRIVE GRASS VALLEY, CA 95945 (530) 210-6398 CONTACT: DAN HOAGLAND
- LANDSCAPE DESIGNLAB 252 P.O. BOX 27616 FRESNO, CA 93729 (559) 472-9966

PLANNING INFORMATION:

CITY OF YUBA CITY MUNICIPAL CODE

- I. ZONING PF- PUBLIC FACILITIES DISTRICT
- II. GENERAL PLAN PUBLIC & SEMI PUBLIC
- III. SETBACKS (Sec.8-5.2803)

SETBACK	REQUIRED	PROVIDED	REMARKS
FRONT	10.0'	144.0'	ALONG SOUTH GEORGE WASHINGTON BOULEVARD
INTERIOR SIDE	15.0'	117.5'	
REAR	15.0'	555.7'	
		1237.0'	

PARKING ANALYSIS:

- a) CAR PARKING (SEC.8-5.6102)
 - REQUIRED 1,600/40 = 40 SPACES
 - (1 PER 40 SF OF SEATING AREA)
 - PROVIDED 40
- b) ACCESSIBLE PARKING (CBC - TABLE 11B 208.2)
 - REQUIRED 2
 - PROVIDED 2

DEMOLITION NOTES:

- 1 REMOVE EXISTING LEACH FIELD.
- 2 REMOVE EXISTING STORAGE SHED.

NOTE:
REMOVE EXISTING ORCHARD TREES IN THE AREA OF PROPOSED DEVELOPMENT.

SHEET INDEX

- C1.0 - SITE PLAN
- C2.0 - EXISTING CONDITIONS
- A1.0 - FLOOR PLANS
- A2.0 - BUILDING ELEVATIONS
- A1.1 - BUILDING ELEVATIONS
- LA-1 - PLANTING PLAN

MILLENNIUM
PLANNING & ENGINEERING

471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-6765

DATE	DESCRIPTION	REV.

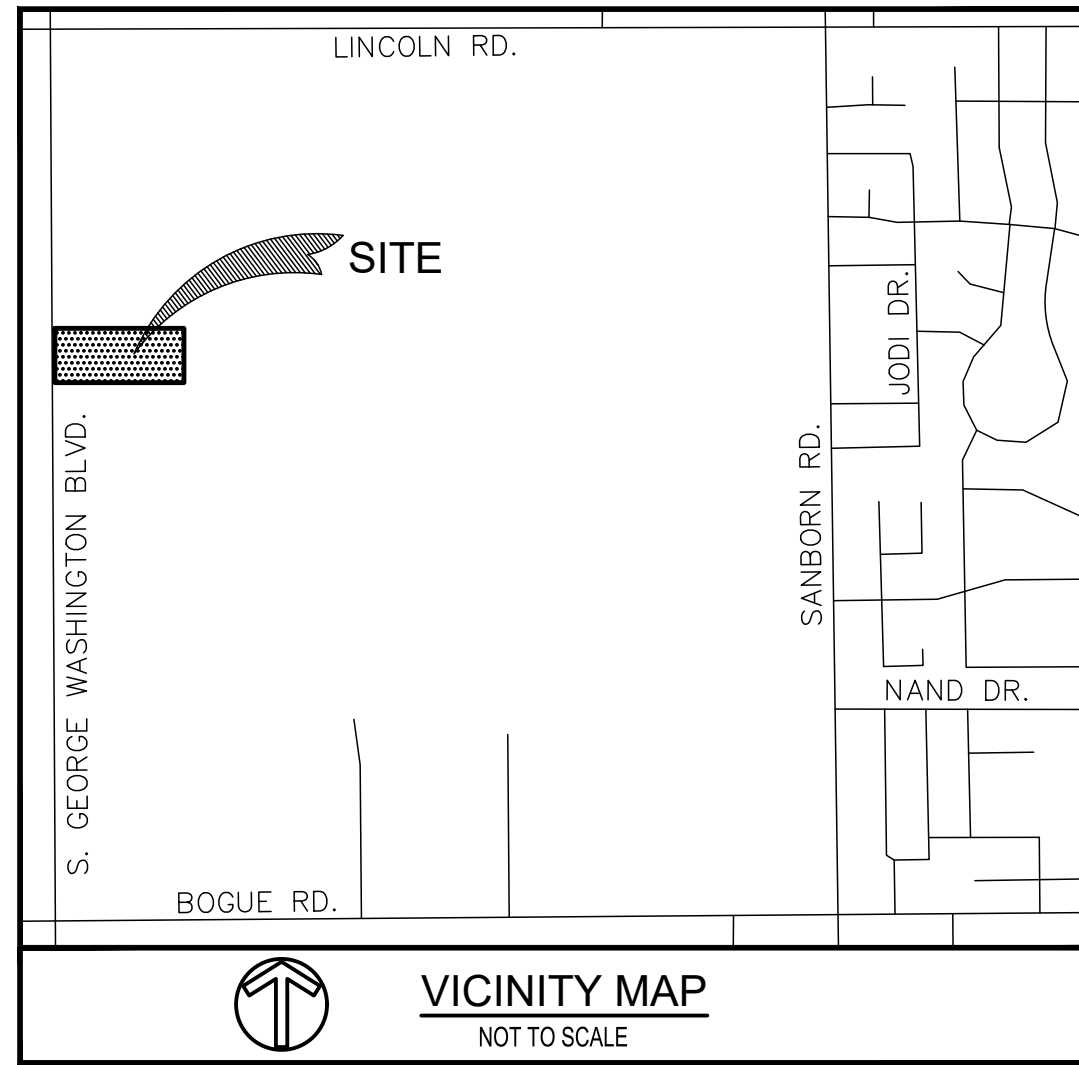
GURU NANAK SIKH SOCIETY OF YUBA CITY - EXPANSION
1298 S. GEORGE WASHINGTON BLVD
APN: 065-010-002

SITE PLAN

DESIGNED BY: CDC, INC.
DRAWN BY: CDC, INC.
PROJECT NO: 22-0503

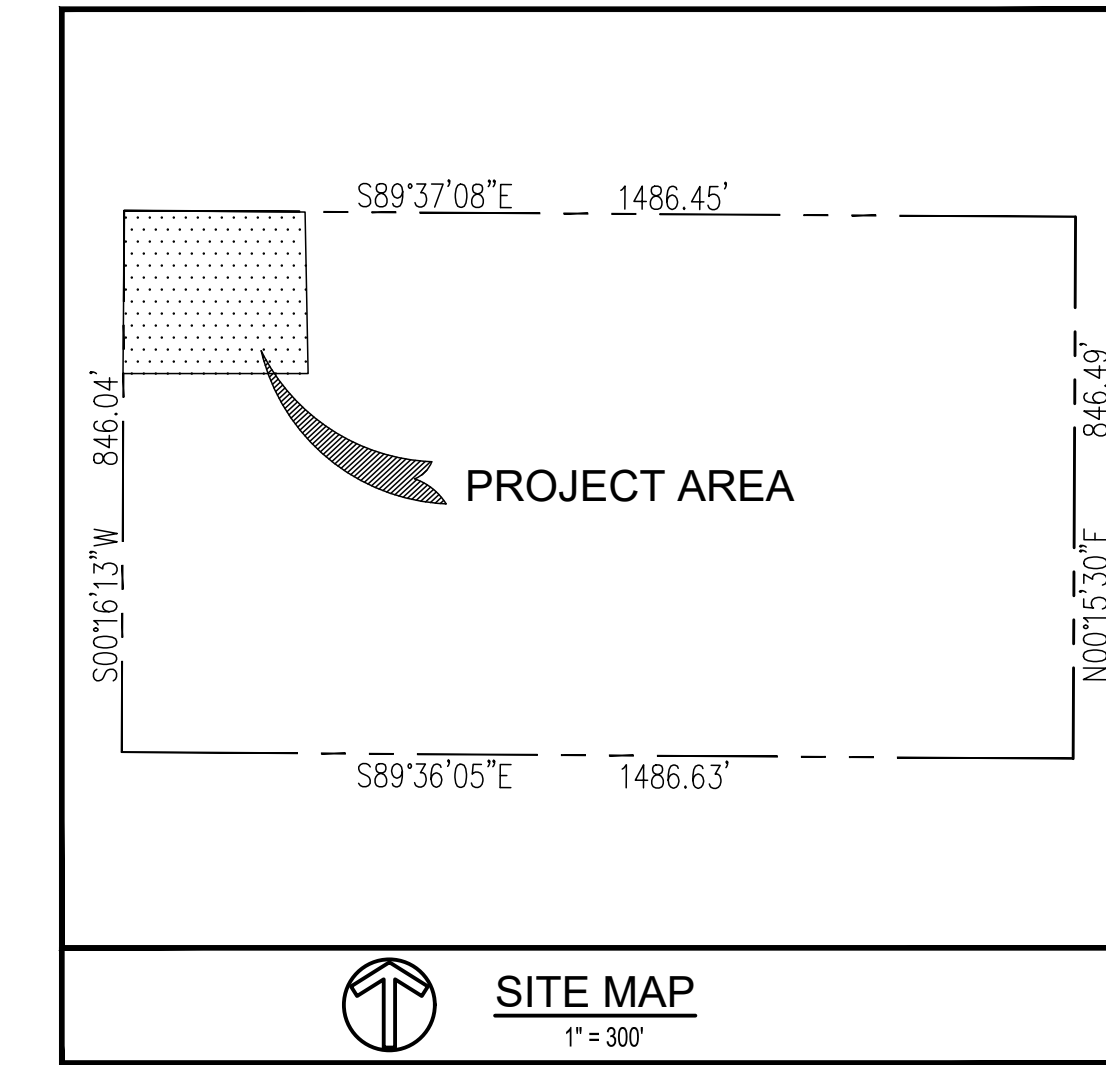
DATE: JANUARY, 2024

SHEET NUMBER:
C1.0

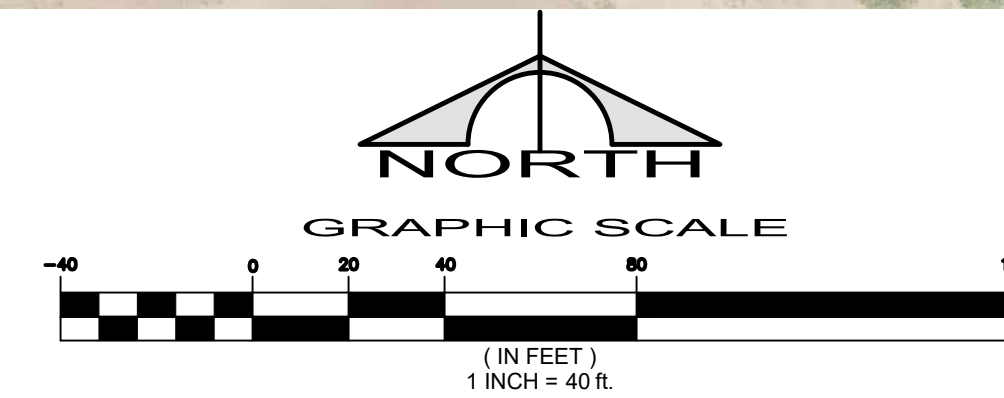


LEGEND

- PROPERTY LINE
- PROJECT AREA
- EXISTING EASEMENT
- EXISTING CONTOURS
- EXISTING BUILDING
- EXISTING LEACH FIELD
- EXISTING SEPTIC TANK
- EXISTING WELL



EXISTING CONDITIONS

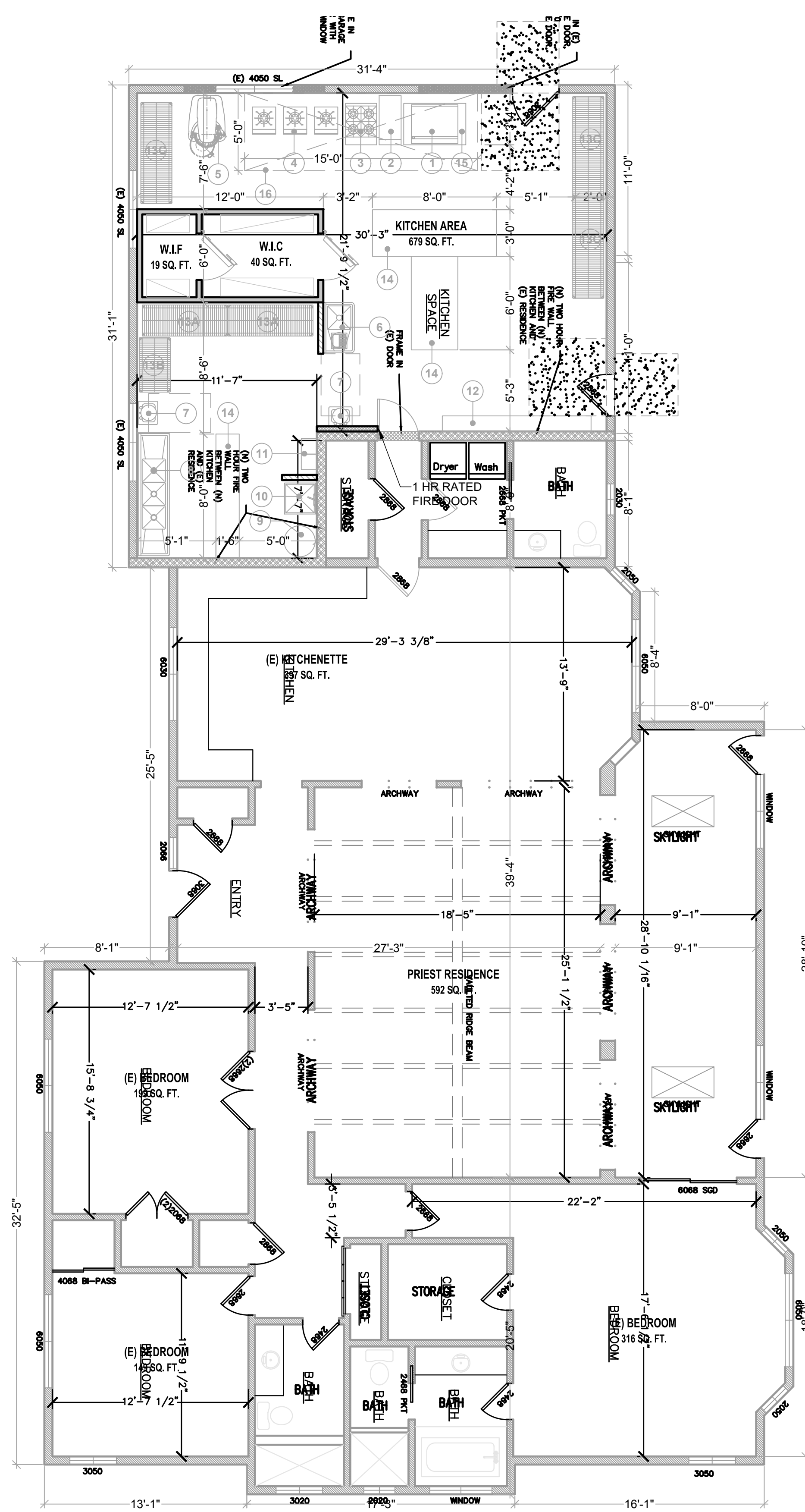


REV.	DESCRIPTION	DATE

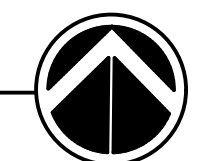
GURU NANAK SIKH SOCIETY OF YUBA CITY - EXPANSION
 1298 S. GEORGE WASHINGTON BLVD
 APN: 065-010-002
 EXISTING CONDITIONS

DESIGNED BY: TOG
 DRAWN BY: TOG
 PROJECT NO: 22-0503
 DATE: JANUARY, 2024
 SHEET NUMBER:

C2.0



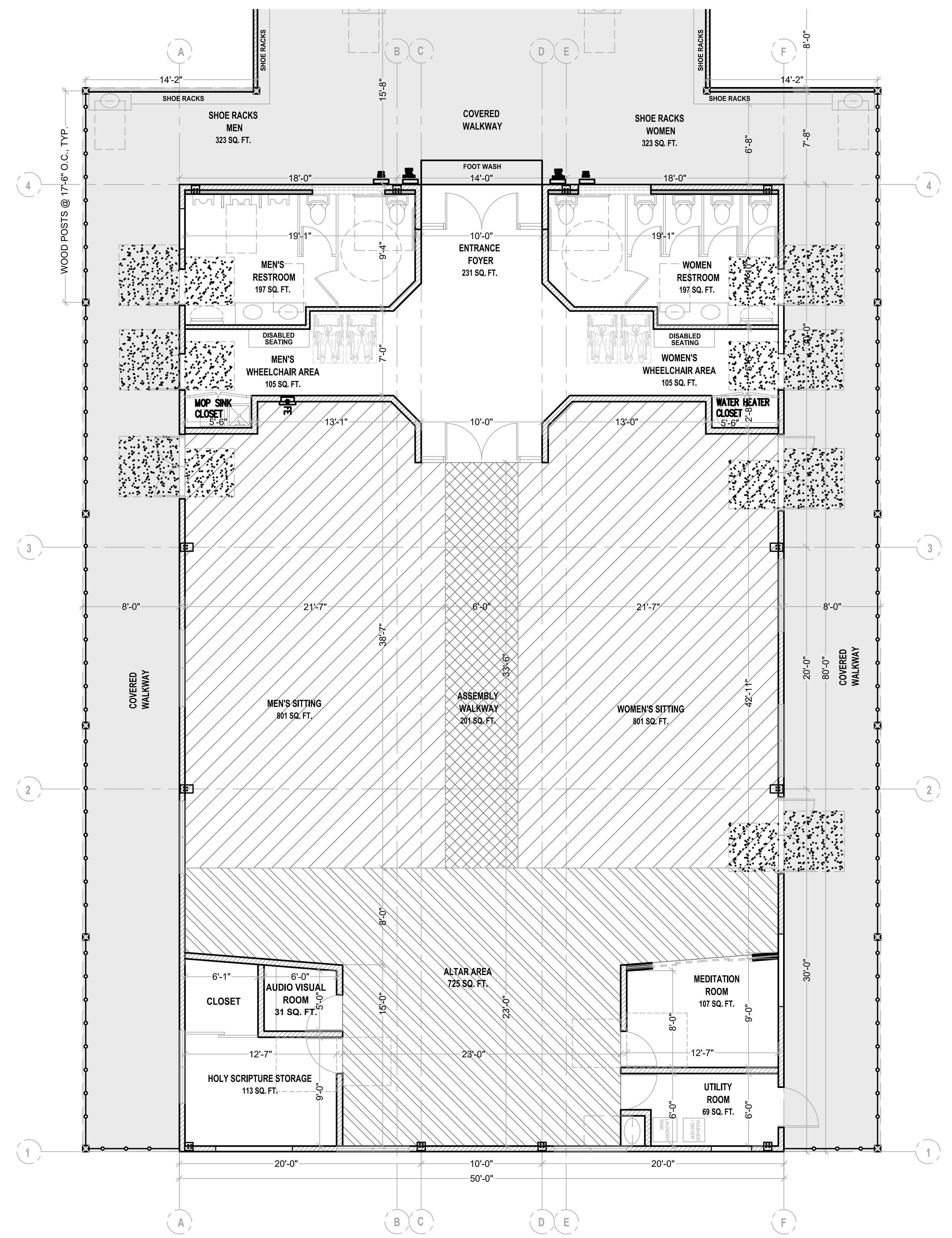
1 (E) PRIEST RESIDENCE & KITCHEN FLOOR PLAN
SCALE: 3/16" = 1'-0"



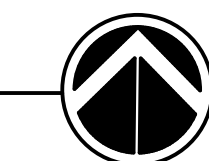
- LEGEND**
- (N) 2 x WOOD STUD WALL
 - 4" THICK INSULATED METAL PANEL SYSTEM @ WALK-INS
 - (N) 2 x WOOD STUD FURRING WALL
 - (N) 3'-6" HIGH PONY WALL
 - STRUCTURAL WOOD POST
 - PRE-MANUFACTURED METAL BLDG. COLUMN
 - 4'-0" HIGH WROUGHT IRON FENCE

EQUIPMENT LIST

ITEM NO.	DESCRIPTION	QTY.
1	GRIDDLE	1
2	RANGE (4 BURNERS) W/ OVEN BELOW	1
3	FRYER	1
4	STOCK POTS	3
5	DOUGH MIXER	1
6	STAINLESS STEEL PREP SINK	1
7	STAINLESS STEEL HAND SINK	2
8	STAINLESS STEEL 3-COMPARTMENT SINK	1
9	INSTANT WATER HEATER	1
10	MOP SINK	1
11	EMPLOYEE LOCKER	1
12	WALL SHELVING	1
13A	STAINLESS STEEL STORAGE RACK (5'-6"x2'-0")	2 LOT
13B	STAINLESS STEEL STORAGE RACK (3'-6"x2'-0")	1 LOT
13C	STAINLESS STEEL STORAGE RACK (6'-6"x2'-0")	3 LOT
14	STAINLESS STEEL WORK TABLE (MAX 34" HIGH)	3
15	CHEF BASE	1
16	TYPE-I HOOD (15'-0" X 5'-0")	1



2 ASSEMBLY HALL FLOOR PLAN
SCALE: 3/16" = 1'-0"



REV.	DESCRIPTION	DATE

GURU NANAK SIKH SOCIETY OF YUBA CITY - EXPANSION
1298 S. GEORGE WASHINGTON BLVD
APN: 065-010-002
FLOOR PLANS

DESIGNED BY: CDC, INC.
DRAWN BY: CDC, INC.
PROJECT NO: 22-0503
DATE: JANUARY, 2024

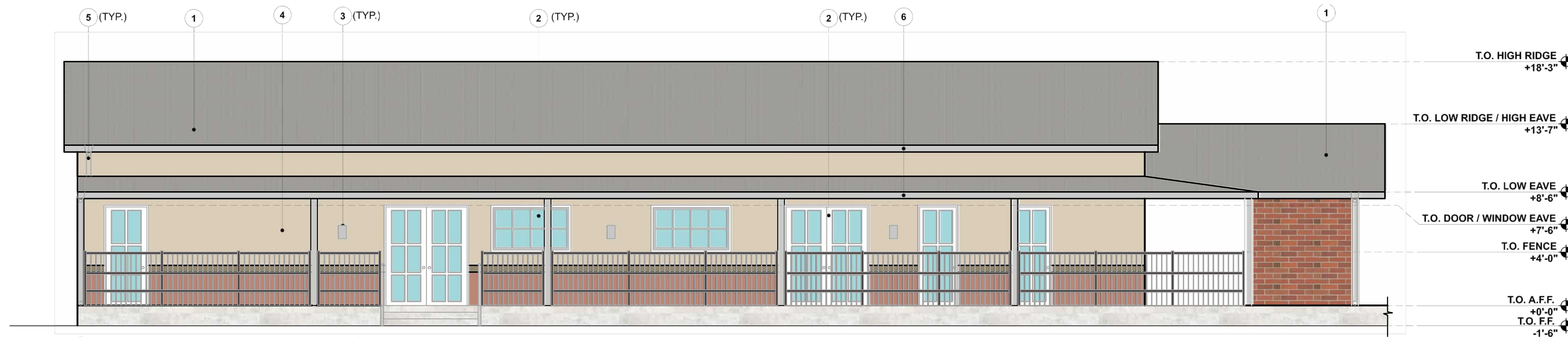
SHEET NUMBER:
A1.0



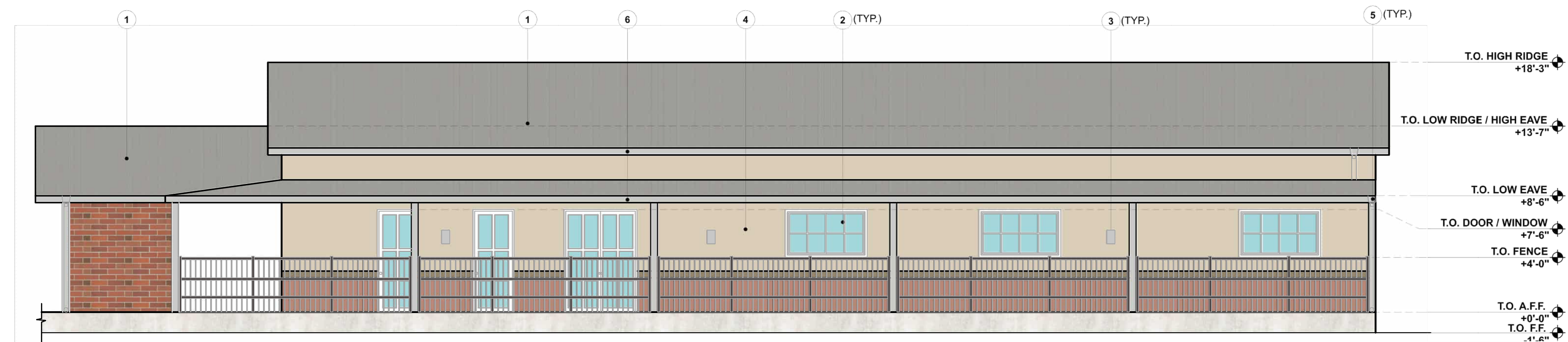
1 WEST (FRONT) ELEVATION @ ASSEMBLY HALL
SCALE: 3/16" = 1'-0"

KEY NOTES:	
1	GALVANIZED STEEL ROOFING
2	DOOR/WINDOW SYSTEM
3	DECORATIVE WALL SCONCE
4	STUCCO SYSTEM
5	DOWNSPOUT
6	GUTTER
7	BUILDING MOUNTED LIGHT

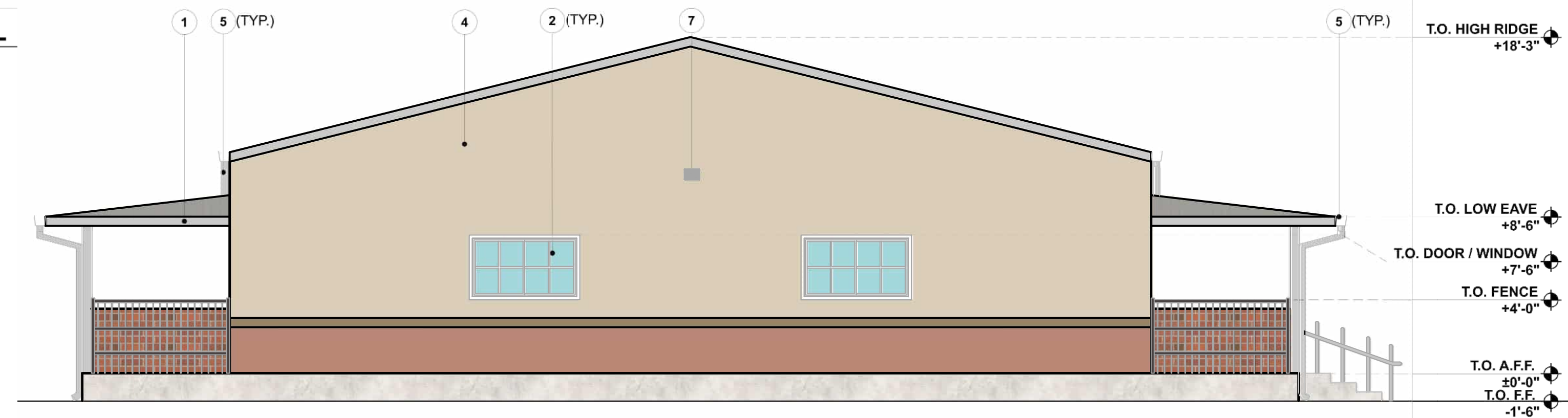
COLOR SCHEDULE:				
DESCRIPTION	MATERIAL	LEGEND	COLOR OR TYPE	MANUFACTURER & ITEM CODES
ACCENT-1	BRICK VENEER		470-479 MEDIUM RANGE SMOOTH OR SIMILAR	BELDEN
BUILDING BODY COLOR	STUCCO		DUSTY ROAD	BENJAMIN MOORE 1017
WAINSCOT	STUCCO		SANTA ROSA	BENJAMIN MOORE 1189
ACCENT STRIPE (ACCENT-2)	STUCCO		TEXAS LEATHER	BENJAMIN MOORE AC3
ACCENT-3	FASCIA / COLUMNS		METRO GRAY	BENJAMIN MOORE 1459
ROOF	GALVANISED STEEL ROOFING		STORM	BENJAMIN MOORE AF-700



2 NORTH (SIDE) ELEVATION @ ASSEMBLY HALL
SCALE: 3/16" = 1'-0"



3 SOUTH (SIDE) ELEVATION @ ASSEMBLY HALL
SCALE: 3/16" = 1'-0"



4 EAST (REAR) ELEVATION @ ASSEMBLY HALL
SCALE: 3/16" = 1'-0"

DATE	DESCRIPTION	REV.

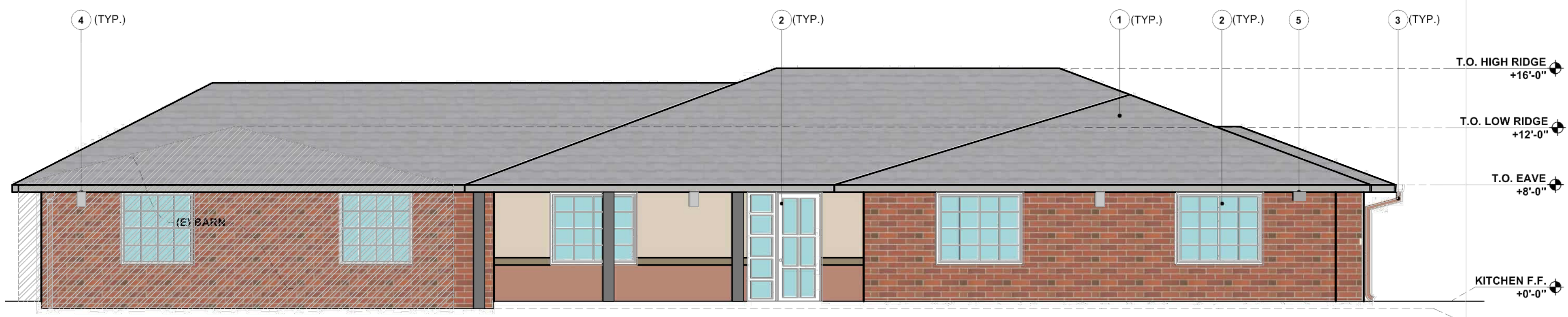
REV.	DESCRIPTION	DATE

GURU NANAK SIKH SOCIETY OF YUBA CITY - EXPANSION
1298 S. GEORGE WASHINGTON BLVD
APN: 065-010-002
BUILDING ELEVATIONS - PRIEST RESIDENCE

DESIGNED BY: CDC, INC.
DRAWN BY: CDC, INC.
PROJECT NO: 22-0503
DATE: JANUARY, 2024
SHEET NUMBER:
A2.1

KEY NOTES:	
1	ROOF SHINGLES
2	DOOR/WINDOW SYSTEM
3	DOWNSPOUT
4	BUILDING MOUNTED LIGHT
5	DECORATIVE WALL SCENCE

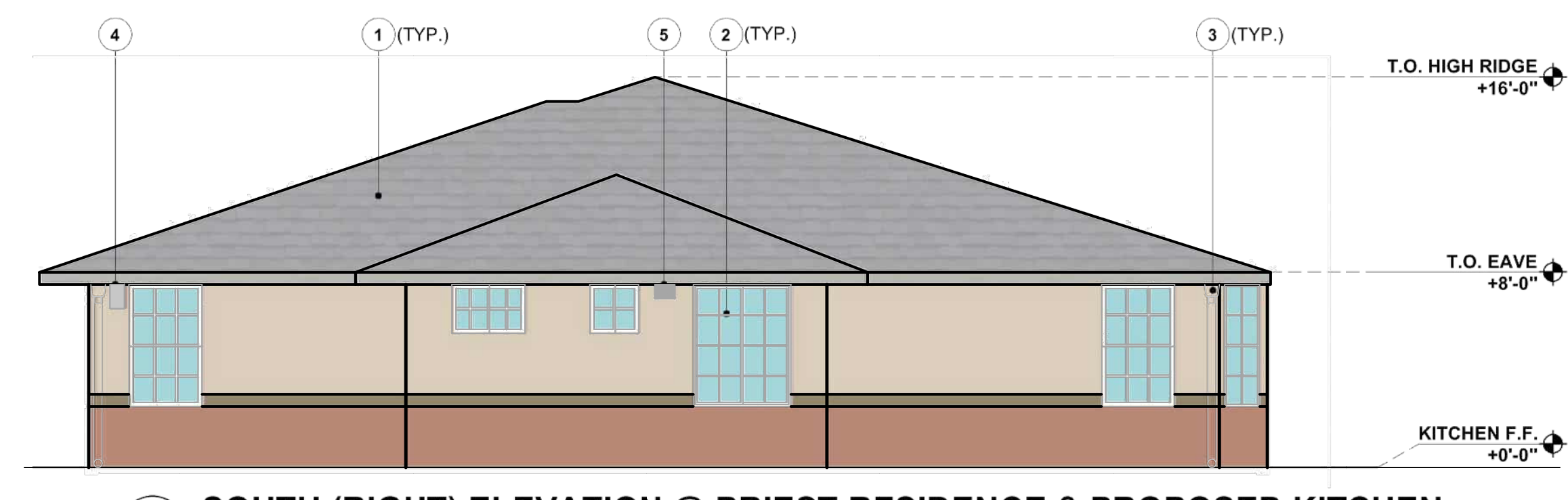
(N) COLOR SCHEDULE:				
DESCRIPTION	MATERIAL	LEGEND	COLOR OR TYPE	MANUFACTURER & ITEM CODES
ACCENT-1	BRICK VENEER		EXISTING TO REMAIN	
BUILDING BODY COLOR	STUCCO		DUSTY ROAD	BENJAMIN MOORE 1017
WAINSCOT	STUCCO		SANTA ROSA	BENJAMIN MOORE 1189
ACCENT STRIPE (ACCENT-2)	STUCCO		TEXAS LEATHER	BENJAMIN MOORE AC3
ROOF	EXISTING TO REMAIN			



1 WEST (FRONT) ELEVATION @ PRIEST RESIDENCE, PROPOSED KITCHEN & BARN
SCALE: 3/16" = 1'-0"



2 NORTH (LEFT) ELEVATION @ PRIEST RESIDENCE & PROPOSED KITCHEN
SCALE: 3/16" = 1'-0"



3 SOUTH (RIGHT) ELEVATION @ PRIEST RESIDENCE & PROPOSED KITCHEN
SCALE: 3/16" = 1'-0"



4 EAST (REAR) ELEVATION @ PRIEST RESIDENCE, PROPOSED KITCHEN & BARN
SCALE: 3/16" = 1'-0"

NEW TEMPLE

1298 S. GEORGE
WASHINGTON
BLVD.
YUBA CITY, CA
95993

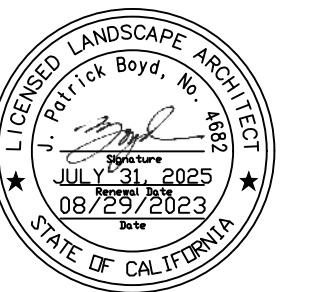
client:

**NANAK SIKH
SOCIETY OF
YUBA CITY**

408.205.1282

des:ignlab **252**

P.O. Box 27616 Fresno, CA 93729
Studio: 559.472.9966 Fax: 559.472.9969



drawn by: **KJ** checked by: **PB**

submittal:	date:
No. 1	08/29/2023
No. 2	09/19/2023
No. 3	09/20/2023
No. 4	09/21/2023
No. 5	01/16/2024

scale: 1"=20'-0"

sheet title:

**PLANTING
PLAN**

sheet no.

LA-1

project no. 23-07-004

REFERENCE NOTES SCHEDULE

SYMBOL	PRELIMINARY DESIGN DESCRIPTION	QTY
[Pattern]	LOT AREA	20119 SF
SYMBOL	MULCH DESCRIPTION	QTY
[Pattern]	ORGANIC RECYCLED MULCH-3" DEPTH	9194 CY

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	WATER USE	MATURE WIDTH	QTY
TREES					
[Symbol]	Laurus x 'Saratoga' Saratoga Hybrid Laurel	15 GAL	LOW	10 TO 15 DIA	2
[Symbol]	Phoenix Dactylifera Date Palm	15 H	LOW	15 TO 20 DIA	4
[Symbol]	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	15 GAL	LOW	30 TO 35 DIA	8
[Symbol]	Quercus lobata Valley Oak	15 GAL	LOW	35 TO 40 DIA	8
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	MATURE WIDTH	QTY
SHRUBS					
[Symbol]	Muhlenbergia rigens Deer Grass	1 GAL	LOW	5 DIA	84
[Symbol]	Olea europaea 'Little Ollie'™ Little Ollie Olive	5 GAL	LOW	5 DIA	156
[Symbol]	Rosmarinus officinalis 'Huntington' Carpet Rosemary	1 GAL	LOW	5 DIA	223
[Symbol]	Salvia clevelandii Cleveland Sage	1 GAL	LOW	5 DIA	58

PARKING LOT SHADE CALCULATIONS

SPECIES	MATURE CANOPY RADIUS (ft)	TOTAL CANOPY AREA (sf)	QUANTITY BY SHADE COVERAGE				TOTAL SHADE (SF)
			25%	50%	75%	100%	
Laurus x 'Saratoga'	7	153.9	0	2	0	0	153.9
Phoenix Dactylifera	10	314.0	0	4	0	0	628.0
Pistacia chinensis	15	706.5	0	0	8	0	4236.0
Quercus lobata	20	1256.0	0	0	0	0	5024.0
	0	0.0	0	0	0	0	0.0
TREE AREA SHADE							10044.9
CARPORT AREA SHADE							0.0
TOTAL AREA PARKING LOT							20119.0
PERCENT SHADE							49.93%

SOUTH GEORGE WASHINGTON BOULEVARD

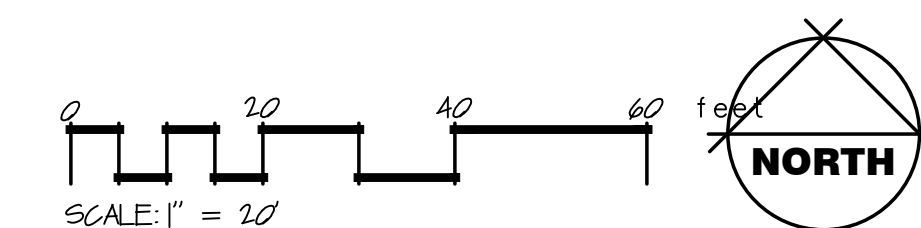
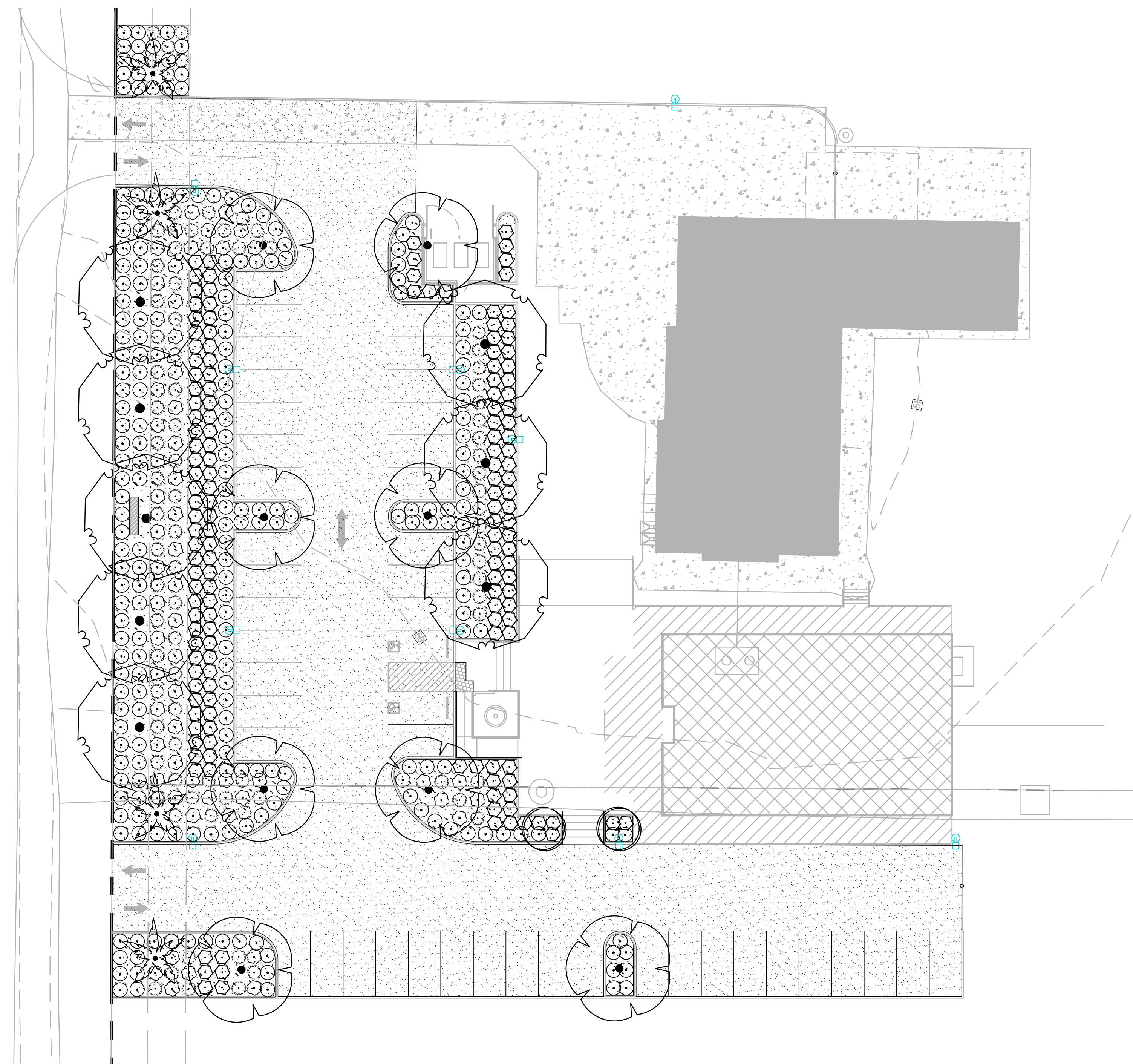


EXHIBIT B

**CITY OF YUBA CITY
CONDITIONS OF APPROVAL
USE PERMIT 22-03
APRIL 24, 2024**

**GURU NANAK SIKH TEMPLE – 1298 S. GEO WASH
APNs: 065010002000 (formerly 65-010-002)**

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through the use permit review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval will ultimately be deemed mandatory unless appealed by the applicant to the City Council within 10 days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

Approval of this use permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this use permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this use permit, the zoning ordinance, and all City standards and specifications. This use permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this use permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised use permit is required if the operation of this

establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the use permit or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the use permit review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this use permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the use permit, and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this use permit, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, leasee, operator, or any other person or entity making use of this use permit.

CONDITIONS OF APPROVAL

1. To the furthest extent allowed by law, applicant/property owner shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term “Third Party Action” collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project (collectively “Approvals”); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's/property owner's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval.

Nothing in this section shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant/property owner shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Applicant/property owner shall submit all documents filed in the Third-Party Action for review and approval of the City Attorney prior to filing of said documents on behalf of the City.

The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide applicant/property owner with an invoice detailing all reasonable costs incurred. Applicant/property owner shall tender to the City payment-in-full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant/property owner shall contact the City within a reasonable time to

arrange any extension of the thirty (30) day time period for payment-in-full of the invoiced amount. Applicant/property owner further acknowledges and agrees, failure to timely tender payment-in-full to the City shall be considered a breach and non-compliance with the conditions of approval for the project. Applicant/property owner shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant/property owner as noted herein.

2. Approval of Use Permit (UP) 22-03 shall be null and void without further action if: 1) the project has not been substantially commenced within two years of the approval date of UP 22-03; or 2) that a request for an extension of time, pursuant to Section 8-5.7106 of the Yuba City Municipal Code (YCMC) has not been submitted to the City.
3. The development and operation of the project shall comply with all CEQA mitigation measures identified in Environmental Assessment 22-17 dated XXXX 2024.
4. The development, operation, and buildings of the project shall comply with all local, state, and federal codes (including Building and Fire codes) and local development standards. The Developer or Representative shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
5. The septic system and replacement area shall be designed in accordance with, and comply with the Sutter County Development Services Environmental Health Division requirements. A set of septic improvement plans shall be submitted to the Department for approval. A copy of the County's approval letter and plans shall be submitted to City.
6. A private sewer system will be allowed if in compliance with the Municipal Code Section 6-5.207 – Private Sewage Disposal Systems. At such time that City services are available, this parcel shall connect to them and pay all applicable fees in effect at the time of connection.
7. The property owner shall dedicate right-of-way to the City as follows, or as approved by the Public Works Director:
 - a) S. George Washington Blvd: on the east side, shall have right-of-way dedicated to a width of 33.0 feet (centerline to 0.5 feet back of curb and gutter), with a 22.5-foot PSE behind the right-of-way line.
8. The property shall provide the City with an Irrevocable Offer of Dedication to the City of Yuba City. Said dedication shall be 49.5-feet wide, perpendicular and lying coincident to the northerly property line, and run the entire length of the northerly property line.
9. The property owner shall construct frontage improvements on S. George Washington Blvd to City standards as follows, or as approved by the Public Works Director:
 - a) 30.0-foot-wide asphalt road section - centerline of S. George Washington Blvd/Lincoln Road to lip of gutter
 - b) 2.5-foot wide barrier curb and gutter
 - c) 6.0-foot wide landscaped parkway strip (measured from back of curb to face of sidewalk) with City approved street trees, landscaping, and irrigation
 - d) 5.0-foot wide detached sidewalk
 - e) 12.0-foot wide public utility easement 0.5 feet beyond future 5.0-foot wide attached sidewalk with landscaping and irrigation

- f) street lights
- g) sidewalk barricade
- h) roadway striping
- i) roadway signage

The property owner can construct these improvements, with the on-site improvements, or defer the frontage improvements to a later date and enter into a Deferred Improvement Agreement with the City.

10. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department.
11. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.
12. The property owner, at their expense, shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to assure compliance.
13. Storage of construction material is not allowed in the travel way.
14. A grading plan shall be submitted to the Public Works Department as part of the improvement plans.
15. Any driveways, and their approaches, shall be constructed to the City's Standards for a heavy-duty driveway at the ultimate location or an in-lieu driveway as approved the City Public Works Department.
16. The parcels shall comply to the satisfaction of any City and state standards pertaining to drainage and/or storm water measures.
17. The existing utility poles along the property frontage on S. George Washington Blvd shall be placed underground, or addressed in accordance with the City's Overhead Utility Policy adopted March 17, 2020. The total lineal foot length of overhead lines along S. George Washington Blvd is determined to be 846 lineal feet or as otherwise determined by the Public Works Director.

The property owner can construct these improvements, with the on-site improvements, or defer the undergrounding requirements to a later date and enter into a Deferred Improvement Agreement with the City, in accordance with the City's Overhead Utility Policy.

18. The development shall comply with Yuba City's stormwater requirements and Post-Construction Standards Plan. The Post Construction information can be found here: https://www.yubacity.net/city_hall/departments/public_works/engineering/stormwater_management

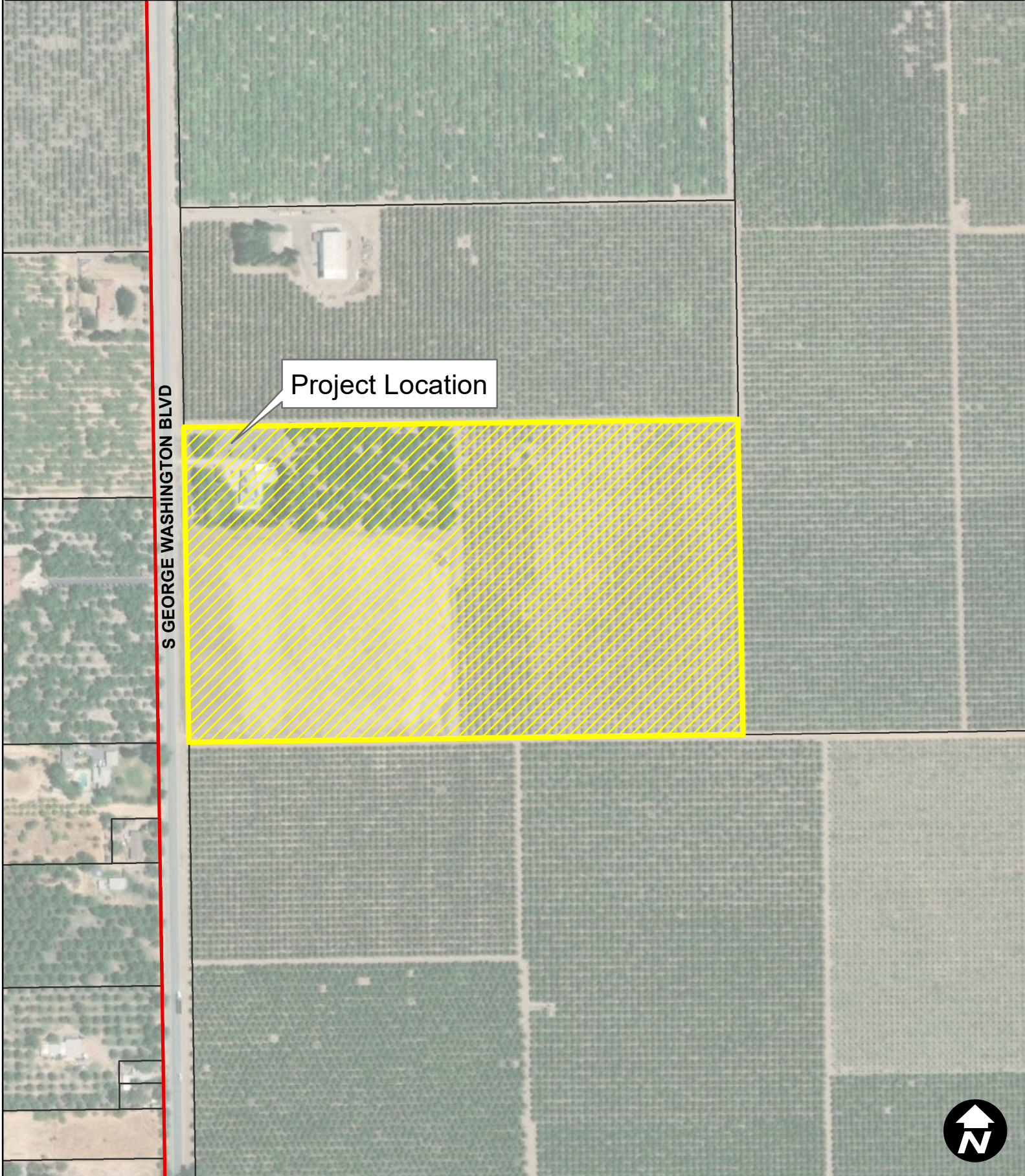
MITIGATION MEASURES

Impact	Mitigation Measure	Responsible Party	Timing
3.7 Geology and Soils	<p>Paleontological Mitigation Measure 1: This Mitigation Measure shall be placed as a note on the Demolition and Grading Plans. If paleontological resources are found, the construction manager shall halt all activity and immediately contact the Development Services Department at 530-822-4700.</p> <p>Mitigation shall be conducted as follows:</p> <ol style="list-style-type: none"> 1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high; 2. Assess effects on identified sites; 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted; 4. Obtain comments from the researchers; 5. Comply with researchers' recommendations to address any significant adverse effects were determined by the City to be feasible. <p>In considering any suggested mitigation proposed by the consulting paleontologist, the City's Community Development Department Staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific or General Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	Developer, Public Works Dept., Development Services Dept.	During construction phase
3.8. Greenhouse Gases	<p>Greenhouse Gas Mitigation 1: The site grading and construction of the self-storage facility shall comply with the GHG Reduction Measures provided in</p>	Development Services Dept.	Prior to issuance of building permits.

	the adopted Yuba City Resource Efficiency Plan.		
3.18. Tribal Cultural Resources	<p>Tribal Cultural Resources Mitigation 1: Unanticipated Discoveries: If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American Tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC 21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.</p> <p>Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.</p> <p>The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including but limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.</p> <p>Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of CEQA, including AB 523 has been satisfied.</p>	Developer, Public Works Dept., Development Services Dept.	During construction phase

ATTACHMENT 2

Use Permit 22-03: Sikh Temple



Project Location

S GEORGE WASHINGTON BLVD



ATTACHMENT 3



**Environmental Assessment 22-17
For
Initial Study and Mitigated Negative Declaration for
Use Permit 22-03 for a Sikh Temple: a request to construct a 4,000
square foot religious facility and associated parking and landscaping
on a 1.80-acre portion of a 27.87-acre parcel.**

Prepared for:

City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993

Prepared By:

Denis Cook
Land Use Planning Consultant

and

City of Yuba City
Development Services Department
Planning Division

March 2024

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CITY OF YUBA CITY

Development Services Department
Planning Division

1201 Civic Center Blvd. Yuba City, CA 95993 Phone (530) 822-4700

Introduction

1.1. Introduction

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to identify any potential environmental impacts in the City of Yuba City, California (City) from Use Permit (UP) 22-03 for a Sikh Temple. The proposal is for a 4,000 square foot assembly hall with a seating area of approximately 1,600 square feet, intended for up to 100 visitors. An existing 2,450 square foot residence will be converted to a priest residence. The existing garage will be converted to a 971 square foot food preparation area/kitchen that will be utilized by the temple. A paved parking lot for 46 vehicles, including two accessible spaces, will be provided as well as appropriate landscaping. This will be on approximately 1.8 acres of a 27.87-acre parcel ("Project"). The hours of operation will be between 5:00 AM and 8:00 PM every day the week.

The remainder of the property will remain in agricultural use, with an existing barn to remain supporting the agricultural operation.

The property is located on the east side of South George Washington Boulevard approximately 1,800 feet south of Lincoln Road. The property address is 1298 South George Washington Boulevard and is identified as Assessor's Parcel Number 065-010-002.

This use permit is considered a project under the California Environmental Quality Act (CEQA), as the City has discretionary approval authority over the Project. The Project requires discretionary review by the City of Yuba City Planning Commission.

This IS/MND has been prepared in conformance with CEQA Guidelines Section 15070. The purpose of the IS/MND is to determine the potential significant impacts associated with the religious facility and provide an environmental assessment for consideration by the Planning Commission. In addition, this document is intended to provide the basis for input from public agencies, organizations, and interested members of the public regarding the Project's reasonably foreseeable significant environmental impacts and mitigation measures to avoid or substantially reduce those significant environmental impacts.

1.2. Regulatory Information

An Initial Study (IS) is an environmental assessment document prepared by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the California Code of Regulations Title 14 (Chapter 3, §15000 et seq.), commonly referred to as the CEQA Guidelines - Section 15064(a)(1) states an environmental impact report (EIR) must be prepared if there is substantial evidence in light of the whole record that the proposed project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant. A negative declaration may be prepared instead; if the lead agency finds that there is no substantial evidence, in light of the whole record

that the project may have a significant effect on the environment. A negative declaration is a written statement describing the reasons why a proposed project, not exempt from CEQA pursuant to §15300 et seq. of Article 19 of the Guidelines, would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- A. The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- B. The IS identified potentially significant effects, but:
 - 1. Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration and initial study is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and
 - 2. There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment. If revisions are adopted by the Lead Agency into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a Mitigated Negative Declaration (MND) is prepared.

1.3. Document Format

This IS/MND contains four chapters, and one technical appendix. Chapter 1, Introduction, provides an overview of the proposed Project and the CEQA environmental documentation process. Chapter 2, Project Description, provides a detailed description of proposed Project objectives and components. Chapter 3, Impact Analysis, presents the CEQA checklist and environmental analysis for all impact areas, mandatory findings of significance, and feasible measures. If the proposed Project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the proposed Project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements that would reduce those impacts to a less than significant level. Chapter 4, List of References, provides a list of references involved in the preparation of the IS/MND.

1.4. Purpose of Document

The proposed religious facility will undergo a public review process by the Planning Commission which will decide on the Project. The Planning Commission's review is needed to assure that the Project will be compatible with existing or expected neighboring uses and that adequate public facilities are available to serve the Project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Pub. Res. Code, Section 21000 et seq.) and the State CEQA Guidelines (Title 14 CCR §15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the Project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the Project is adverse or beneficial, the lead

agency is required to use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze at hand. If the agency finds no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of the analysis, it is recognized that the Project may have a significant impact on the environment, but that with specific recommended mitigation measures incorporated into the Project, these impacts shall be reduced to less than significant, a mitigated negative declaration shall be prepared.

In reviewing all of the available information for the above referenced Project, the City of Yuba City Planning Division has analyzed the potential environmental impacts created by this Project and a mitigated negative declaration has been prepared for this Project.

1.5. Intended Uses of this Document

In accordance with CEQA, a good-faith effort has been made during preparation of this IS/MND to contact affected public agencies, organizations, and persons who may have an interest in the proposed Project. In reviewing the Draft IS/MND, affected and interested parties should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the effects of the proposed Project would be avoided or mitigated.

The Draft IS/ND and associated appendices will be available for review on the City of Yuba City website at www.yubacity.net/environmental. The Draft IS/MND and associated appendixes also will be available for review during regular business hours at the City of Yuba City Development Services Department (1201 Civic Center Boulevard, Yuba City, California 95993). The 20-day review period will commence on April 4, 2024 and end on April 24, 2024 at the conclusion of the Planning Commission hearing.

Written comments on the Draft IS/MND should be sent to the following address:

City of Yuba City
Development Services Department
1201 Civic Center Boulevard
Yuba City, CA 95993
e-mail: developmentervices@yubacity.net
Phone: 530.822.4700

Project Description

1.6. Project Title

Use Permit (UP) 22-03: Sikh Temple

1.7. Lead Agency Name and Address

City of Yuba City
Development Services Department, Planning Division
1201 Civic Center Blvd.
Yuba City, CA 95993

1.8. Contact Person and Phone Number

Doug Libby, AICP
Deputy Director of Development Services
(530) 822-3231
developmentsservices@yubacity.net

1.9. Project Location

The property is located at 1298 George Washington Boulevard on the east side of George Washington Boulevard approximately 1,800 feet south of Lincoln Road, identified as a portion of Assessor's Parcel Number 065-010-002.

1.10. Project Applicant

Gurcharan Singh
1298 S. George Washington Blvd.
Yuba City, CA 95993

1.11. Property Owner

Guru Nanak Sikh Society of Yuba City
1298 S. George Washington Blvd.
Yuba City, CA 95993

1.12. General Plan Designation

The General Plan Land Use Element is interpreted as designating the property as Public Facility (PF). The Circulation Element designates George Washington Boulevard as a major arterial and designates a new un-named collector street to be developed on the north side of this property.

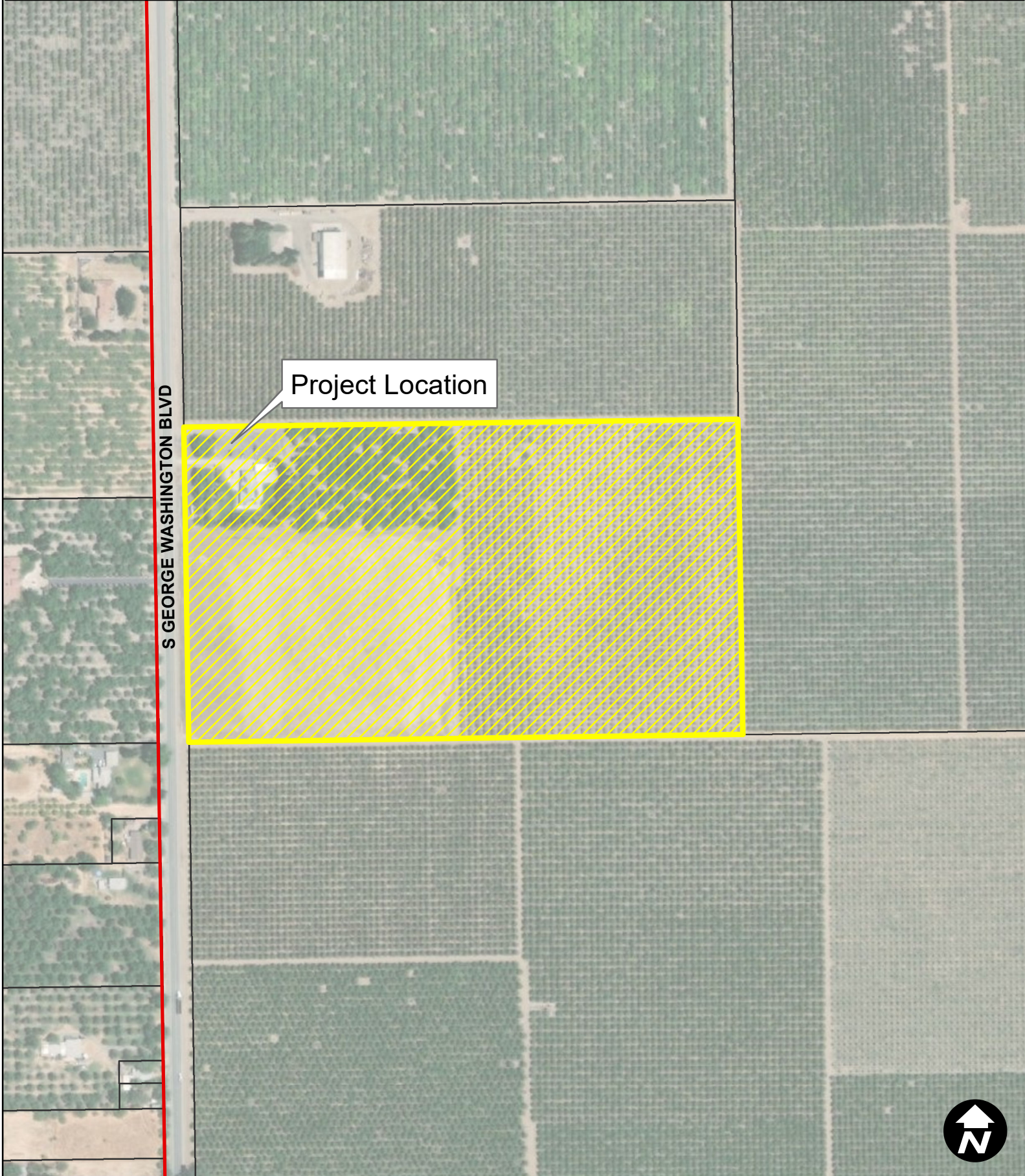
2.8. Specific Plan

The property was previously within the Lincoln East Specific Plan (since rescinded) which designated the property as Quasi Public, identifying the site as planned for a religious site.

2.9 Zoning

Public Facilities (PF) Zone District. The Project has been interpreted as being permitted with a use permit in this zone district.

Use Permit 22-03: Sikh Temple



Project Location

S GEORGE WASHINGTON BLVD



2.10 Project Description

Use Permit (UP) 22-03 is for a proposed Sikh Temple. The proposal is to construct a 4,000 square foot assembly hall with a seating area of approximately 1,600 square feet, intended for up to 100 visitors. The existing 2,450 square foot residence will be converted to a priest residence. The existing garage will be converted to a 971 square foot food preparation area/kitchen that will be utilized by the temple. The hours of operation will be between 5:00 AM and 8:00 PM every day the week. A paved parking lot for 46 vehicles, including two accessible spaces, will be provided as well as appropriate landscaping. This will be on approximately 1.8 acres of a 27.87-acre parcel ("Project").

The remainder of the property will stay in agricultural use, with an existing barn to remain supporting the agricultural operation.

Adequate right-of-way will be dedicated to the City for eventual widening of George Washington Boulevard which is designated in the General Plan to become a four-lane arterial, and for an un-named future east-west collector street that is shown on the General Plan Circulation Element to be located along the north side of the property.

As City services are not yet economically available to the property, the existing well will be utilized and the existing septic tank and leach field will be upgraded for the larger facility and moved from the front of the Project site to the rear. Stormwater drainage will be contained on-site.

2.11. Surrounding Land Uses and Setting

Setting: This property is located in a recently annexed area that remains primarily in agricultural use. The flat property has a single-family residence, garage, and a barn on approximately 1.8 acres with the remaining 26+/- acres planted as an orchard or fallow land.

TABLE 1: BORDERING USES	
North:	Orchard with single-family residence.
South:	Orchard
East:	Orchard
West:	Orchard with a single-family residence (unincorporated).

2.12. Other Public Agencies Whose Approval May be Required.

- Feather River Air Quality Management District, Dust Control Plan, Indirect Source Review.
- Central Valley Regional Water Quality Control Board.

2.13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

All geographically relevant Native American tribes were timely notified of the project, and consultation was not requested.

2.13 Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and subsequent discussion on the following pages.

	Aesthetics		Agriculture & Forestry Resources		Air Quality
	Biological Resources	X	Cultural Resources		Energy
X	Geology/Soils	X	Greenhouse Gas Emissions		Hazard & Hazardous Materials
	Hydrology/Water Quality		Land Use Planning		Mineral Resources
	Noise		Population/Housing		Public Services
	Recreation		Transportation	X	Tribal Cultural Resources
	Utilities/Service Systems		Wildfire		Mandatory Findings of Significance

Determination: On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that, although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: 

Date: 4/4/2024

Jaspreet Kaur
Associate Planner

1.13. Evaluation of Environmental Impacts:

A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

“Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described below, may be cross referenced). A Mitigated Negative Declaration also requires preparation and adoption of a Mitigation Monitoring and Reporting Program (MMRP)

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. In this case, a brief discussion should identify the following:

Earlier Analysis Used. Identify and state where they are available for review.

Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the Project.

Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

2. Environmental Checklist and Impact Evaluation

The following section presents the initial study checklist recommended by the California Environmental Quality Act (CEQA; Appendix G) to determine potential impacts of a project. Explanations of all answers are provided following each question, as necessary.

2.1. Aesthetics

Table 3-1: Aesthetics				
Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

2.1.1. Environmental Setting/Affected Environment

Background views are generally considered to be long-range views in excess of 3 to 5 miles from a vantage point. Background views surrounding the project site are limited due to the flat nature of the site and the surrounding urban landscape. Overall, the vast majority of Sutter County is relatively flat, with the Sutter Buttes being the exception. The Sutter Buttes comprise the long-range views to the northwest and are visible from the much of the City, except in areas where trees or intervening structures block views of the mountain range.

The City's General Plan, more specifically the Community Design Element "establishes policies to ensure the creation of public and private improvements that will maintain and enhance the image, livability, and aesthetics of Yuba City in the years to come."

The following principles and policies are applicable:

- Maintain the identity of Yuba City as a small-town community, commercial hub, and residential community, surrounded by agricultural land and convey, through land uses and design amenities, Yuba City's character and place in the Sacramento Valley.

- Recognizing the livability and beauty of peer communities with highly designed visual landscapes, commit to a focus on the visual landscape of Yuba City.
- Maintain, develop, and enhance connections between existing and planned neighborhoods.
- Create and build upon a structured open space and parks network, centered on two large urban parks and the Feather River Corridor.
- Strive for lush, landscaped public areas marked by extensive tree plantings.
- Design commercial and industrial centers to be visually appealing, to serve both pedestrians and automobiles, and to integrate into the adjacent urban fabric.

In addition to the City’s General Plan, the City provides Design Guidelines. The goal of the City’s design guidelines is to ensure the highest quality of building design: designs that are aesthetically pleasing; designs that are compatible with the surroundings in terms of scale, mass, detailing, and building patterns; designs that accommodate the pedestrian, automobile, bicycle, and transit circulation; and designs that consider public safety, public interaction, and historic resources.

2.1.2. Federal Regulatory Setting

Federal regulations relating to aesthetics include the Organic Administration Act (1897), Multiple Use – Sustained Yield Act (1960), Wilderness Act (1964), Federal Lands Policy and Management Act (1976), Wild and Scenic Rivers Act. The proposed Project is not subject to these regulations since there are no federally designated lands or rivers in the vicinity.

2.1.3. State Regulatory Setting

The California State Scenic Highway Program was created by the California Legislature in 1963 to preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Section 260 et seq. The State Scenic Highway System includes a list of highways that are either eligible for designation as scenic highways or have been so designated. These highways are identified in Section 263 of the Streets and Highways Code.

A highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler’s enjoyment of the view. When a city or county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. A scenic corridor is the land generally adjacent to and visible from the highway. A scenic corridor is identified using a motorist’s line of vision. A reasonable boundary is selected when the view extends to the distant horizon. The corridor protection program does not preclude development but seeks to encourage quality development that does not degrade the scenic value of the corridor. Jurisdictional boundaries of the nominating agency are also considered. The agency must also adopt ordinances to preserve the scenic quality of the corridor or document such regulations that already exist in various portions of local codes. These ordinances make up the scenic corridor protection program. County roads can also become part of the Scenic Highway System. To receive official designation, the county must follow the same process required for official designation of state scenic highways. There are no designated state scenic highways in the view shed of the Project site.

California Building Code Title 24 Outdoor Lighting Standards: The requirements vary according to which “Lighting Zone” the equipment is in. The Standards contain lighting power allowances for newly installed

equipment and specific alterations that are dependent on which Lighting Zone the project is located in. Existing outdoor lighting systems are not required to meet these lighting power allowances. However, alterations that increase the connected load, or replace more than 50 percent of the existing luminaires, for each outdoor lighting application that is regulated by the Standards, must meet the lighting power allowances for newly installed equipment.

An important part of the Standards is to base the lighting power that is allowed on how bright the surrounding conditions are. The eyes adapt to darker surrounding conditions, and less light is needed to properly see; when the surrounding conditions get brighter, more light is needed to see. The least power is allowed in Lighting Zone 1 and increasingly more power is allowed in Lighting Zones 2, 3, and 4. By default, government designated parks, recreation areas and wildlife preserves are Lighting Zone 1; rural areas are Lighting Zone 2; and urban areas are Lighting Zone 3. Lighting Zone 4 is a special use district that may be adopted by a local government. The proposed Project is located near an urban area; thereby, it is in Lighting Zone 3.

2.1.4. Impact Assessment/Environmental Consequences:

a) Have a substantial adverse effect on a scenic vista?

As there are no officially designated scenic vistas in Yuba City, the Project would therefore have no adverse effect on an official scenic vista. The Project site will be visible from George Washington Boulevard. Upon completion, the religious facility will not look significantly different from the existing residence as both will have a brick veneer finish. The facility will be single-story and resemble the existing residence in both the appearance of the façade and height of the building. There will also be a double row of oak trees planted between the roadway and buildings that will filter the view of the temple. As such the visual impact from George Washington Boulevard will be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The site is unremarkable in that it is flat with no topographic features, rock outcroppings, large heritage type trees, or buildings that will be removed as part of this development. Several orchard trees will be removed from the front of the property as part of the development, but new trees will be planted to meet City landscape standards. Further, much of the existing orchard will not be impacted as it is in the rear of the property from the proposal. As such, this development plan will have a less than significant impact on the local aesthetics.

c) In non-urbanized areas, substantially degrade the existing visual character of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The Project is within an urbanizing area. Currently there are orchards on all sides of the Project. The view of the property from the public road (S. George Washington Boulevard) is primarily orchards, with a home, driveway, etc. This will change somewhat as the parking area will be visible, but not significantly as there will be new tree plantings and landscaping that will partially conceal this view. From the standpoint of this area being planned for urbanization, all applicable zoning and other City development standards will be met. As such, the impact on views from a public area will be less than significant.

d) *Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?*

The Project is within an agricultural area (orchards). This proposal will add lighting in the vicinity by parking lot lighting which will be lit during evening hours, thus adding lighting to this urbanizing area. However, the small parking lot will be less than 100 feet wide, and lighting is limited by ordinance to 18 feet in height with the lighting filtered by perimeter trees. Further, there are no nearby residences from which there will be direct views of the parking area. As such, the added impact from lighting to the area will be a less than significant impact.

2.2. Agricultural and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared (1997) by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

2.2.1. Environmental Setting/Affected Environment

Sutter County is located within the northern portion of California’s Central Valley in the area known as the Sacramento Valley. It contains some of the richest soils in the State. These soils, combined with

abundant surface and subsurface water supplies and a long, warm growing season, make Sutter County's agricultural resources very productive. Sutter County is one of California's leading agricultural counties, with 83 percent of the County's total land acreage currently being used for agricultural purposes. However, while Sutter County provides rich agricultural opportunities, the subject site is within an urban area and has been designated for urban uses for many years.

2.2.2. Federal Regulatory Setting

Farmland Protection Policy Act: The Natural Resources Conservation Service (NRCS), a federal agency within the U.S. Department of Agriculture (USDA), is the agency primarily responsible for implementation of the Farmland Protection Policy Act (FPPA). The FPPA was enacted after the 1981 Congressional report, *Compact Cities: Energy-Saving Strategies for the Eighties* indicated that a great deal of urban sprawl was the result of programs funded by the federal government. The purpose of the FPPA is to minimize federal programs' contribution to the conversion of farmland to non-agricultural uses by ensuring that federal programs are administered in a manner that is compatible with state, local, and private programs designed to protect farmland. Federal agencies are required to develop and review their policies and procure to implement the FPPA every two years (USDA-NRCS, 2011).

2014 Farm Bill: The Agricultural Act of 2014 (the Act), also known as the 2014 Farm Bill, was signed by President Obama on Feb. 7, 2014. The Act repeals certain programs, continues some programs with modifications, and authorizes several new programs administered by the Farm Service Agency (FSA). Most of these programs are authorized and funded through 2018.

The Farm Bill builds on historic economic gains in rural America over the past five years, while achieving meaningful reform and billions of dollars in savings for the taxpayer. It allows USDA to continue record accomplishments on behalf of the American people, while providing new opportunity and creating jobs across rural America. Additionally, it enables the USDA to further expand markets for agricultural products at home and abroad, strengthen conservation efforts, create new opportunities for local and regional food systems and grow the bio-based economy. It provides a dependable safety net for America's farmers, ranchers and growers and maintains important agricultural research, and ensure access to safe and nutritious food for all Americans.

Forestry Resources: Federal regulations regarding forestry resources are not relevant to the proposed Project because no forestry resources exist on the project site or in the vicinity.

2.2.3. State Regulatory Setting

California Environmental Quality Act (CEQA) Definition of Agricultural Lands: Public Resources Code Section 21060.1 defines "agricultural land" for the purposes of assessing environmental impacts using the Farmland Mapping & Monitoring Program (FMMP). The FMMP was established in 1982 to assess the location, quality, and quantity of agricultural lands and the conversion of these lands. The FMMP provides analysis of agricultural land use and land use changes throughout California.

California Department of Conservation, Division of Land Resource Protection: The California Department of Conservation (DOC) applies the NRCS soil classifications to identify agricultural lands, and these agricultural designations are used in planning for the present and future of California's agricultural land resources. Pursuant to the DOC's FMMP, these designated agricultural lands are included in the Important Farmland Maps (IFM) used in planning for the present and future of California's agricultural land resources. The FMMP was established in 1982 to assess the location, quality, and quantity of agricultural lands and the conversion of these lands. The FMMP provides analysis of agricultural land use and land

use changes throughout California. The DOC has a minimum mapping unit of 10 acres, with parcels that are smaller than 10 acres being absorbed into the surrounding classifications.

The list below provides a comprehensive description of all the categories mapped by the DOC. Collectively, lands classified as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland is referred to as Farmland.

- *Prime Farmland.* Farmland that has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- *Farmland of Statewide Importance.* Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- *Unique Farmland.* Farmland of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- *Farmland of Local Importance.* Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- *Grazing Land.* Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.
- *Urban and Built-up Land.* Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
- *Other Land.* Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

California Land Conservation Act (Williamson Act): The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is promulgated in California Government Code Section 51200-51297.4, and therefore is applicable only to specific land parcels within the State of California. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses in return for reduced property tax assessments.. Private land within locally designated agricultural preserve areas is eligible for enrollment under Williamson Act contracts. However, an agricultural preserve must consist of no less than 100 acres. In order to meet this requirement two or more parcels may be combined if they are contiguous, or if they are in common ownership.

The Williamson Act program is administered by the Department of Conservation (DOC), in conjunction with local governments, which administer the individual contract arrangements with landowners. The landowner commits the parcel to a 10-year period, or a 20-year period for property restricted by a Farmland Security Zone Contract, wherein no conversion out of agricultural use is permitted. Each year the contract automatically renews unless a notice of non-renewal or cancellation is filed. In return, the land is taxed at a rate based on the actual use of the land for agricultural purposes, as opposed to its unrestricted market value. An application for immediate cancellation can also be requested by the landowner, provided that the proposed immediate cancellation application is consistent with the cancellation criteria stated in the California Land Conservation Act and those adopted by the affected county or city. Non-renewal or immediate cancellation does not change the zoning of the property. Participation in the Williamson Act program is dependent on county adoption and implementation of the program and is voluntary for landowners.

Farmland Security Zone Act: The Farmland Security Zone Act is similar to the Williamson Act and was passed by the California State Legislature in 1999 to ensure that long-term farmland preservation is part of public policy. Farmland Security Zone Act contracts are sometimes referred to as “Super Williamson Act Contracts.” Under the provisions of this act, a landowner already under a Williamson Act contract can apply for Farmland Security Zone status by entering into a contract with the county. Farmland Security Zone classification automatically renews each year for an additional 20 years. In return for a further 35% reduction in the taxable value of land and growing improvements (in addition to Williamson Act tax benefits), the owner of the property promises not to develop the property into nonagricultural uses.

Forestry Resources: State regulations regarding forestry resources are not relevant to the proposed Project because no forestry resources exist on the project site or in the vicinity.

2.2.4. Impact Assessment/Environmental Consequences:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The 2018 Department of Conservation Important Farmland Map for Sutter County identifies the Project site as “Grazing Land.” The Project site is not considered to be Prime Farmland, Farmland of Statewide Importance or Unique Farmland.

The site is within the boundary of Yuba City but remains in a primarily underdeveloped area that is in agricultural use. The property has been planned by the City for urban uses, and that the City and Sutter County General Plans identify this area for urban development, as compared to the vast majority of Sutter County for which agricultural land is protected from urban growth (this was identified in the EIR’s for both the Yuba City and Sutter County General Plans), and the EIR for the City General Plan made overriding considerations for the significant impacts regarding loss of agricultural lands. Therefore, this religious facility will not create any additional significant impacts regarding the loss of agricultural land.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

This property and neighboring properties are currently designated in the General Plan and zoned by the City for non-agricultural uses. None of those properties is under a Williamson Act contract. Therefore, this Project will not result in the conversion of other agriculturally zoned properties to non-agricultural uses. See discussion above under item 3.2.4.a.

c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4256), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

The proposed Project is located in the Sacramento Valley in a relatively flat area that is utilized for agriculture but designated years ago for urban use. There are no forests or timberland located on the Project site or within the vicinity of the Project. There will be no impact on existing zoning of forestland and the proposed Project will not cause the rezoning of any forestlands.

d) Result in the loss of forestland or conversion of forest land to non-forest use?

There is no forested land on the Project site or within the vicinity of the Project. Therefore, there will be no impact on forest land.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The proposed religious facility will not be provided City water and sewer services as it is not economical to extend those services to this site. The proposed Project does not make it more likely for neighboring properties to develop. Further, the neighboring properties have been designated by the City General Plan for many years for urban development, thus the Project will not provide an incentive for neighboring properties to request to convert from agriculture to urban uses. Since those properties are already designated for non-agricultural uses, and this Project will not cause City water and sewer services to be extended to this area, the nearby agricultural uses would not be further incentivized by this Project to develop. There are also no forestlands on the Project site or in the vicinity. No properties within the area are within the Williamson Act. Therefore, the impacts on the conversion of nearby agricultural lands to develop from this proposal will be less than significant.

Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Table 3-3: Air Quality				
Would the project?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

2.2.5. Environmental Setting/Affected Environment

Yuba City is located within the Sacramento Valley Air Basin (SVAB), which consists of the northern half of the Central Valley and approximates the drainage basin for the Sacramento River and its tributaries. The SVAB is bounded on the west by the Coast Range, on the north by the Cascade Range, on the east by the Sierra Nevada, and on the south by the San Joaquin Valley Air Basin. The intervening terrain is flat, and approximately 70 feet above sea level. The SVAB consists of the counties of Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba and portions of Placer and Solano Counties.

Hot dry summers and mild rainy winters characterize the Mediterranean climate of the Sacramento Valley. The climate of the SVAB is dominated by the strength and position of the semi-permanent high-pressure cell over the Pacific Ocean north of Hawaii. In summer, when the high-pressure cell is strongest and farthest north, temperatures are high and humidity is low, although the incursion of the sea breeze into the Central Valley helps moderate the summer heat. In winter, when the high-pressure cell is weakest and farthest south, conditions are characterized by occasional rainstorms interspersed with stagnant and sometimes foggy weather. Throughout the year, daily temperatures may range from summer highs often exceeding 100 degrees Fahrenheit and winter lows occasionally below freezing. Average annual rainfall is about 20 inches with snowfall being very rare. The prevailing winds are moderate in strength and vary from moist clean breezes from the south to dry land flows from the north.

In addition to prevailing wind patterns that control the rate of dispersion of local pollutant emissions, the region experiences two types of inversions that affect the vertical depth of the atmosphere through which pollutants can be mixed. In the warmer months in the SVAB (May through October), sinking air forms a "lid" over the region. These subsidence inversions contribute to summer photochemical smog problems by confining pollution to a shallow layer near the ground. These warmer months are characterized by stagnant morning air or light winds with the delta sea breeze arriving in the afternoon out of the southwest. Usually, the evening breeze transports the airborne pollutants to the north and out of the

SVAB. During about half of the day from July to September, however, a phenomenon called the “Schultz Eddy” prevents this from occurring. Instead of allowing the prevailing wind patterns to move north carrying the pollutants out of the valley, the Schultz Eddy causes the wind pattern to circle back south. This phenomenon exacerbates the pollution levels in the area and increases the likelihood of violating federal or State standards. The Schultz Eddy normally dissipates around noon when the Delta sea breeze begins. In the second type of inversion, the mountains surrounding the SVAB create a barrier to airflow, which can trap air pollutants in the valley. The highest frequency of air stagnation occurs in the autumn and early winter when large high-pressure cells lie over the valley. The air near the ground cools by radiative processes, while the air aloft remains warm. The lack of surface wind during these periods and the reduced vertical flow caused by less surface heating reduces the influx of outside air and allows air pollutants to become concentrated in a stable volume of air. These inversions typically occur during winter nights and can cause localized air pollution “hot spots” near emission sources because of poor dispersion. The surface concentrations of pollutants are highest when these conditions are combined with smoke from agricultural burning or when temperature inversions trap cool air and pollutants near the ground. Although these subsidence and radiative inversions are present throughout much of the year, they are much less dominant during spring and fall, and the air quality during these seasons is generally good.”

Local Climate: The climate of Sutter County is subject to hot dry summers and mild rainy winters, which characterize the Mediterranean climate of the SVAB. Summer temperatures average approximately 90 degrees Fahrenheit during the day and 50 degrees Fahrenheit at night. Winter daytime temperatures average in the low 50s and nighttime temperatures are mainly in the upper 30s. During summer, prevailing winds are from the south. This is primarily because of the north-south orientation of the valley and the location of the Carquinez Straits, a sea-level gap in the coast range that is southwest of Sutter County.

Criteria Air Pollutants: Criteria air pollutants are a group of pollutants for which federal or State regulatory agencies have adopted ambient air quality standards. Criteria air pollutants are classified in each air basin, county, or in some cases, within a specific urbanized area. The classification is determined by comparing actual monitoring data with State and federal standards. If a pollutant concentration is lower than the standard, the area is classified as “attainment” for that pollutant. If an area exceeds the standard, the area is classified as “non-attainment” for that pollutant. If there is not enough data available to determine whether the standard is exceeded in an area, the area is designated “unclassified.”

Ambient Air Quality Standards: Both the federal and State government have established ambient air quality standards for outdoor concentrations of various pollutants in order to protect public health. The federal and State ambient air quality standards have been set at levels whose concentrations could be generally harmful to human health and welfare and to protect the most sensitive persons from experiencing health impacts with a margin of safety. Applicable ambient air quality standards are identified later in this section. The air pollutants for which federal and State standards have been promulgated and which are most relevant to air quality planning and regulation in the air basins include ozone, carbon monoxide, nitrogen oxides, suspended particulate matter, sulfur dioxide, and lead. In addition, toxic air contaminants are of concern in Sutter County. Each of these pollutants is briefly described below.

Ozone (O3): is a gas that is formed when reactive organic gases (ROGs) and nitrogen oxides (NOX), both byproducts of internal combustion engine exhaust and other processes undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.

Carbon Monoxide (CO): is a colorless, odorless gas produced by the incomplete combustion of fuels. CO concentrations tend to be the highest during the winter morning, with little to no wind, when surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, motor vehicles operating at slow speeds are the primary source of CO in the SVAB. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.

Nitrogen Oxides (NOX): is the generic term for a group of highly reactive gases, all of which contain nitrogen and oxygen in varying amounts. Many of the nitrogen oxides are colorless and odorless. However, one common pollutant, nitrogen dioxide (NO₂) along with particles in the air can often be seen as a reddish-brown layer over many urban areas. Nitrogen oxides form when fuel is burned at high temperatures, as in a combustion process. The primary manmade sources of NOX are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuels.

Nitrogen oxides can also be formed naturally.

Respirable Particulate Matter (PM₁₀) and Fine Particulate Matter (PM_{2.5}): consist of extremely small, suspended particles or droplets 10 microns and 2.5 microns or smaller in diameter. Some sources of suspended particulate matter, like pollen and windstorms, occur naturally. However, in populated areas, most fine suspended particulate matter is caused by road dust, diesel soot, and combustion products, abrasion of tires and brakes, and construction activities.

Sulfur Dioxide (SO₂): is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of the burning of high sulfur-content fuel oils and coal, and from chemical processes occurring at chemical plants and refineries.

Lead: occurs in the atmosphere as particulate matter. The combustion of leaded gasoline is the primary source of airborne lead. Since the use of leaded gasoline is no longer permitted for on-road motor vehicles, lead is not a pollutant of concern in the SVAB.

Toxic Air Contaminants (TACs): are known to be highly hazardous to health, even in small quantities. TACs are airborne substances capable of causing short-term (acute) and/or long-term (chronic or carcinogenic) adverse human health effects (i.e., injury or illness). TACs can be emitted from a variety of common sources, including gasoline stations, automobiles, dry cleaners, industrial operations, and painting operations.

TAC impacts are assessed using a maximum individual cancer risk (MICR) that estimates the probability of a potential maximally exposed individual (MEI) contracting cancer as a result of sustained exposure to toxic air contaminants over a constant period of 24 hours per day for 70 years for residential receptor locations. The CARB and local air districts have determined that any stationary source posing an incremental cancer risk to the general population (above background risk levels) equal to or greater than 10 people out of 1 million to be excessive. For stationary sources, if the incremental risk of exposure to project-related TAC emissions meets or exceeds the threshold of 10 excess cancer cases per 1 million people, the CARB and local air district require the installation of best available control technology (BACT) or maximum available control technology (MACT) to reduce the risk threshold. To assess risk from ambient air concentrations, the CARB has conducted studies to determine the total cancer inhalation risk to individuals due to outdoor toxic pollutant levels. The CARB has conducted studies to determine the total cancer inhalation risk to individuals due to outdoor toxic pollutant levels. According to the map prepared by the CARB showing the estimated inhalation cancer risk for TACs in the State of California, Sutter County has an existing estimated risk that is between 50 and 500 cancer cases per 1 million people. A significant portion of Sutter County is within the 100 to 250 cancer cases per 1 million people range. There is a higher risk around Yuba City where the cancer risk is as high as 500 cases per 1 million people. There are only

very small portions of the County where the cancer risk is between 50 and 100 cases. This represents the lifetime risk that between 50 and 500 people in 1 million may contract cancer from inhalation of toxic compounds at current ambient concentrations under an MEI scenario.

2.2.6. Federal Regulatory Setting

Clean Air Act: The federal Clean Air Act of 1970 (as amended in 1990) required the U.S. Environmental Protection Agency (EPA) to develop standards for pollutants considered harmful to public health or the environment. Two types of National Ambient Air Quality Standards (NAAQS) were established. Primary standards protect public health, while secondary standards protect public welfare, by including protection against decreased visibility, and damage to animals, crops, landscaping and vegetation, or buildings. NAAQS have been established for six “criteria” pollutants: carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), ozone (O₃), particulate matter (PM₁₀ and PM_{2.5}), and lead (Pb).

2.2.7. State Regulatory Setting

California Air Resources Board: The California Air Resources Board (CARB) is the state agency responsible for implementing the federal and state Clean Air Acts. CARB has established California Ambient Air Quality Standards (CAAQS), which include all criteria pollutants established by the NAAQS, but with additional regulations for Visibility Reducing Particles, sulfates, hydrogen sulfide (H₂S), and vinyl chloride. The proposed Project is located within the Sacramento Valley Air Basin, which includes Butte, Colusa, Glenn, Tehama, Shasta, Yolo, Sacramento, Yuba Sutter and portions of Placer, El Dorado and Solano counties. Air basins are classified as attainment, nonattainment, or unclassified. The FRAQMD is comprised Sutter and Yuba Counties. Attainment is achieved when monitored ambient air quality data is in compliance with the standards for a specified pollutant. Non-compliance with an established standard will result in a nonattainment designation and an unclassified designation indicates insufficient data is available to determine compliance for that pollutant.

California Clean Air Act: The CCAA requires that all air districts in the state endeavor to achieve and maintain CAAQS for Ozone, CO, SO₂, and NO₂ by the earliest practical date. The CCAA specifies that districts focus particular attention on reducing the emissions from transportation and area-wide emission sources, and the act provides districts with authority to regulate indirect sources. Each district plan is required to either (1) achieve a five percent annual reduction, averaged over consecutive 3-year periods, in district-wide emissions of each non-attainment pollutant or its precursors, or (2) to provide for implementation of all feasible measures to reduce emissions. Any planning effort for air quality attainment would thus need to consider both state and federal planning requirements.

CARB Portable Equipment Registration Program: This program was designed to allow owners and operators of portable engines and other common construction or farming equipment to register their equipment under a statewide program so they may operate it statewide without the need to obtain a permit from the local air district.

U.S. EPA/CARB Off-Road Mobile Sources Emission Reduction Program: The California Clean Air Act (CCAA) requires CARB to achieve a maximum degree of emissions reductions from off-road mobile sources to attain State Ambient Air Quality Standards (SAAQS); off-road mobile sources include most construction equipment. Tier 1 standards for large compression-ignition engines used in off-road mobile sources went into effect in California in 1996. These standards, along with ongoing rulemaking, address emissions of nitrogen oxides (NO_x) and toxic particulate matter from diesel engines. CARB is currently developing a

control measure to reduce diesel PM and NOX emissions from existing off-road diesel equipment throughout the state.

California Global Warming Solutions Act: Established in 2006, Assembly Bill 32 (AB 32) requires that California's GHG emissions be reduced to 1990 levels by the year 2020. This will be implemented through a statewide cap on GHG emissions, which will be phased in beginning in 2012. AB 32 requires CARB to develop regulations and a mandatory reporting system to monitor global warming emissions level.

2.2.8. Regional Regulatory Setting

Feather River Air Quality Management District (FRAQMD): The FRAQMD is a bi-county district formed in 1991 to administer local, state, and federal air quality management programs for Yuba and Sutter Counties within the Sacramento Valley Air Basin. The goal of the FRAQMD is to improve air quality in the region through monitoring, evaluation, education and implementing control measures to reduce emissions from stationary sources, permitting and inspection of pollution sources, enforcement of air quality regulations and by supporting and implementing measures to reduce emissions from motor vehicles.

The FRAQMD adopted its Indirect Source Review guidelines document for assessment and mitigation of air quality impacts under CEQA in 1998. The guide contains criteria and thresholds for determining whether a project may have a significant adverse impact on air quality, and methods available to mitigate impacts on air quality. FRAQMD updated its Indirect Source Review Guidelines to reflect the most recent methods recommended to evaluate air quality impacts and mitigation measures for land use development projects in June 2010. This analysis uses guidance and thresholds of significance from the 2010 FRAQMD Indirect Source Review Guidelines to evaluate the proposed Project's air quality impacts.

According to FRAQMD's 2010 Indirect Source Review Guidelines, a project would be considered to have a significant impact on air quality if it would:

- Generate daily construction or operational emissions that would exceed 25 pounds per day for reactive organic gases (ROG), 25 pounds per day for oxides of nitrogen (NOX), or 80 pounds per day for PM10; or generate annual construction or operational emissions of ROG or NOX that exceed 4.5 tons per year.

Northern Sacramento Valley Planning Area 2015 Air Quality Attainment Plan: As specified in the California Clean Air Act of 1988 (CCAA), Chapters 1568-1588, it is the responsibility of each air district in California to attain and maintain the state's ambient air quality standards. The CCAA requires that an Attainment Plan be developed by all nonattainment districts for O3, CO, SOx, and NOx that are either receptors or contributors of transported air pollutants. The purpose of the Northern Sacramento Valley Planning Area 2015 Triennial Air Quality Attainment Plan (TAQAP) is to comply with the requirements of the CCAA as implemented through the California Health and Safety Code. Districts in the NSVPA are required to update the Plan every three years. The TAQAP is formatted to reflect the 1990 baseline emissions year with a planning horizon of 2020. The Health and Safety Code, sections 40910 and 40913, require the Districts to achieve state standards by the earliest practicable date to protect the public health, particularly that of children, the elderly, and people with respiratory illness.

Health and Safety Code Section 41503(b): Requires that control measures for the same emission sources are uniform throughout the planning area to the extent that is feasible. To meet this requirement, the NSVPA has coordinated the development of an Attainment Plan and has set up a specific rule adoption protocol. The protocol was established by the Technical Advisory Committee of the Sacramento Valley Basin-wide Air Pollution Control Council and the Sacramento Valley Air Quality Engineering and

Enforcement Professionals, which allow the Districts in the Basin to act and work as a united group with the CARB as well as with industry in the rule adoption process. Section 40912 of the Health and Safety Code states that each District responsible for, or affected by, air pollutant transport shall provide for attainment and maintenance of the state and federal standards in both upwind and downwind Districts. This section also states that each downwind District's Plan shall contain sufficient measures to reduce emissions originating in each District to below levels which violate state ambient air quality standards, assuming the absence of transport contribution

Construction Generated Emissions of Criteria Air Pollutants: The District recommends the following best management practices:

- Implement the Fugitive Dust Control Plan.
- Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0,
- Visible Emissions limitations (40 percent opacity or Ringelmann 2.0).
- The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.
- Limiting idling time to 5 minutes – saves fuel and reduces emissions.
- Utilize existing power sources or clean fuel generators rather than temporary power generators.
- Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.
- Portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, may require California Air Resources Board (ARB) Portable Equipment Registration with the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultations with the ARB or the District to determine registration and permitting requirements prior to equipment operation at the site.

2.2.9. Impact Assessment/Environmental Consequences:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Site grading will briefly create equipment exhaust and fugitive dust. The new parking lot will be paved, which will generate some air pollutants. Ongoing air quality impacts will be from exhaust generated by vehicle traffic from members driving to and from the facility. Standards set by FRAQMD, CARB, and Federal agencies relating to the proposed Project will apply to this Project. Prior to the initiation of construction, a Fugitive Dust Control Plan will be submitted to FRAQMD as a part of standard measures required by the District. An Indirect Source Review (ISR) application will be filed with the Air District to address emissions from construction.

Since the developer must prepare an air quality analysis and incorporate all of the resulting conditions into the Project and that a fugitive dust control plan be submitted prior to beginning work, any potential significant environmental impacts should be reduced to less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

The Project will result in a limited generation of criteria pollutants during its construction and on an ongoing basis from vehicle traffic generated by members driving to and from the temple. However, the proposed religious facility is a low traffic generator and FRAQMD did not comment that the standards would be exceeded by this Project to the extent of being cumulatively significant. Therefore, the cumulative impacts are considered to be a less than significant impact.

c) Expose sensitive receptors to substantial pollutant concentrations?

The FRAQMD defines sensitive receptors as: facilities that house or attract children, the elderly, and people with illnesses, or others who are especially sensitive to the effects of air pollutants. FRAQMD states that if a project is located within 1,000 feet of a sensitive receptor location, the impact of diesel particulate matter shall be evaluated. There are no sensitive receptors within 1,000 feet of the Project, so the impacts on sensitive receptors are considered to be a less than significant impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Construction of a religious facility and its ongoing use will not typically generate objectionable odors. As such, the impact of the Project creating local offensive odors is considered to be a less than significant impact.

2.3. Biological Resources

Table 3.4: Biological Resources				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

2.3.1. Environmental Setting/Affected Environment

The approximately 1.8-acre level Project area is within the Yuba City city limits but on the fringe of the urbanized area. The site has been previously graded for farming and for the existing residence barn on the property, with no native habitat remaining. The site is surrounded by agricultural uses (orchards) but has been planned for years by the City for urban development. There are no known on-site or nearby riparian or critical habitat areas.

2.3.2. Federal & State Regulatory Setting

Threatened and Endangered Species: State and federal “endangered species” legislation has provided California Department of Fish & Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting plant and animal species of limited distribution and/or low or declining populations. Species listed as threatened or endangered under provisions of the state and

federal endangered species acts, candidate species for such listing, state species of special concern, and some plants listed as endangered by the California Native Plant Society are collectively referred to as “species of special status.” Permits may be required from both the CDFW and USFWS if activities associated with a proposed project will result in the “take” of a listed species. “Take” is defined by the state of California as “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” (California Fish and Game Code, Section 86). “Take” is more broadly defined by the federal Endangered Species Act to include “harm” (16 USC, Section 1532(19), 50 CFR, Section 17.3). Furthermore, the CDFW and the USFWS are responding agencies under CEQA. Both agencies review CEQA documents in order to determine the adequacy of their treatment of endangered species issues and to make project-specific recommendations for their conservation.

Migratory Birds: State and federal laws also protect most birds. The Federal Migratory Bird Treaty Act (16U.S.C., sec. 703, Supp. I, 1989) prohibits killing, possessing, or trading in migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs.

Birds of Prey: Birds of prey are also protected in California under provisions of the California Fish and Game Code, Section 3503.5, which states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by the CDFW.

Wetlands and Other Jurisdictional Waters: Natural drainage channels and adjacent wetlands may be considered “Waters of the United States” subject to the jurisdiction of the USACE. The extent of jurisdiction has been defined in the Code of Federal Regulations but has also been subject to interpretation of the federal courts.

Waters of the U.S. generally include:

- All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters, which are subject to the ebb and flow of the tide.
- All interstate waters including interstate wetlands.
- All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce.
- All impoundments of waters otherwise defined as waters of the United States under the definition.
- Tributaries of waters identified in the bulleted items above.

As determined by the United States Supreme Court in its 2001 Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers (SWANCC) decision, channels and wetlands isolated from other jurisdictional waters cannot be considered jurisdictional on the basis of their use, hypothetical or observed, by migratory birds. Similarly, in its 2006 consolidated Carabell/Rapanos decision, the U.S. Supreme Court ruled that a significant nexus between a wetland and other navigable waters must exist for the wetland itself to be considered a navigable, and therefore, jurisdictional water.

The USACE regulates the filling or grading of Waters of the U.S. under the authority of Section 404 of the Clean Water Act. The extent of jurisdiction within drainage channels is defined by “ordinary high-water marks” on opposing channel banks. All activities that involve the discharge of dredge or fill material into Waters of the U.S. are subject to the permit requirements of the USACE. Such permits are typically issued on the condition that the applicant agrees to provide mitigation that result in no net loss of wetland functions or values. No permit can be issued until the Regional Water Quality Control Board (RWQCB) issues a Section 401 Water Quality Certification (or waiver of such certification) verifying that the proposed activity will meet state water quality standards.

CEQA Guidelines Section 15380: Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines section 15380(d) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specific criteria that define “endangered” and “rare” as specified in CEQA Guidelines section 15380(b).

2.3.3. Local Regulatory Setting

The General Plan provides the following policies for the protection of biological resources within the project area:

- 8.4-G-1 Protect special status species, in accordance with State regulatory requirements.
- 8.4-G-2 Protect and enhance the natural habitat features of the Feather River and new open space corridors within and around the urban growth area.
- 8.4-G-3 Preserve and enhance heritage oaks in the Planning Area.
- 8.4-G-4 Where appropriate, incorporate natural wildlife habitat features into public landscapes, parks, and other public facilities
- 8.4-I-1 Require protection of sensitive habitat area and special status species in new development site designs in the following order: 1) avoidance; 2) onsite mitigation; 3) offsite mitigation. Require assessments of biological resources prior to approval of any development within 300 feet of any creeks, sensitive habitat areas, or areas of potential sensitive status species.
- 8.4-I-2 Require preservation of oak trees and other native trees that are of a significant size, by requiring site designs to incorporate these trees to the maximum extent feasible.
- 8.4-I-3 Require to the extent feasible, use of drought tolerant plants in landscaping for new development, including private and public projects.

2.3.4. Impact Assessment/Environmental Consequences:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

There have been no special status species identified on the Project site or within the vicinity of the site.

According to the Yuba City General Plan EIR, the only designated special status vegetation species within Yuba City and its Sphere of Influence is the Golden Sunburst, a flowering plant that occurs primarily in the non-native grasslands and is threatened mostly by the conversion of habitat to urban uses. The habitat area for this species occurs at the extreme eastern boundary of the Planning Area at the confluence of the Feather and Yuba Rivers. The EIR prepared for the LESP also did not identify any sensitive or special status species in this vicinity. As such, the impacts to special status species that will occur because of this Project is considered to be a less than significant impact.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Per the General Plan EIR and the LESP EIR, no wetlands or federal jurisdictional waters of the U.S. are present within the proposed Project area or general vicinity. There are no impacts on any wetland areas or waterways anticipated by the proposed project.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The proposed Project will not disturb any waterways, as the nearest waterway is the Feather River several miles east of the project site. Therefore, migratory fish will not be affected. Nor are there any significant native trees proposed to be removed that could be potential nesting habitat for raptors and migratory birds that may choose to nest in the vicinity of the Project. As such the impacts on fish or wildlife habitat are considered to be a less than significant impact.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No native trees or other known biological resources that would be protected by local policies or ordinances remain on the Project site as verified by the General Plan and LESP EIRs. Therefore, the impacts on biological resources caused by the Project are considered to be a less than significant impact.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans in the vicinity of this Project. As a result, no impacts are anticipated.

2.4. Cultural Resources

Table 3.5: Cultural Resources				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.			X	
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5.		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

2.4.1. Federal Regulatory Setting

National Historic Preservation Act of 1966 (as amended), Section 106: The significance of cultural resources is evaluated under the criteria for inclusion in the National Register of Historic Places (NRHP), authorized under the National Historic Preservation Act of 1966, as amended. The criteria defined in 36 CFR 60.4 are as follows:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important to prehistory or history.

Sites listed or eligible for listing on the NRHP are considered to be historic properties. Sites younger than 50 years, unless of exceptional importance, are not eligible for listing in the NRHP.

2.4.2. State Regulatory Setting

CEQA requires consideration of project impacts on archaeological or historical sites deemed to be "historical resources." Under CEQA, a substantial adverse change in the significant qualities of a historical resource is considered a significant effect on the environment. For the purposes of CEQA, a "historical resource" is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (Title 14 CCR §15064.5[a][1]-[3]). Historical resources may include, but are not limited to, "any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (PRC §5020.1[j]).

The eligibility criteria for the California Register are the definitive criteria for assessing the significance of historical resources for the purposes of CEQA (Office of Historic Preservation). Generally, a resource is considered "historically significant" if it meets one or more of the following criteria for listing on the California Register:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1[c])

In addition, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, § 4852(c)).

Historical resources may include, but are not limited to, "any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (PRC §5020.1[j]).

California Health and Safety Code Section 7050.5: Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

2.4.3. Native American Consultation

In September of 2014, the California Legislature passed Assembly Bill (AB) 52, which added provisions to the PRC regarding the evaluation of impacts on tribal cultural resources under CEQA, and consultation requirements with California Native American tribes. In particular, AB 52 now requires lead agencies to analyze project impacts on "tribal cultural resources" separately from archaeological resources (PRC § 21074; 21083.09). AB 52 also requires lead agencies to engage in additional consultation procedures with respect to California Native American tribes (PRC § 21080.3.1, 21080.3.2, 21082.3).

Comments on the Project were requested from the several Native American Tribes. No responses were received.

Additional tribal details are provided in Section 3.18, Tribal Cultural Resources.

2.4.4. Impact Assessment/Environmental Consequences:

- a) *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.*

The EIR prepared for the LESP did not identify any important historical resources on this property. There is an existing residence on the site which apparently is already being utilized, as well as a barn/shop building. The residence and the barn appear to be less than 50 years old and with no apparent historical value. Further, the residence front façade is not proposed to be changed from the existing brick exterior and the barn is not proposed to be changed. Therefore, the potential significant impacts on any historical resources, directly or indirectly, are considered to be a less than significant impact.

b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5.

c) Disturb any human remains, including those interred outside of formal cemeteries?

The approximately 1.8-acre development area already has buildings on it and the remaining area was previously disturbed by agricultural uses. No cemeteries or other places of human internment were identified in the LESP EIR on the proposed Project site. However, there still remains the potential for previously unknown sub-surface resources to be present. In order to avoid potential impacts to unknown remains, the mitigation measure in Section 3.18 is provided to ensure impacts are reduced to a less than significant level.

3.6 Energy

Table 3-6: Energy				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

3.6.1 State Regulatory Setting

California has implemented numerous energy efficiency and conservation programs that have resulted in substantial energy savings. The State has adopted comprehensive energy efficiency standards as part of its Building Standards Code, California Codes of Regulations, Title 24. In 2009, the California Building Standards Commission adopted a voluntary Green Building Standards Code, also known as CALGreen, which became mandatory in 2011. Both Title 24 and CALGreen are implemented by the City of Yuba City in conjunction with its processing of building permits.

CALGreen sets forth mandatory measures, applicable to new residential and nonresidential structures as well as additions and alterations, on water efficiency and conservation, building material conservation, interior environmental quality, and energy efficiency. California has adopted a Renewables Portfolio

Standard, which requires electricity retailers in the state to generate 33% of electricity they sell from renewable energy sources (i.e., solar, wind, geothermal, hydroelectric from small generators, etc.) by the end of 2020. In 2018, SB 100 was signed into law, which increases the electricity generation requirement from renewable sources to 60% by 2030 and requires all the state's electricity to come from carbon-free resources by 2045.

3.6.2. Impact Assessment/Environmental Consequences

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

Project construction would involve fuel consumption and use of other non-renewable resources. Construction equipment used for such improvements typically runs on diesel fuel or gasoline. The same fuels typically are used for vehicles that transport equipment and workers to and from a construction site. However, construction-related fuel consumption would be finite, short-term, and consistent with construction activities of a similar character. This energy use would not be considered wasteful, inefficient, or unnecessary.

Electricity may be used for equipment operation during construction activities. It is expected that more electrical construction equipment would be used in the future, as it would generate fewer air pollutant and GHG emissions. This electrical consumption would be consistent with other construction activities of a similar character; therefore, the use of electricity in construction activities would not be considered wasteful, inefficient, or unnecessary, especially since fossil fuel consumption would be reduced. Moreover, under California's Renewables Portfolio Standard, a greater share of electricity would be provided from renewable energy sources over time, so less fossil fuel consumption to generate electricity would occur.

The Project is required to comply with CALGreen and with the building energy efficiency standards of California Code of Regulations Title 24, Part 6 in effect at the time of Project approval. Compliance with these standards would reduce energy consumption associated with project operations, although reductions from compliance cannot be readily quantified. Overall, Project construction would typically not consume energy resources in a manner considered wasteful, inefficient, or unnecessary.

Following construction of the religious facility, the main sources of energy consumption would be power for ongoing operations and vehicle usage. The religious facility is a low energy user, primarily for heating and air conditioning and kitchen use, and the vehicle usage for a religious facility is also low compared to most uses. As such, the Project's impacts related to energy consumption are considered to be a less than significant impact.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The Project is required to be constructed consistent with applicable state and local plans to increase energy efficiency. As a result, the Project's impacts are considered to be a less than significant impact.

3.7 Geology and Soils

Table 3.7: Geology and Soils				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resources or site or unique geologic feature?		X		

3.7.1 Environmental Setting/Affected Environment

Topography and Geology: According to the Sutter County General Plan, Sutter County is located in the flat surface of the Great Valley geomorphic province of California. The Great Valley is an alluvial plain approximately 50 miles wide and 400 miles long in the central portion of California. The Great Valley's northern portion is the Sacramento Valley, drained by the Sacramento River, and its southern portion is the San Joaquin Valley, drained by the San Joaquin River. The geology of the Great Valley is typified by thick sequences of alluvial sediments derived primarily from erosion of the mountains of the Sierra Nevada to the east, and to a lesser extent, erosion of the Klamath Mountains and Cascade Range to the

north. These sediments were transported downstream and subsequently laid down as a river channel, floodplain deposits, and alluvial fans.

Seismic Hazards: Earthquakes are due to a sudden slip of plates along a fault. Seismic shaking is typically the greatest cause of losses to structures during earthquakes. Earthquakes can cause structural damage, injury, and loss of life, as well as damage to infrastructure networks such as water, power, gas, communication, and transportation lines. Other damage-causing effects of earthquakes include surface rupture, fissuring, settlement, and permanent horizontal and vertical shifting of the ground. Secondary impacts can include landslides, seiches, liquefaction, and dam failure.

Seismicity: Although all of California is typically regarded as seismically active, the Central Valley region does not commonly experience strong ground shaking resulting from earthquakes along known and previously unknown active faults. Though no active earthquake faults are known to exist in Yuba City, active faults in the region could generate ground motion felt within the County. Numerous earthquakes of magnitude 5.0 or greater on the Richter scale have occurred on regional faults, primarily those within the San Andreas Fault System in the region. There are several potentially active faults underlying the Sutter Buttes, which are associated with deep-seated volcanism.

The faults identified in Sutter County include the Quaternary Faults, located in the northern section of the County within the Sutter Buttes, and the Pre-Quaternary Fault, located in the southeast of the City, just east of where Highway 70 enters into the County. Both Faults are listed as non-active faults but have the potential for seismic activity.

Ground Shaking: As stated in the Sutter County Multi-Hazard Mitigation Plan, although the County has felt ground shaking from earthquakes with epicenters located elsewhere, no major earthquakes or earthquake related damage has been recorded within the County. Based on historic data and known active or potentially active faults in the region, parts of Sutter County have the potential to experience low to moderate ground shaking. The intensity of ground shaking at any specific site depends on the characteristics of the earthquake, the distance from the earthquake fault, and on the local geologic and soils conditions. Fault zone maps are used to identify where such hazards are more likely to occur based on analyses of faults, soils, topography, groundwater, and the potential for earthquake shaking sufficiently strong to trigger landslide and liquefaction.

Liquefaction: Liquefaction, which can occur in earthquakes with strong ground shaking, is mostly found in areas with sandy soil or fill and a high-water table located 50 feet or less below the ground surface. Liquefaction can cause damage to property with the ground below structures liquefying making the structure unstable causing sinking or other major structural damage. Evidence of liquefaction may be observed in "sand boils," which are expulsions of sand and water from below the surface due to increased pressure below the surface.

Liquefaction during an earthquake requires strong shaking and is not likely to occur in the city due to the relatively low occurrence of seismic activity in the area; however, the clean sandy layers paralleling the Sacramento River, Feather River, and Bear River have lower soil densities and high overall water table are potentially a higher risk area if major seismic activity were to occur. Areas of bedrock, including the Sutter Buttes have high density compacted soils and contain no liquefaction potential, although localized areas of valley fill alluvium can have moderate to high liquefaction potential.

Landslides: Landslides are downward and outward movements of slope forming materials which may be rock, soil, artificial fill, or combinations of such materials. The size of landslides varies from those containing less than a cubic yard of material to massive ones containing millions of cubic yards. Large landslides may move down slope for hundreds of yards or even several miles. A landslide may move rapidly or so slow that a change of position can be noted only over a period of weeks or years. A similar,

but much slower movement is called creep. The susceptibility of a given area to landslides depends on a great many variables. With the exception of the Sutter Buttes, Yuba City is located in a landslide-free zone due to the flat topography. The Sutter Buttes are considered to be in a low landslide hazard zone as shown in Bulletin 198 by the California Division of Mines and Geology.

Soil Erosion: Erosion is a two-step process by which soils and rocks are broken down or fragmented and then transported. The breakdown processes include mechanical abrasion, dissolution, and weathering. Erosion occurs naturally in most systems but is often accelerated by human activities that disturb soil and vegetation. The rate at which erosion occurs is largely a function of climate, soil cover, slope conditions, and inherent soil properties such as texture and structure. Water is the dominant agent of erosion and is responsible for most of the breakdown processes as well as most of the transport processes that result in erosion. Wind may also be an important erosion agent. The rate of erosion depends on many variables including the soil or rock texture and composition, soil permeability, slope, extent of vegetative cover, and precipitation amounts and patterns. Erosion increases with increasing slope, increasing precipitation, and decreasing vegetative cover. Erosion can be extremely high in areas where vegetation has been removed by fire, construction, or cultivation. High rates of erosion may have several negative impacts including degradation and loss of agricultural land, degradation of streams and other water habitats, and rapid silting of reservoirs.

Subsidence: Subsidence is the sinking of a large area of ground surface in which the material is displaced vertically downward, with little or no horizontal movement. Subsidence is usually a direct result of groundwater, oil, or gas withdrawal. These activities are common in several areas of California, including parts of the Sacramento Valley and in large areas of the San Joaquin Valley. Subsidence is a greater hazard in areas where subsurface geology includes compressible layers of silt and clay. Subsidence due to groundwater withdrawal generally affects larger areas and presents a more serious hazard than does subsidence due to oil and gas withdrawal. In portions of the San Joaquin Valley, subsidence has exceeded 20 feet over the past 50 years. In the Sacramento Valley, preliminary studies suggest that much smaller levels of subsidence, up to two feet may have occurred. In most of the valley, elevation data are inadequate to determine positively if subsidence has occurred. However, groundwater withdrawal in the Sacramento Valley has been increasing and groundwater levels have declined in some areas. The amount of subsidence caused by groundwater withdrawal depends on several factors, including: (1) the extent of water level decline, (2) the thickness and depth of the water bearing strata tapped, (3) the thickness and compressibility of silt-clay layers within the vertical sections where groundwater withdrawal is occurring, (4) the duration of maintained groundwater level decline, (5) the number and magnitude of water withdrawals in a given area, and (6) the general geology and geologic structure of the groundwater basin. The damaging effects of subsidence include gradient changes in roads, streams, canals, drains, sewers, and dikes. Many such systems are constructed with slight gradients and may be significantly damaged by even small elevation changes. Other effects include damage to water wells resulting from sediment compaction and increased likelihood of flooding of low-lying areas.

Expansive Soils: Expansive soils are prone to change in volume due to the presence of moisture. Soft clay soils have the tendency to increase in volume when moisture is present and shrink when it is dry (shrink/swell). Swelling soils contain high percentages of certain kinds of clay particles that are capable of absorbing large quantities of water, expanding up to 10 percent or more as the clay becomes wet. The force of expansion is capable of exerting pressure on foundations, slabs, and other confining structures.

Soils: The Natural Resources Conservation Service (NRCS, formerly the Soil Conservation Service) has mapped over 40 individual soil units in the county. The predominant soil series in the county are the Capay, Clear Lake, Conejo, Oswald, and Olashes soils, which account for over 60 percent of the total land area. The remaining soil units each account for smaller percentages the total land area. The Capay and

Clear Lake soils are generally present in the western and southern parts of the county. The Conejo soils occur in the eastern part closer to the incorporated areas of the county. Oswald and Olashes soils are located in the central portion of the county extending north to south, with scattered areas along the southeastern edge of the county. Soil descriptions for the principal soil units in the county are provided below. These descriptions, which were developed by the NRCS, are for native, undisturbed soils and are primarily associated with agricultural suitability. Soil characteristics may vary considerably from the mapped locations and descriptions due to development and other uses. Geotechnical studies are required to identify actual engineering properties of soils at specific locations to determine whether there are specific soil characteristics that could affect foundations, drainage, infrastructure, or other structural features.

3.7.2 Federal Regulatory Setting

Historic Sites Act of 1935: This Act became law on August 21, 1935 (49 Stat. 666; 16 U.S.C. 461-467) and has been amended eight times. This Act establishes as a national policy to preserve for public use historic sites, buildings, and objects, including geologic formations.

National Earthquake Hazards Reduction Program: The National Earthquake Hazards Reduction Program (NEHRP), which was first authorized by Congress in 1977, coordinates the earthquake-related activities of the Federal Government. The goal of NEHRP is to mitigate earthquake losses in the United States through basic and directed research and implementation activities in the fields of earthquake science and engineering. Under NEHRP, FEMA is responsible for developing effective earthquake risk reduction tools and promoting their implementation, as well as supporting the development of disaster-resistant building codes and standards. FEMA's NEHRP activities are led by the FEMA Headquarters (HQ), Federal Insurance and Mitigation Administration, Risk Reduction Division, Building Science Branch, in strong partnership with other FEMA HQ Directorates, and in coordination with the FEMA Regions, the States, the earthquake consortia, and other public and private partners.

3.7.3 State Regulatory Setting

California Alquist-Priolo Earthquake Fault Zoning Act: The Alquist-Priolo Earthquake Fault Zoning Act (originally enacted in 1972 and renamed in 1994) is intended to reduce the risk to life and property from surface fault rupture during earthquakes. The statute prohibits the location of mot types of structures intended for human occupancy across the traces of active faults and regulates construction in the corridors along active faults.

California Seismic Hazards Mapping Act: The Seismic Hazards Mapping Act is intended to reduce damage resulting from earthquakes. While the Alquist-Priolo Earthquake Fault Zoning Act addresses surface fault rupture, the Seismic Hazards Mapping Act addresses other earthquake-related hazards, including ground shaking, liquefaction, and seismically induced landslides. The state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other hazards, and cities and counties are required to regulate development within mapped Seismic Hazard Zones.

Uniform Building Code: The California Code of Regulations (CCR) Title 24 is assigned to the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. The California Building Code incorporates by reference the Uniform Building Code with necessary California amendments. The Uniform Building Code is a widely adopted model building code in the United States published by the International Conference of Building Officials. About one-third of the text within the California Building Code has been tailored for California earthquake conditions.

Paleontological Resources: Paleontological resources are the fossilized remains of plants and animals and associated deposits. The Society of Vertebrate Paleontology has identified vertebrate fossils, their taphonomic and associated environmental indicators, and fossiliferous deposits as significant nonrenewable paleontological resources. Botanical and invertebrate fossils and assemblages may also be considered significant resources. CEQA requires that a determination be made as to whether a project would directly or indirectly destroy a unique paleontological resource or site or unique geological feature (CEQA Appendix G(v)(c)). If an impact is significant, CEQA requires feasible measures to minimize the impact (CCR Title 14(3) Section 15126.4 (a)(1)). California Public Resources Code Section 5097.5 (see above) also applies to paleontological resources.

3.7.4 Impact Assessment/Environmental Consequences:

- a. *Directly or indirectly expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

According to the Yuba City General Plan, no active earthquake faults are known to exist in Sutter County, although active faults in the region could produce ground motion in Yuba City (Dyett & Bhatia, 2004). The closest known fault zone is the Bear Mountain Fault Zone, located approximately 20 miles northeast of Yuba City (California Geological Survey [CGS], 2015). Potentially active faults do exist in the Sutter Buttes, but those faults are considered small and have not exhibited activity in recent history. Because the distance from the City to the closest known active fault zone is large, the potential for exposure of people or structures to substantial adverse effects from fault rupture is low. Considering that the Building Code incorporates construction standards for minimizing earthquake damage to buildings, and the low potential for a significant earthquake activity in the vicinity, the potential for adverse impacts from an earthquake is considered to be a less than significant impact.

- ii. *Strong seismic ground shaking?*

In the event of a major regional earthquake, fault rupture or seismic ground shaking could potentially injure people and cause collapse or structural damage to existing and proposed structures. Ground shaking could potentially expose people and property to seismic-related hazards, including localized liquefaction and ground failure. However, all new structures are required to adhere to current California Building Code standards. These standards require adequate design, construction, and maintenance of structures to prevent exposure of people and structures to major geologic hazards. General Plan Implementing Policies 9.2-I-1 through 9.2-I-8 and the State Building Codes reduce potential impacts to less than significant level.

- iii. *Seismic-related ground failure, including liquefaction?*

The proposed Project is not located within a liquefaction zone according to the California Department of Conservation's California Geologic Survey regulatory maps. Regardless, all new structures are required to adhere to current California Building Code standards. These standards require adequate design, construction, and maintenance of structures to prevent exposure of people and structures to major

geologic hazards. Therefore, the potential impact from ground failure is considered a less than significant impact.

iv. Landslides?

According to the Environmental Impact Report prepared for the General Plan, due to the flat topography, landslides, and mudflows are not considered to be a risk in the City limits or within the City's Sphere of Influence. As a result, no impacts are anticipated.

b) Result in substantial soil erosion or the loss of topsoil?

Much of the 1.80 acres would be disturbed during site grading. Even though the area is relatively flat, during site grading a large storm could result in the loss of topsoil onto George Washington Boulevard. However, as part of the grading and construction of the religious facility, the applicant will be containing all stormwater drainage on-site. The Project is also required to follow Best Management Practices (BMP's) and provide erosion control measures to minimize soil runoff during the construction process. Therefore, impacts from soil erosion are less than significant.

c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

See d) below.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

The extreme southwest corner of the Yuba City Sphere of Influence is the only known area with expansive soils. The Project area is not located within that area and therefore will not be impacted by the presence of expansive soils. Further, the LESP EIR did not identify any expansive soils in this vicinity. As a result, no impacts are anticipated.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The Project proposes to utilize an onsite septic system to be located at the rear of the site, replacing the existing residential system in the front of the site. The design of the septic system is required to be reviewed and approved by the Environmental Health Division of the Sutter County Development Services Department and demonstrate compliance with local ordinance and State standards for septic systems. As a result, a less than significant impact is anticipated.

f) Directly or indirectly destroy a unique paleontological resources or site or unique geologic feature?

Due to prior ground disturbances for agricultural uses it is unlikely that any paleontological resources exist on the site. However, the following mitigation measure shall apply if any paleontological resources are discovered:

3.7.5 Paleontological Mitigation Measures

Paleontological Mitigation Measure 1: This Mitigation Measure shall be placed as a note on the Demolition and Grading Plans. If paleontological resources are found, the construction manager shall halt all activity and immediately contact the Development Services Department at 530-822-4700.

Mitigation shall be conducted as follows:

1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high;
2. Assess effects on identified sites;
3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted;
4. Obtain comments from the researchers;
5. Comply with researchers' recommendations to address any significant adverse effects were determined by the City to be feasible.

In considering any suggested mitigation proposed by the consulting paleontologist, the City's Community Development Department Staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific or General Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the Project site while mitigation for paleontological resources is carried out.

3.8 Greenhouse Gas Emissions

Table 3.8: Greenhouse Gas Emissions				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		

3.8.1 Federal Regulatory Setting

The United States Environmental Protection Agency (USEPA) Mandatory Reporting Rule (40 CFR Part 98), which became effective December 29, 2009, requires that all facilities that emit more than 25,000 metric tons CO₂-equivalent per year beginning in 2010, report their emissions on an annual basis. In 2010, the USEPA issued a final rule that established an approach to addressing GHG emissions from stationary sources under the Clean Air Act (CAA) permitting programs. The final rule set thresholds for GHG

emissions that define when permits under the New Source Review Prevention of Significant Deterioration and title V Operating Permit programs are required for new and existing industrial facilities.

In addition, the Supreme Court decision in *Massachusetts v. EPA* (Supreme Court Case 05-1120) found that the USEPA has the authority to list GHGs as pollutants and to regulate emissions of greenhouse gases (GHG) under the CAA. On April 17, 2009, the USEPA found that CO₂, CH₄, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride may contribute to air pollution and may endanger public health and welfare. This finding may result in the USEPA regulating GHG emissions; however, to date the USEPA has not proposed regulations based on this finding.

3.8.2 State & Local Regulatory Setting

The City's Resource Efficiency Plan as designed under the premise that the City, and the community it represents, is uniquely capable of addressing emissions associated with sources under the City's jurisdiction and that the City's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. The City developed this document with the following purposes in mind:

- **Local Control:** The Yuba City Efficiency Plan allows the City to identify strategies to reduce resource consumption, costs, and GHG emissions in all economic sectors in a way that maintains local control over the issues and fits the character of the community. It also may position the City for funding to implement programs tied to climate goals.
- **Energy and Resource Efficiency:** The Efficiency Plan identifies opportunities for the City to increase energy efficiency and lower GHG emissions in a manner that is most feasible within the community. Reducing energy consumption through increasing the efficiency of energy technologies, reducing energy use, and using renewable sources of energy are effective ways to reduce GHG emissions. Energy efficiency also provides opportunities for cost-savings.
- **Improved Public Health:** Many of the GHG reduction strategies identified in the Efficiency Plan also have local public health benefits. Benefits include local air quality improvements; creating a more active community through implementing resource-efficient living practices; and reducing health risks, such as heat stroke, that would be otherwise elevated by climate change impacts such as increased extreme heat days.

Demonstrating Consistency with State GHG Reduction Goals—A GHG reduction plan may be used as GHG mitigation in a General Plan to demonstrate that the City is aligned with State goals for reducing GHG emissions to a level considered less than cumulatively considerable.

3.8.3 Impact Assessment/Environmental Consequences:

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

See response to b) below.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, similar to a greenhouse. The

accumulation of GHGs has been implicated as a driving force for Global Climate Change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the climate caused by natural fluctuations and the impact of human activities that alter the composition of the global atmosphere. Both natural processes and human activities emit GHGs. Global Climate Change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation, and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, the vast majority of the scientific community now agrees that there is a direct link between increased emission of GHGs and long-term global temperature. Potential global warming impacts in California may include, but are not limited to, loss in snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity. GHG impacts are considered to be exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA).

The proposed construction of this religious institution will create GHG emissions due to the use of motorized construction equipment. The emissions will be from construction equipment during the facility construction. Once completed, vehicle traffic generated by auto use to and from the facility will contribute GHG gases. The small amount of traffic generated by the religious facility is not expected to create significant greenhouse gas emissions. However, on a cumulative scale, possible reasonable reductions could be applied to the Project in order to further minimize those impacts. Specifically addressing this proposal, the City's Resource Efficiency Plan addresses greenhouse gas concerns and provides a description of greenhouse gas reduction measures. A mitigation measure is included that requires the Project incorporate the relevant greenhouse gas reduction measures. With this mitigation the impacts from greenhouse gases will be less than significant.

3.8.4 Greenhouse Mitigation Measure

Greenhouse Gas Mitigation Measure 1: The site grading process shall comply with the GHG Reduction Measures provided in the adopted Yuba City Resource Efficiency Plan.

3.9 Hazards and Hazardous Materials

Table 3.9: Hazards and Hazardous Materials				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.			X	

3.9.1 Federal Regulatory Setting

U.S. Environmental Protection Agency (USEPA): The USEPA was established in 1970 to consolidate in one agency a variety of federal research, monitoring, standard setting, and enforcement activities to ensure environmental protection. USEPA's mission is to protect human health and to safeguard the natural environment — air, water, and land — upon which life depends. USEPA works to develop and enforce regulations that implement environmental laws enacted by Congress, is responsible for researching and setting national standards for a variety of environmental programs, and delegates to states and tribes the responsibility for issuing permits and for monitoring and enforcing compliance. Where national standards are not met, USEPA can issue sanctions and take other steps to assist the states and tribes in reaching the desired levels of environmental quality.

Federal Toxic Substances Control Act/Resource Conservation and Recovery Act/Hazardous and Solid Waste Act: The Federal Toxic Substances Control Act (1976) and the Resource Conservation and Recovery Act of 1976 (RCRA) established a program administered by the USEPA for the regulation of the generation,

transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act (HSWA), which affirmed and extended the “cradle to grave” system of regulating hazardous wastes.

Comprehensive Environmental Response, Compensation, and Liability Act/Superfund Amendments and Reauthorization Act: The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law (U.S. Code Title 42, Chapter 103) provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites; provides for liability of persons responsible for releases of hazardous waste at these sites; and establishes a trust fund to provide for cleanup when no responsible party can be identified. CERCLA also enables the revision of the National Contingency Plan (NCP). The NCP (Title 40, Code of Federal Regulation [CFR], Part 300) provides the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, and/or contaminants. The NCP also established the National Priorities List (NPL). CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) on October 17, 1986.

Clean Water Act/SPCC Rule: The Clean Water Act (CWA) (33 U.S.C. Section 1251 et seq., formerly the Federal Water Pollution Control Act of 1972), was enacted with the intent of restoring and maintaining the chemical, physical, and biological integrity of the waters of the United States. As part of the Clean Water Act, the U.S. EPA oversees and enforces the Oil Pollution Prevention regulation contained in Title 40 of the CFR, Part 112 (Title 40 CFR, Part 112) which is often referred to as the “SPCC rule” because the regulations describe the requirements for facilities to prepare, amend and implement Spill Prevention, Control, and

Countermeasure (SPCC) Plans: A facility is subject to SPCC regulations if a single oil storage tank has a capacity greater than 660 gallons, or the total above ground oil storage capacity exceeds 1,320 gallons, or the underground oil storage capacity exceeds 42,000 gallons, and if, due to its location, the facility could reasonably be expected to discharge oil into or upon the “Navigable Waters” of the United States.

Other federal regulations overseen by the U.S. EPA relevant to hazardous materials and environmental contamination include Title 40, CFR, Chapter 1, Subchapter D – Water Programs and Subchapter I – Solid Wastes. Title 40, CFR, Chapter 1, Subchapter D, Parts 116 and 117 designate hazardous substances under the Federal Water Pollution Control Act: Title 40, CFR, Part 116 sets forth a determination of the reportable quantity for each substance that is designated as hazardous. Title 40, CFR, Part 117 applies to quantities of designated substances equal to or greater than the reportable quantities that may be discharged into waters of the United States.

The NFPA 70®: National Electrical Code® is adopted in all 50 states. Any electrical work associated with the Proposed Project is required to comply with the standards set forth in this code. Several federal regulations govern hazards as they are related to transportation issues. They include:

Title 49, CFR, Sections 171-177 (49 CFR 171-177), governs the transportation of hazardous materials, the types of materials defined as hazardous, and the marking of the transportation vehicles.

49 CFR 350-399, and Appendices A-G, Federal Motor Carrier Safety Regulations, address safety considerations for the transport of goods, materials, and substances over public highways.

49 CFR 397.9, the Hazardous Materials Transportation Act of 1974, directs the U.S. Department of Transportation to establish criteria and regulations for the safe transportation of hazardous materials.

3.9.2 State Regulatory Setting

California Environmental Protection Agency (CalEPA): The California Environmental Protection Agency (CalEPA) was created in 1991 by Governor's Executive Order. The six boards, departments, and office were placed under the CalEPA umbrella to create a cabinet-level voice for the protection of human health and the environment and to assure the coordinated deployment of State resources. The mission of CalEPA is to restore, protect, and enhance the environment to ensure public health, environmental quality, and economic vitality under Title 22 of the California Code of Regulations (CCR).

Department of Toxic Substances Control (DTSC): DTSC is a department of Cal/EPA and is the primary agency in California that regulates hazardous waste, cleans-up existing contamination, and looks for ways to reduce the hazardous waste produced in California. DTSC regulates hazardous waste in California primarily under the authority of RCRA and the California Health and Safety Code. Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. Government Code Section 65962.5 (commonly referred to as the Cortese List) includes DTSC listed hazardous waste facilities and sites, DHS lists of contaminated drinking water wells, sites listed by the SWRCB as having UST leaks and which have had a discharge of hazardous wastes or materials into the water or groundwater, and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

Unified Program: The Unified Program (codified CCR Title 27, Division 1, Subdivision 4, Chapter 1, Sections 15100- 15620) consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of the following six environmental and emergency response programs:

- Hazardous Waste Generator (HWG) program and Hazardous Waste On-site Treatment activities;
- Aboveground Storage Tank (AST) program Spill Prevention Control and Countermeasure Plan requirements;
- Underground Storage Tank (UST) program;
- Hazardous Materials Release Response Plans and Inventory (HMRRP) program;
- California Accidental Release Prevention (CalARP) program;
- Hazardous Materials Management Plans and Hazardous Materials Inventory Statement (HMMP/HMIS) requirements.

The Secretary of CalEPA is directly responsible for coordinating the administration of the Unified Program. The Unified Program requires all counties to apply to the CalEPA Secretary for the certification of a local unified program agency. Qualified cities are also permitted to apply for certification. The local Certified Unified Program Agency (CUPA) is required to consolidate, coordinate, and make consistent the administrative requirements, permits, fee structures, and inspection and enforcement activities for these six program elements in the county. Most CUPAs have been established as a function of a local environmental health or fire department.

Hazardous Waste Management Program: The Hazardous Waste Management Program (HWMP) regulates hazardous waste through its permitting, enforcement, and Unified Program activities in accordance with California Health and Safety Code Section 25135 et seq. The main focus of HWMP is to ensure the safe storage, treatment, transportation, and disposal of hazardous wastes.

State Water Resources Control Board (SWRCB): The State Water Resources Control Board (SWRCB) was created by the California legislature in 1967. The mission of SWRCB is to ensure the highest reasonable

quality for waters of the State, while allocating those waters to achieve the optimum balance of beneficial uses. The joint authority of water allocation and water quality protection enables SWRCB to provide comprehensive protection for California's waters.

California Department of Industrial Relations – Division of Occupational Safety and Health (Cal OSHA): In California, every employer has a legal obligation to provide and maintain a safe and healthful workplace for employees, according to the California Occupational Safety and Health Act of 1973 (per Title 8 of the CCR). The Division of Occupational Safety and Health (Cal/OSHA) program is responsible for enforcing California laws and regulations pertaining to workplace safety and health and for providing assistance to employers and workers about workplace safety and health issues. Cal/OSHA regulations are administered through Title 8 of the CCR. The regulations require all manufacturers or importers to assess the hazards of substances that they produce or import and all employers to provide information to their employees about the hazardous substances to which they may be exposed.

California Fire Code: The California Fire Code is Part 9 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The California Fire Code incorporates the Uniform Fire Code with necessary California amendments. This Code prescribes regulations consistent with nationally recognized good practice for the safeguarding to a reasonable degree of life and property from the hazards of fire explosion, and dangerous conditions arising from the storage, handling and use of hazardous materials and devices, and from conditions hazardous to life or property in the use or occupancy of buildings or premises and provisions to assist emergency response personnel.

3.9.3 Local Regulatory Setting

Sutter County Airport Comprehensive Land Use Plan: The SCACLUP was adopted in April 1994 by the Sacramento Area Council of Governments (SACOG). SACOG is the designated Airport Land Use Commission (ALUC) for Sacramento, Sutter, Yolo, and Yuba Counties under the provisions of the California Public Utilities Code, Chapter 4, Article 3.5, Section 21670.1 Airport Land Use Commission Law. The purpose of the ALUC law is to (1) protect public health, safety, and welfare through the adoption of land use standards that minimize the public's exposure to safety hazards and excessive levels of noise, and (2) Prevent the encroachment of incompatible land uses around public-use airports, thereby preserving the utilities of these airports into the future.

3.9.4 Impact Assessment/Environmental Consequences:

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The only hazardous materials associated with the construction of this religious facility will be those materials associated with grading and construction equipment. This typically includes solvents, oil, and fuel. Provided that these materials are legally and properly used and stored, the proposed Project will not create a significant hazard to the public or the environment. On an ongoing basis the only anticipated hazardous waste generated by the users of the facility may be in discarded unwanted items. An unwanted item could contain a hazardous material. However, assuming proper and legal disposal of those wastes there should be a less than significant impact resulting from hazardous materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

There is not a school within one-quarter mile of the Project. There will be no significant impacts from the waste generated by the religious facility on a nearby school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section and, as a result, would create a significant hazard to the public or the environment?

The property is not on any listings of sites that are contaminated by hazardous wastes. Therefore, there is not a potential for significant impacts from a known hazardous materials site.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The site is not located within the Sutter County Airport Comprehensive Land Use Plan, nor is it within two miles of a public use airport. Therefore, there will be no increased airport safety hazards and thus no impacts.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The Yuba City Fire Department and Sutter County Sheriff Department serve this area. Neither agency has expressed concern over impacts the Project may have on any emergency response plans. Accordingly, there will not be a potential for any significant impacts on emergency response or evacuation plans in the vicinity.

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The Project site is located on the perimeter of the Yuba City urban area and the urban area is surrounded by irrigated agricultural lands. There are no wildlands on the site or in the immediate vicinity. Accordingly, the potential impacts from potential wildland fires is considered a less than significant impact.

3.10 Hydrology and Water Quality

Table 3.10: Hydrology and Water Quality				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

3.10.1 Federal Regulatory Setting

Clean Water Act: The Clean Water Act (CWA) is intended to restore and maintain the chemical, physical, and biological integrity of the nation’s waters (33 CFR 1251). The regulations implementing the CWA protect waters of the U.S. including streams and wetlands (33 CFR 328.3). The CWA requires states to set standards to protect, maintain, and restore water quality by regulating point source and some non-point source discharges. Under Section 402 of the CWA, the National Pollutant Discharge Elimination System (NPDES) permit process was established to regulate these discharges.

Federal Emergency Management Agency (FEMA) Flood Zones: The National Flood Insurance Act (1968) makes available federally subsidized flood insurance to owners of flood-prone properties. To facilitate identifying areas with flood potential, Federal Emergency Management Agency (FEMA) has developed

Flood Insurance Rate Maps (FIRM) that can be used for planning purposes. Flood hazard areas identified on the Flood

Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

3.10.2 State Regulatory Setting

State Water Resources Control Board: The State Water Resources Control Board (SWRCB) is the agency with jurisdiction over water quality issues in the State of California. The WRCB is governed by the Porter-Cologne Water Quality Act (Division 7 of the California Water Code), which establishes the legal framework for water quality control activities by the SWRCB. The intent of the Porter-Cologne Act is to regulate factors which may affect the quality of waters of the State to attain the highest quality which is reasonable, considering a full range of demands and values. Much of the implementation of the SWRCB's responsibilities is delegated to its nine Regional Boards. The Project site is located within the Central Valley Regional Water Quality Control board.

Central Valley Regional Water Quality Control Board (CVRWQCB): administers the NPDES storm water-permitting program in the Central Valley region. Construction activities on one acre or more are subject to the permitting requirements of the NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Construction Permit). Additionally, CVRWQCB is responsible for issuing Waste Discharge Requirements Orders under California Water Code Section 13260, Article 4, Waste Discharge Requirements.

State Department of Water Resources: California Water Code (Sections 10004 et seq.) requires that the State Department of Water Resources update the State Water Plan every five years. The 2013 update is the most current review and included (but is not limited to) the following conclusions:

- The total number of wells completed in California between 1977 and 2010 is approximately 432,469 and ranges from a high of 108,346 wells for the Sacramento River Hydrologic Region to a low of 4,069 wells for the North Lahontan Hydrologic Region.
- Based on the June 2014 California Statewide Groundwater Elevation Monitoring (CASGEM) basin prioritization for California's 515 groundwater basins, 43 basins are identified as high priority, 84 basins as medium priority, 27 basins as low priority, and the remaining 361 basins as very low priority.
- The 127 basins designated as high or medium priority account for 96 percent of the average annual statewide groundwater use and 88 percent of the 2010 population overlying the groundwater basin area.
- Depth-to-groundwater contours were developed for the unconfined aquifer system in the Central Valley. In the Sacramento Valley, the spring 2010 groundwater depths range from less than 10 feet below ground surface (bgs) to approximately 50 feet bgs, with local areas showing maximum depths of as much as 160 feet bgs.

- The most prevalent groundwater contaminants affecting California’s community drinking water wells are arsenic, nitrate, gross alpha activity, and perchlorate.

California Government Code 65302 (d): The General Plan must contain a Conservation Element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, river and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any County-wide water agency and with all district and city agencies which have developed, served, controlled, or conserved water for any purpose for the County or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5 if that information has been submitted by the water agency to the city or County. The conservation element may also cover:

- The reclamation of land and waters.
- Prevention and control of the pollution of streams and other waters.
- Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- Prevention, control, and correction of the erosion of soils, beaches, and shores.
- Protection of watersheds.
- The location, quantity, and quality of the rock, sand, and gravel resources.
- Flood control.

Sustainable Groundwater Management Act: On September 16, 2014, Governor Edmund G. Brown Jr. signed historic legislation to strengthen local management and monitoring of groundwater basins most critical to the state’s water needs. The three bills, SB 1168 (Pavley) SB 1319 (Pavley) and AB 1739 (Dickinson) together makeup the Sustainable Groundwater Management Act. The Sustainable Groundwater Management Act comprehensively reforms groundwater management in California. The intent of the Act is to place management at the local level, although the state may intervene to manage basins when local agencies fail to take appropriate responsibility. The Act provides authority for local agency management of groundwater and requires creation of groundwater sustainability agencies and implementation of plans to achieve groundwater sustainability within basins of high and medium priority.

3.10.3 Impact Assessment/Environmental Consequences:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

The Project will utilize an existing on-site well as its source of water. There is considerable groundwater underlying the property that is currently pumped for irrigating both on-site and neighboring orchards. This proposed use, which is not typically a high water user with water being primarily used for domestic purposes and landscape irrigation.

The use of an on-site septic system, which must be approved by the Environmental Health Division of the Sutter County Development Services Department, will minimize degradation of groundwater. With enforcement of Best Management Practices at construction sites, there will not be significant impacts from surface water runoff. As such it is unlikely that the Project could adversely impact surface or groundwater quality so a less than significant impact is anticipated.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?

Religious facilities are typically not significant water users, primarily using water for domestic purposes and landscape irrigation. Therefore, considering the reliability of local groundwater, and that the proposal will not likely increase groundwater use compared to the orchards, the impacts on groundwater resources is anticipated to be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in substantial erosion or siltation on- or off-site?

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

There will be an increased amount of stormwater drainage caused by new impermeable surfaces. In this case, as the Project is part of a larger agricultural parcel, all stormwater drainage will remain on-site. Also, as noted above, all new construction must involve use of Best Management Practices. Assuming all required standards are met, potential impacts are anticipated to be less than significant.

iv) impede or redirect flood flows?

According to the Federal Emergency Management Agency this portion of the City is outside of the 100-year flood plain. This is due to the existing levee system that contains seasonally high-water flows from the nearby Feather River from flooding areas outside of the levee system. Additional construction within the City that is outside of the levee system does not impact the levee system and therefore does not increase, impede, or otherwise have any effect on the highwater flows within the levee system. Therefore, there is no impact on the flows that occur within the Feather River levee system.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

This portion of the City is outside of the 100-year flood plain. The City is not close to the ocean or any large lakes so a seiche is unlikely to happen in or near the City. The City is located inland from the Pacific Ocean, so people or structures in the City would not be exposed to inundation by tsunami. Mudflows and landslides are unlikely to happen due to the relatively flat topography. Thus, it is unlikely that the Project site would be subject to inundation by a seiche, tsunami, mudflow, or landslide. Therefore, there is no potential for significant impacts from any of these types of events.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

As noted above, all new construction is required to utilize Best Management Practices. Assuming all required standards are met, the quality of runoff water from the is not anticipated to be significantly impacted. The City primarily utilizes surface water for its water source so there will be no significant impacts on groundwater quality.

3.11 Land Use and Planning

Table 3:11: Land Use and Planning		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Physically divide an established community?			X	
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

3.11.1 Environmental Setting/Affected Environment

The Project will be developed on approximately 1.8 acres of a 27.87-acre parcel. The Project portion of the property currently has a residence/garage and out-building on it. Apparently, the residence has been utilized as a religious facility based on a Sutter County permit issued prior to the property being annexed into the City. The remainder of the property is either planted in orchard or fallow. Although this area primarily remains in agricultural use, it has been planned for urban growth at least since the adoption of the 2004 General Plan. That planning was further intensified with the adoption of the Lincoln East Specific Plan in 2010. Even though the specific plan has since been rescinded, the land uses established by that plan remain in place. The property was recently annexed into the City as part of a larger annexation.

3.11.2 Federal Regulatory Setting

There are no federal or state regulations pertaining to land use and planning relevant to the proposed Project.

3.11.3 Local Regulatory Setting

Yuba City General Plan, Land Use Element: The Land Use Element of the General Plan establishes guidance for the ultimate pattern of growth in the City’s Sphere of Influence. It provides direction regarding how lands are to be used, where growth will occur, the density/intensity and physical form of that growth, and key design considerations.

3.11.4 Impact Assessment/Environmental Consequences

a) *Physically divide an established community?*

This religious facility will not physically divide an established community. This area is generally planned by the City for residential growth. Religious facilities are typically integral parts of a community, often located within residential areas. Religious facilities often provide a focal point for a community rather than divide a community. Therefore the potential impacts resulting from this proposal dividing an existing community are less than significant.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

While the property is designated as “Public Facility” the site was part of the Lincoln East Specific Plan prior to that plan being rescinded by the City. The Specific Plan designated the site as “Quasi Public,” identifying it as a potential religious site. Since the rescission of the Specific Plan, it’s Quasi-Public designation has been interpreted as Public Facility. As the long-term intent of the City’s planning documents identify the property as a religious site, this proposal for a religious facility will not create any significant environmental impacts due to conflicts with any regulations.

3.12 Mineral Resources

Table 3-12: Mineral Resources				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

3.12.1 Federal Regulatory Setting

There are no federal regulations pertaining to mineral resources relevant to the proposed Project.

3.12.2 State Regulatory Setting

California Surface Mining and Reclamation Act of 1975: Enacted by the State Legislature in 1975, the Surface Mining and Reclamation Act (SMARA), Public Resources Code Section 2710 et seq., insures a continuing supply of mineral resources for the State. The act also creates surface mining and reclamation policy to assure that:

- Production and conservation of minerals is encouraged;
- Environmental effects are prevented or minimized;
- Consideration is given to recreational activities, watersheds, wildlife, range and forage, and aesthetic enjoyment;

- Mined lands are reclaimed to a useable condition once mining is completed; and
- Hazards to public safety both now and in the future are eliminated.

Areas in the State (city or county) that do not have their own regulations for mining and reclamation activities rely on the Department of Conservation, Division of Mines and Geology, Office of Mine Reclamation to enforce this law. SMARA contains provisions for the inventory of mineral lands in the State of California.

The State Geologist, in accordance with the State Board’s Guidelines for Classification and Designation of Mineral Lands, must classify Mineral Resource Zones (MRZ) as designated below:

- MRZ-1. Areas where available geologic information indicates that there is minimal likelihood of significant resources.
- MRZ-2. Areas underlain by mineral deposits where geologic data indicate that significant mineral deposits are located or likely to be located.
- MRZ-3. Areas where mineral deposits are found but the significance of the deposits cannot be evaluated without further exploration.
- MRZ-4. Areas where there is not enough information to assess the zone. These are areas that have unknown mineral resource significance.

SMARA only covers mining activities that impact or disturb the surface of the land. Deep mining (tunnel) or petroleum and gas production is not covered by SMARA.

3.12.3 Impact Assessment/Environmental Consequences:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The Yuba City General Plan does not inventory any mineral resource zones within the City limits, and no mineral extraction facilities currently exist within the City. Because of this, the property contains no known mineral resources and there is little opportunity for mineral resource extraction. As such the Project will have no impact on mineral resources.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

See “a)” above.

3.13 Noise

Table 3.13: Noise				
Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration or ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

3.13.1 Environmental Setting/Affected Environment for Noise

Noise can be generally defined as unwanted sound. Sound, traveling in the form of waves from a source, exerts a sound pressure level (referred to as sound level) which is measured in decibels (dB), with 0 dB corresponding roughly to the threshold of human hearing and 120 to 140 dB corresponding to the threshold of pain.

Sound pressure fluctuations can be measured in units of hertz (Hz), which correspond to the frequency of a particular sound. Typically, sound does not consist of a single frequency, but rather a broad band of frequencies varying in levels of magnitude (sound power). The sound pressure level, therefore, constitutes the additive force exerted by a sound corresponding to the frequency/sound power level spectrum.

The typical human ear is not equally sensitive to all frequencies of the audible sound spectrum. As a consequence, when assessing potential noise impacts, sound is measured using an electronic filter that de-emphasizes the frequencies below 1,000 Hz and above 5,000 Hz in a manner corresponding to the human ear's decreased sensitivity to low and extremely high frequencies instead of the frequency mid-range. This method of frequency weighting is referred to as A-weighting and is expressed in units of A-weighted decibels (dBA). Frequency A-weighting follows an international standard methodology of frequency de-emphasis and is typically applied to community noise measurements.

Noise exposure is a measure of noise over a period of time. Noise level is a measure of noise at a given instant in time. Community noise varies continuously over a period of time with respect to the contributing sound sources of the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure, with the individual contributors unidentifiable. The background noise level changes throughout a typical day, but does so gradually, corresponding with the addition and subtraction of distant noise sources such

as traffic and atmospheric conditions. What makes community noise constantly variable throughout a day, besides the slowly changing background noise, is the addition of short duration single event noise sources (e.g., aircraft flyovers, motor vehicles, sirens), which are readily identifiable to the individual receptor. These successive additions of sound to the community noise environment vary the community noise level from instant to instant, requiring the measurement of noise exposure over a period of time to legitimately characterize a community noise environment and evaluate cumulative noise impacts.

3.13.2 Environmental Setting/Affected Environment for Groundborne Vibration

Vibration is the periodic oscillation of a medium or object. Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. As is the case with airborne sound, ground borne vibrations may be described by amplitude and frequency. Vibration amplitudes are usually expressed in peak particle velocity (PPV), or root mean squared (RMS), as in RMS vibration velocity. The PPV and RMS (VbA) vibration velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal and is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings.

Although PPV is appropriate for evaluating the potential for building damage, it is not always suitable for evaluating human response. As it takes some time for the human body to respond to vibration signals, it is more prudent to use vibration velocity when measuring human response. The typical background vibration velocity level in residential areas is approximately 50 VdB. Groundborne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels.

Typical outdoor sources of perceptible ground borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Construction vibrations can be transient, random, or continuous. The approximate threshold of vibration perception is 65 VdB, while 85 VdB is the vibration acceptable only if there are an infrequent number of events per day.

3.13.3 Federal Regulatory Setting

Federal Vibration Policies: The Federal Railway Administration (FRA) and the Federal Transit Administration (FTA) have published guidance relative to vibration impacts. According to the FRA, fragile buildings can be exposed to ground-borne vibration levels of 90 VdB without experiencing structural damage. The FTA has identified the human annoyance response to vibration levels as 75 VdB.

3.13.4 State Regulatory Setting

California Noise Control Act: The California Noise Control Act was enacted in 1973 (Health and Safety Code §46010 et seq.), and states that the Office of Noise Control (ONC) should provide assistance to local communities in developing local noise control programs. It also indicates that ONC staff would work with the Department of Resources Office of Planning and Research (OPR) to provide guidance for the preparation of the required noise elements in city and county General Plans, pursuant to Government Code § 65302(f). California Government Code § 65302(f) requires city and county general plans to include a noise element. The purpose of a noise element is to guide future development to enhance future land use compatibility.

Title 24 – Sound Transmission Control: Title 24 of the California Code of Regulations (CCR) codifies Sound Transmission Control requirements, which establishes uniform minimum noise insulation performance

standards for new hotels, motels, dormitories, apartment houses, and dwellings other than detached single-family dwellings. Specifically, Title 24 states that interior noise levels attributable to exterior sources shall not exceed 45 dBA CNEL in any habitable room of new dwellings Title 24, Part 2 requires an acoustical report that demonstrates the achievements of the required 45 dBA CNEL. Dwellings are designed so that interior noise levels will meet this standard for at least ten years from the time of building permit application.

3.13.5 Local Regulatory Setting

The **City of Yuba City General Plan** presents the vision for the future of Yuba City and outlines several guiding policies and policies relevant to noise.

The following goals and policies from the City of Yuba City General Plan are relevant to noise.

Guiding Policies

- 9.1-G-1 Strive to achieve an acceptable noise environment for the present and future residences of Yuba City.
- 9.1-G-2 Incorporate noise considerations into land use planning decisions and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.
- Implementing Policies
- 9.1-I-1 Require a noise study and mitigation for all projects that have noise exposure greater than “normally acceptable” levels. Noise mitigation measures include, but are not limited to, the following actions:
 - Screen and control noise sources, such as parking and loading facilities, outdoor activities, and mechanical equipment,
 - Increase setbacks for noise sources from adjacent dwellings,
 - Retain fences, walls, and landscaping that serve as noise buffers,
 - Use soundproofing materials and double-glazed windows, and
 - Control hours of operation, including deliveries and trash pickup, to minimize noise impacts.
- 9.1-I-3 In making a determination of impact under the California Environmental Quality Act (CEQA), consider an increase of four or more dBA to be "significant" if the resulting noise level would exceed that described as normally acceptable for the affected land use in Figure 5.
- 9.1-I-4 Protect especially sensitive uses, including schools, hospitals, and senior care facilities, from excessive noise, by enforcing “normally acceptable” noise level standards for these uses.
- 9.1-I-5 Discourage the use of sound walls. As a last resort, construct sound walls along highways and arterials when compatible with aesthetic concerns and neighborhood character. This would be a developer responsibility.
- 9.1-I-6 Require new noise sources to use best available control technology (BACT) to minimize noise from all sources.
- 9.1-I-7 Minimize vehicular and stationary noise sources and noise emanating from temporary activities, such as construction.

Table 1: Noise Exposure

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE - Ldn or CNEL (dBA)									
	50	55	60	65	70	75	80			
Residential – Low Density Single Family, Duplex, Mobile Home										
Residential – Multi-Family										
Transient Lodging – Motel/Hotel										
Schools, Libraries, Churches, Hospitals, Nursing Homes										
Auditorium, Concert Hall, Amphitheaters										
Sports Arena, Outdoor Spectator Sports										
Playgrounds, Neighborhood Parks										
Golf Courses, Riding Stables, Water Recreation, Cemeteries										
Office Buildings, Business, Commercial and Professional										
Industrial, Manufacturing, Utilities, Agriculture										
	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.									
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.									
	Normally Unacceptable: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and needed noise insulation features included in the design.									
	Clearly Unacceptable: New construction or development generally should not be undertaken.									
Source: State of California, Governor's Office of Planning and Research, 2003. General Plan Guidelines.										

City of Yuba City Municipal Code: Title 4, Chapter 17, Section 4-17.10(e) of the Yuba City Municipal Code prohibits the operation of noise-generating construction equipment before 6:00 a.m. or after 9:00 p.m. daily, except Sunday and State or federal holidays when the prohibited time is before 8:00 a.m. and after 9:00 p.m.

3.13.6 Impact Assessment/Environmental Consequences:

a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies established in the local general plan or noise ordinance, or applicable standards of other agencies?*

A temporary increase in noise will occur during construction of the religious facility. Construction will primarily occur during daylight hours, Monday through Saturday, as permitted by Yuba City ordinances. Noise from construction activities would contribute to the noise environment in the immediate Project vicinity. Activities involved in construction could generate maximum noise levels, as indicated in Table 2, ranging from 79 to 91 dBA at a distance of 50 feet, without feasible noise control (e.g., mufflers) and ranging from 75 to 80 dBA at a distance of 50 feet, with feasible noise control. However, due to the limited duration of the construction activities, that the construction will occur during the less sensitive daylight hours, and that there are no nearby residences, the noise impacts on the nearby residences will be less than significant.

Table 2: Noise Levels of Typical Construction		
Type of Equipment ⁽¹⁾	dBA at 50 ft.	
	Without Feasible Noise Control ⁽²⁾	With Feasible Noise Control
Dozer or Tractor	80	75
Excavator	88	80
Scraper	88	80
Front End Loader	79	75
Backhoe	85	75
Grader	85	75
Truck	91	75

⁽¹⁾ US Environmental Protection Agency. "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances." Figure IV.H-4. 1971.
⁽²⁾ Feasible noise control includes the use of intake mufflers, exhaust mufflers and engine shrouds operating in accordance with manufacturers specifications

Short-term noise impacts (and possibly some ground borne vibrations if site compaction is required prior to construction) can be expected resulting from site grading and construction activities. Construction-related noise impacts will be less than significant because adherence to City construction standards is required. These standards limit the hours of operation for construction and use of heavy machinery to daytime hours. Further the construction noise is of limited duration, further limiting any adverse impacts. Once constructed, the proposed religious facility is not expected to be a significant noise generator.

b) *Generation of excessive ground borne vibration or ground borne noise levels?*

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods employed. Operation of construction equipment causes ground vibrations that spread through

the ground and diminish in strength with distance. Table 3 describes the typical construction equipment vibration levels.

Table 3: Typical Construction Levels	
Equipment ⁽¹⁾	VdB at 25 ft2
Small Bulldozer	58
Vibratory Roller	94
Jackhammer	79
Loaded Trucks	86
⁽¹⁾ US Environmental Protection Agency. "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances." Figure IV.H-4. 1971.	

Vibration levels of construction equipment in Table 3 are at a distance of 25 feet from the equipment. As noted above, construction activities are limited to daylight hours. Infrequent construction-related vibrations would be short-term and temporary, and operation of heavy-duty construction equipment would be intermittent throughout the day during construction. Therefore, with the short duration of grading activities associated with the Project, the approximate reduction of 6 VdB for every doubling of distance from the source, the temporary impact to any uses in the vicinity of the Project would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The Project is not located within two miles of the Sutter County Airport nor is it near any public airport or public use airport. Therefore there will be no airport impacts on people utilizing the religious facility.

3.14 Population and Housing

Table 4-14: Population and Housing				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

3.14.1 Environmental Setting/Affected Environment

The proposal does not involve any residential development. The General Plan provides for public and quasi-public uses on this site.

3.14.2 Federal Regulatory Setting

There are no federal regulations, plans, programs, or guidelines associated with population or housing that are applicable to the proposed Project.

3.14.3 State Regulatory Setting

California law (Government Code Section 65580, et seq.) requires cities and counties to include a housing element as a part of their general plan to address housing conditions and needs in the community. Housing elements are prepared approximately every eight years, following timetables set forth in the law. The housing element must identify and analyze existing and projected housing needs and “make adequate provision for the existing and projected needs of all economic segments of the community,” among other requirements. The City recently adopted its current Housing Element.

3.14.4 Regional Regulatory Setting

State law mandates that all cities and counties offer a portion of housing to accommodate the increasing needs of regional population growth. The statewide housing demand is determined by the California Department of Housing and Community Development (HCD), while local governments and councils of governments decide and manage their specific regional and jurisdictional housing needs and develop a regional housing needs assessment (RHNA).

In the greater Sacramento region, which includes the City of Yuba City, SACOG has the responsibility of developing and approving an RHNA and a Regional Housing Needs Plan (RHNP) every eight years (Government Code, Section 65580 et seq.). This document has a central role of distributing the allocation of housing for every county and city in the SACOG region. Housing needs are assessed for very low income, low income, moderate income, and above moderate households.

As described above, SACOG is the association of local governments that includes Yuba City, along with other jurisdictions comprising the six counties in the greater Sacramento region. In addition to preparing the Metropolitan Transportation Plan and Sustainable Communities Strategy for the region, SACOG approves the distribution of affordable housing in the region through its RHNP. SACOG also assists in planning for transit, bicycle networks, clean air and serves as the Airport Land Use Commission for the region.

3.14.5 Impact Assessment/Environmental Consequences:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed religious facility has been interpreted as being consistent with the General Plan which has been interpreted as designating the site for public facilities. The Project does not consist of any residential

or commercial growth, and the Project will utilize individual systems for water and wastewater disposal, thus not extending any City services within the area.

As the proposal is consistent with the General Plan, and the land uses remain the same as was provided in the Lincoln East Specific Plan, unplanned growth resulting from this Project will not occur. As a result the Project does not have the potential to generate any significant impacts due to unplanned growth and a less than significant impact is anticipated.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The existing single-family residence on the property will remain as such (housing for the priest). Therefore there will be no impacts on population and housing.

3.15 Public Services

Table 3.15: Public Services				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	

3.15.1 Environmental Setting/Affected Environment

Law enforcement is provided by the Yuba City Police Department. Fire protection is provided by the Yuba City Fire Department. Parks and other urban services including city provided water, sewer, and stormwater drainage will at some point be extended to the area. There is a condition applied to the Project requiring the property to connect to City services once extended to this area.

3.15.2 Federal Regulatory Setting

National Fire Protection Association: The National Fire Protection Association (NFPA) is an international nonprofit organization that provides consensus codes and standards, research, training, and education on fire prevention and public safety. The NFPA develops, publishes, and disseminates more than 300 such codes and standards intended to minimize the possibility and effects of fire and other risks. The NFPA publishes the NFPA 1, Uniform Fire Code, which provides requirements to establish a reasonable level of fire safety and property protection in new and existing buildings.

3.15.3 State Regulatory Setting

California Fire Code and Building Code: The 2013 California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to fire fighters and emergency responders during emergency operations. The provision of the Fire Code includes regulations regarding fire-resistance rated construction, fire protection systems such as alarm and sprinkler systems, fire service features such as fire apparatus access roads, fire safety during construction and demolition, and wildland urban interface areas.

California Health and Safety Code (HSC): State fire regulations are set forth in Sections 13000 et seq. of the California HSC, which includes regulations for building standards (as set forth in the CBC), fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, childcare facility standards, and fire suppression training.

California Master Mutual Aid Agreement: The California Master Mutual Aid Agreement is a framework agreement between the State of California and local governments for aid and assistance by the interchange of services, facilities, and equipment, including but not limited to fire, police, medical and health, communication, and transportation services and facilities to cope with the problems of emergency rescue, relief, evacuation, rehabilitation, and reconstruction.

3.15.4 Impact Assessment/Environmental Consequences:

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection: The Fire Department reviewed the proposal and did not express concerns. All new development potentially adds to the Fire Department's duties and responsibilities, but the development also pays proportional development impact fees intended to offset the cost of additional Fire Department facilities and equipment. As such, the impacts on fire services will be less than significant.

Police Protection: The Sutter County Sheriff Department serves this project area due to requirements specified in the 2000 Master Tax Exchange Agreement between Yuba City and Sutter County. New development potentially adds to the Sheriff Department's duties and responsibilities, but the development also pays proportional development impact fees intended to offset potential impacts and the City of Yuba City pays monies to Sutter County to partially offset the cost of services provided. As such, the impacts on law enforcement services as a result of this project are considered to be less than significant.

Schools: Although no new residences are proposed, the Project will have to pay any relevant Franklin Elementary School District and Sutter Union High School District adopted school impact fees that are intended for non-residential development. Therefore, the impacts on schools are abtucuoated to be less than significant.

Parks: There are no new residences proposed by this Project nor will it be a significant employer that could cause the need for more housing. As such, the impact on parks from this Project will be less than significant.

Other Public Facilities: The Project will utilize an on-site well and septic system. As such, the Project will not have any adverse impacts on the City’s water or wastewater systems.

Accordingly, the Project will have a less than significant impact regarding the provision of public services.

3.16 Recreation

Table 3-16: Recreation				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

3.16.1 Environmental Setting/Affected Environment

Yuba City has 23 City-owned parks and recreational areas, managed by the City’s Parks and Recreation Department. This consists of five community parks, 15 neighborhood parks, and three passive or mini parks.

3.16.2 Federal Regulatory Setting

There are no federal regulations regarding parks and open space that are applicable to the proposed Project.

3.16.3 State Regulatory Setting

State Public Park Preservation Act: The primary instrument for protecting and preserving parkland is the Public Park Preservation Act of 1971. Under the PRC section 5400-5409, cities and counties may not

acquire any real property that is in use as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

Quimby Act: California Government Code Section 66477, referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees solely for park and recreation purposes. The required dedication and/or fee are based upon the residential density and housing type, land cost, and other factors. Land dedicated and fees collected pursuant to the Quimby Act may be used for developing new or rehabilitating existing park or recreational facilities.

3.16.4 Local Regulatory Setting

The Yuba City General Plan and the City's Parks Master Plan provide a goal of providing five acres of public parkland per 1,000 residents, and one acre of Neighborhood Park for every 1,000 residents. The City's development impact fee program collects fees for new development which is allocated for the acquisition and development of open space in the City.

3.16.5 Impact Assessment/Environmental Consequences:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Since there is no residential development associated with the Project, and because a small religious facility will generate minimal new employment, the Project will not materially increase the use of the City's park system. Therefore the impact on the City park system from this Project is considered less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

The Project does not propose any on-site recreational facilities.

3.17 Transportation/Traffic

Table 4-17: Transportation Recreation				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

3.17.1 Federal Regulatory Setting

Federal Highway Administration: FHWA is the agency of the U.S. Department of Transportation (DOT) responsible for the Federally funded roadway system, including the interstate highway network and portions of the primary State highway network. FHWA funding is provided through the Safe, Accountable, Flexible, Efficiency Transportation Equity Act: A Legacy for Users (SAFETEA-LU). SAFETEA-LU can be used to fund local transportation improvement projects, such as projects to improve the efficiency of existing roadways, traffic signal coordination, bikeways, and transit system upgrades.

Several federal regulations govern transportation issues. They include:

- Title 49, CFR, Sections 171-177 (49 CFR 171-177), governs the transportation of hazardous materials, the types of materials defined as hazardous, and the marking of the transportation vehicles.
- Title 49 CFR 350-399, and Appendices A-G, Federal Motor Carrier Safety Regulations, address safety considerations for the transport of goods, materials, and substances over public highways.

3.17.2. State Regulatory Setting

The measurement of the impacts of a project’s traffic is set by the CEQA Guidelines. Section 15064.3 of the Guidelines states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. VMT is a metric which refers to the amount of distance of automobile traffic that is generated by a project. Per the Guidelines “Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.” “Projects that decrease vehicle miles traveled compared to existing conditions should be presumed to have a less than significant environmental impact.”

The CEQA Guidelines also states that the lead agency (Yuba City) may “choose the most appropriate methodology to evaluate a project’s vehicle miles traveled ...”. As this is a new form of calculating significant traffic events, the City has not yet determined its own methodology to calculate levels of significance for VMT. Until that methodology is determined, for purposes of this initial study the

information provided by the Sacramento Council of Governments (SACOG) and the CA Office of Planning and Research is utilized. A review of these studies indicates several factors that may be utilized for determining levels of significance. One is that if the project will generate less than 110 vehicle trips per day, it is assumed that with the small size of the project, the impact is less than significant. A second criteria is that for a project, on a per capita or per employee basis, the VMT will be at least 15 percent below that of existing development is a reasonable threshold for determining significance.

As this is a new methodology, future projects may utilize different criterion as they become available.

3.17.3. Local Regulatory Setting

The Yuba City General Plan Transportation Element has policies regulating all modes of transportation and related activities. Specifically, there are Implementing Policies regarding Traffic Levels of Service that are relevant to project review process:

5.2-I-12 Develop and manage the roadway system to obtain LOS D or better for all major roadways and intersections in the City. This policy does not extend to residential streets (i.e., streets with direct driveway access to homes) or bridges across the Feather River nor does the policy apply to state highways and their intersections, where Caltrans policies apply. Exceptions to LOS policy may be allowed by the City Council in areas, such as downtown, where allowing a lower LOS would result in clear public benefits. Specific exceptions granted by the Council shall be added to the list of exceptions below:

- SR 20 (SR 99 to Feather River Bridge) – LOS F is acceptable;
- SR 20 (Feather River Bridge) – LOS F is acceptable;
- Bridge Street (Twin Bridges across the Feather River) – LOS F is acceptable;
- Lincoln Road (New bridge across the Feather River) - LOS F is acceptable.

No new development will be approved unless it can be shown that required level of service can be maintained on the affected roadways.

5.2-I-13 Develop and manage residential streets (i.e., streets with direct driveway access to homes) to limit average daily traffic volumes to 2,500 or less and 85th percentile speeds to 25 miles per hour or less.

5.2-I-14 Require traffic impact studies for all proposed new developments that will generate significant amounts of traffic.

Specific thresholds will be based on location and project type, and exceptions may be granted where traffic studies have been completed for adjacent development.

5.2-I-15 Improve intersections as needed to maintain LOS standards and safety on major arterials.

3.17.4. Impact Assessment/Environmental Consequences:

a) *Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

This small religious facility will be a low generator of vehicle traffic due to having very few, if any, employees, and that much of the attendance will be on weekends and other off-peak traffic hours.

Presently George Washington Boulevard does not have bicycle or pedestrian facilities. The Project will be required to include improvements to its half section of George Washington Boulevard, which includes a bike lane and sidewalk. Since the development of this religious facility will generate little traffic and will not conflict with any programs, plans, or ordinances regarding transportation and dedicate land and construct/pay for its fair share of road improvements, the transportation impacts from the Project will be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?

This CEQA section describes specific considerations for evaluating a project's transportation impacts in terms of Vehicle Miles Traveled (VMT). SACOG, in "Technical Advisory: On Evaluating Transportation Impacts in CEQA" provides two criteria for which if the project meets either of them, the traffic impacts are considered less than significant. One criterion is that if the project generates less than 110 vehicle trips per day is considered to be less than a significant impact.

Due to its small size, the Project will not on-average generate traffic levels in excess of 110 trips per day. Since the Project will not exceed this statutory criterion, the impacts from VMT is not considered significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Project will be accessed from South George Washington Boulevard, which is a two-lane road that is planned to be developed in the future as a major arterial street. Since religious facilities are low peak hour traffic generators and this is a small facility, it is not expected to cause any traffic concerns on this street. The Yuba City Public Works Department has evaluated the proposal and concluded that the Project will not introduce any dangerous intersections. Nor will there be any new curves in the street. As such the Project will not generate enough traffic that would significantly impact traffic on George Washington Boulevard due to dangerous conditions or incompatible uses.

d) Result in inadequate emergency access?

The Fire Department and Police Department have reviewed the Project plans and they did not express concerns about emergency access in the area. As such the impacts on emergency access from his Project are anticipated to be less than significant.

3.18 Tribal Cultural Resources

Table 3-18: Tribal Cultural Resources				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project cause of substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

3.18.1 Environmental Setting/Affected Environment

This section describes the affected environment and regulatory setting for Tribal Cultural Resources (TCRs). The following analysis of the potential environmental impacts related to TCRs is derived primarily from the Environmental Impact Report for the City of Yuba City General Plan (2004) and consultation with California Native American tribes under Assembly Bill 52.

3.18.2 State Regulatory Setting

Assembly Bill 52: Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to any California Native American tribes that have requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include TCRs, the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as “a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004.” This includes both federally and non-federally recognized tribes.

Section 21074(a) of the Public Resource Code defines TCRs for the purpose of CEQA as:

- 1) Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or
 - b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or
 - c. a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a and b also meet the definition of a Historical Resource under CEQA, a TCR may also require additional consideration as a Historical Resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators.

Recognizing that California tribes are experts in their TCRs and heritage, AB 52 requires that CEQA lead agencies initiate consultation with tribes at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

3.18.3 Cultural Setting

The Nisenan (also referred to as Southern Maidu) inhabited the General Plan area prior to large-scale European and Euroamerican settlement of the surrounding area. Nisenan territory comprised the drainages of the Yuba, Bear, and American Rivers, and the lower drainages of the Feather River. The Nisenan, together with the Maidu and Konkow, their northern neighbors, form the Maidu language family of the Penutian linguistic stock (Shipley 1978:89). Kroeber (1976:392) noted three dialects: Northern Hill Nisenan, Southern Hill Nisenan, and Valley Nisenan. Although cultural descriptions of this group in the English language are known from as early as 1849, most of our current cultural knowledge comes from various anthropologists in the early part of the 20th century (Levy 1978:413; Wilson and Towne 1978:397).

The basic subsistence strategy of the Nisenan was seasonally mobile hunting and gathering. Acorns, the primary staple of the Nisenan diet, were gathered in the valley along with seeds, buckeye, salmon, insects, and a wide variety of other plants and animals. During the warmer months, people moved to mountainous areas to hunt and collect food resources, such as pine nuts. Bedrock and portable mortars and pestles were used to process acorns. Nisenan settlement patterns were oriented to major river drainages and tributaries. In the foothills and lower Sierra Nevada, Nisenan located their villages in large flats or ridges near major streams. These villages tended to be smaller than the villages in the valley. (Wilson and Towne 1978:389–390.)

Trade provided other valuable resources that were not normally available in the Nisenan environment. The Valley Nisenan received black acorns, pine nuts, manzanita berries, skins, bows, and bow wood from the Hill Nisenan to their east, in exchange for fish, roots, grasses, shells, beads, salt, and feathers (Wilson and Towne 1978). To obtain, process, and utilize these material resources, the Nisenan had an array of tools to assist them. Wooden digging sticks, poles for shaking acorns loose, and baskets of primarily willow

and redbud were used to gather vegetal resources. Stone mortars and pestles were used to process many of the vegetal foods; baskets, heated stones, and wooden stirring sticks were used for cooking. Basalt and obsidian were primary stone materials used for making knives, arrow and spear points, clubs, arrow straighteners, and scrapers. (Wilson and Towne 1978.)

Nisenan settlement locations depended primarily on elevation, exposure, and proximity to water and other resources. Permanent villages were usually located on low rises along major watercourses. Village size ranged from three houses to 40 or 50 houses. Larger villages often had semi-subterranean dance houses that were covered in earth and tule or brush and had a central smoke hole at the top and an entrance that faced east (Wilson and Towne 1978:388). Early Nisenan contact with Europeans appears to have been limited to the southern reaches of their territory. Spanish expeditions intruded into Nisenan territory in the early 1800s. In the two or three years following the gold discovery, Nisenan territory was overrun by immigrants from all over the world. Gold seekers and the settlements that sprang up to support them were nearly fatal to the native inhabitants. Survivors worked as wage laborers and domestic help and lived on the edges of foothill towns. Despite severe depredations, descendants of the Nisenan still live in their original land area and maintain and pass on their cultural identity.

3.18.4 Summary of Native American Consultation

In response to AB 52, the City supplied the following Native American tribes with a Project description and map of the proposed Project area and a request for comments:

- United Auburn Indian Community of the Auburn Rancheria
- Yocha Dehe Wintun Nation
- Estom Yomeka Maidu Tribe of the Enterprise Rancheria
- Mechoopda Indian Tribe
- Pakan'yani Maidu of Strawberry Valley
- Mooretown Rancheria of Maidu Indians
- Lone Band of Miwok Indians

There were no responses received from any of the tribes.

3.18.5 Thresholds of Significance

AB 52 established that a substantial adverse change to a TCR has a significant effect on the environment. The thresholds of significance for impacts to TCRs are as follows:

Would the Project cause a substantial adverse change to a TCR, defined in Section 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a Native American tribe that are:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources;
- Included in a local register of historical resources as defined in subdivision k of Section 5010.1; and/or
- Determined by the City to be significant, as supported by substantial evidence, including:
 - A cultural landscape with a geographically defined boundary;

- A historical resource as described in Section 21084.1 (either eligible for or listed on the California Register of Historical Resources or listed on a local registry);
- A unique archaeological resource as defined in Section 21083.2; and/or
- A non-unique archaeological resource as defined in Section 21083.2.

In assessing substantial adverse change, the City must determine whether or not the Project will adversely affect the qualities of the resource that convey its significance. The qualities are expressed through integrity. Integrity of a resource is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association [CCR Title 14, Section 4852(c)]. Impacts are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired [CCR Title 14, Section 15064.5(a)]. Accordingly, impacts to a TCR would likely be significant if the Project negatively affects the qualities of integrity that made it significant in the first place. In making this determination, the City need only address the aspects of integrity that are important to the TCR's significance.

3.18.6 Impact Assessment/Environmental Consequences:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

There is an existing residence on the site as well as a barn/shop building. The studies prepared for the LESP EIR did not identify any buildings or structures to be of historical value. The residence and the barn appear to be less than 50 years old. Further, the residence's front façade is not proposed to be changed from the existing brick exterior and the barn is not proposed to be changed. Therefore, the potential significant impacts on any historical resources, directly or indirectly, are less than significant.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Since no tribal responses were received it is assumed that there are no known TCRs (as defined in Section 21074) within the proposed Project area. Given the level of previous disturbance within the Project area, it is not expected that any TCRs would remain. However, during grading and excavation activities, there is a potential to encounter native soils, which may contain undiscovered TCRs. In the unlikely event resources are discovered during ground disturbing activities that are associated with Native American culture, compliance with the TCR Mitigation Measure provided below would reduce the potential impacts to a less than significant level.

3.18.7 Tribal Cultural Mitigation Measures

Tribal Cultural Resources Mitigation 1: Unanticipated Discoveries: If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American Tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC 21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including but limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may include Tribal monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of CEQA, including AB 523 has been satisfied.

3.19 Utilities and Service Systems

Table 3-19: Utilities and Service Systems				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

3.19.1 Environmental Setting/Affected Environment

Wastewater: The Project will utilize an on-site septic system. The existing system that currently serves the residence will be relocated from the front to the rear of the property and will be expanded to serve this larger use. The system must be approved by the Sutter County Environmental Health Department.

Water: The Project will utilize an existing on-site well.

Reuse and Recycling: Solid waste generated in Yuba City is collected by Recology Yuba-Sutter. Recology offers residential, commercial, industrial, electronic, and hazardous waste collection, processing, recycling, and disposal, as well as construction and demolition waste processing, diversion, and transfer to a disposal facility. The City's municipal solid waste is delivered to the Ostrom Road Landfill; a State-permitted solid waste facility that provides a full range of transfer and diversion services. As of June 2021, the Recology Ostrom Road Landfill Remaining Site Net Airspace is 33,764,000 cy; and has a remaining capacity of 21,297,000 tons; and remaining landfill service life is 53 years.

3.19.2 Federal Regulatory Setting

National Pollutant Discharge Elimination System: Discharge of treated wastewater to surface water(s) of the U.S., including wetlands, requires an NPDES permit. In California, the RWQCB administers the issuance of these federal permits. Obtaining a NPDES permit requires preparation of detailed information, including characterization of wastewater sources, treatment processes, and effluent quality. Any future development that exceeds one acre in size would be required to comply with NPDES criteria, including preparation of a Stormwater Pollution Prevention Plan (SWPPP) and the inclusion of BMPs to control erosion and offsite transport of soils.

3.19.3 State Regulatory Setting

State Water Resources Control Board (SWRCB): Waste Discharge Requirements Program. State regulations pertaining to the treatment, storage, processing, or disposal of solid waste are found in Title 27, CCR, Section 20005 et seq. (hereafter Title 27). In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the “Non-Chapter 15 (Non 15) Program”) regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to Section 20230 of Title 27. Several programs are administered under the WDR Program, including the Sanitary Sewer Order and recycled water programs.

Department of Resources Recycling and Recovery (CalRecycle): The Department of Resources Recycling and Recovery (CalRecycle) is the State agency designated to oversee, manage, and track the 76 million tons of waste generated each year in California. CalRecycle develops laws and regulations to control and manage waste, for which enforcement authority is typically delegated to the local government. The board works jointly with local government to implement regulations and fund programs.

The Integrated Waste Management Act of 1989 (PRC 40050 et seq. or Assembly Bill (AB 939, codified in PRC 40000), administered by CalRecycle, requires all local and county governments to adopt a Source Reduction and Recycling Element to identify means of reducing the amount of solid waste sent to landfills. This law set reduction targets at 25 percent by the year 1995 and 50 percent by the year 2000. To assist local jurisdictions in achieving these targets, the California Solid Waste Reuse and Recycling Access Act of 1991 requires all new developments to include adequate, accessible, and convenient areas for collecting and loading recyclable and green waste materials.

Regional Water Quality Control Boards: The primary responsibility for the protection of water quality in California rests with the State Water Resources Control Board (State Board) and nine Regional Water Quality Control Boards. The State Board sets statewide policy for the implementation of state and federal laws and regulations. The Regional Boards adopt and implement Water Quality Control Plans (Basin Plans), which recognize regional differences in natural water quality, actual and potential beneficial uses, and water quality problems associated with human activities.

National Pollutant Discharge Elimination System (NPDES) Permit: As authorized by the Clean Water Act (CWA), the National Pollutant Discharge Elimination System (NPDES) Permit Program controls water pollution by regulating point sources that discharge pollutants into water of the United States. In California, it is the responsibility of Regional Water Quality Control Boards (RWQCB) to preserve and enhance the quality of the state’s waters through the development of water quality control plans and the

issuance of waste discharge requirements (WDRs). WDRs for discharges to surface waters also serve as NPDES permits.

California Department of Water Resources: The California Department of Water Resources (DWR) is a department within the California Resources Agency. The DWR is responsible for the State of California's management and regulation of water usage.

3.19.4 Impact Assessment/Environmental Consequences:

a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The use will utilize an on-site well and an on-site septic system so there will be no impacts on the City's water system and wastewater collection and treatment system. Stormwater drainage will be contained on-site as this is part of a larger agricultural parcel. Thus, the impacts on the stormwater drainage system will be less than significant. Connections to nearby electric power facilities, natural gas facilities and telecommunication facilities to this property are provided by private companies, none of which have voiced concerns over the extensions of their services to this Project site. With these considerations the impacts on these types of facilities are expected to be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

This religious facility will be a relatively low water user as it's water needs will primarily be for domestic use and landscape irrigation. As there is adequate and reliable underlying groundwater, the impact on groundwater would be less than significant.

c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The Project will not utilize the City's wastewater system as it will install a new on-site septic system. As such there will be no impact on the City wastewater collection and treatment system.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

e) Comply with federal, state, and local statutes and regulations related to solid waste?

Recology Yuba-Sutter provides solid waste disposal for the area as well as for all of Sutter and Yuba Counties. There is adequate collection and landfill capacity to accommodate the proposed development. As a result, a less than significant impact is anticipated.

3.20 Wildfire

Table 3-20: Wildfire				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

3.20.1 Environmental Setting/Affected Environment

Wildland fires are an annual hazard in Sutter County, particularly in the vicinity of the Sutter Buttes, and, to a lesser degree due to urbanized development, Yuba City. Wildland fires burn natural vegetation on undeveloped lands and include rangeland, brush, and grass fires. Long, hot, and dry summers with temperatures often exceeding 100°F add to the County’s fire hazard. Human activities are the major causes of wildland fires, while lightning causes the remaining wildland fires. Irrigated agricultural areas, which tend to surround Yuba City, are considered a low hazard for wildland fires.

The California Department of Forestry and Fire Protection’s Fire and Resource Assessment Program identifies fire threat based on a combination of two factors: 1) fire frequency, or the likelihood of a given area burning, and 2) potential fire behavior (hazard). These two factors are combined in determining the following Fire Hazard Severity Zones: Moderate, High, Very High, Extreme. These zones apply to areas designated as State Responsibility Areas – areas in which the State has primary firefighting responsibility. The Project site is not within a State Responsibility Area and therefore has not been placed in a Fire Hazard Severity Zone.

3.20.2 Impact Assessment/ Environmental Consequences

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

As discussed in Section 3.17 of this Initial Study, Project construction is not expected to substantially obstruct emergency vehicles or any evacuations that may occur in the area. Project operations likewise would not obstruct any roadways. Therefore, the impacts of the Project related to emergency response or evacuations would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The level site is at the edge of the City's urban area with little, if any, native vegetation remaining, and the greater urban area is surrounded by irrigated farmland. This type of environment is generally not subject to wildfires. Further, the Project will not introduce more residents to the area. In light of this, the exposure of people to wildfire is less than significant.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

As discussed above, the site is not near any wildland areas and the Project itself will not create any improvements that potentially could generate wildfire conditions. As such the Project will not be constructing or maintaining wildfire related infrastructure such as fire breaks, emergency water sources, etc. Thus, the Project will not create any potential significant impacts that could result from these types of improvements.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The Project site is in a topographically flat area. There are no streams or other channels that cross the site. As such, it is not expected that people or structures would be exposed to significant risks from changes resulting from fires in steeper areas, flooding or landslides. Impacts of the Project related to these issues would be less than significant.

3.21 Mandatory Findings of Significance

Table 3.21: Mandatory Findings of Significance				
Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important example of the major periods of California history or prehistory?			X	
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)			X	
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

3.21.1 Impact Assessment/Environmental Consequences:

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important example of the major periods of California history or prehistory?

The Project area was previously studied in the EIR prepared for the LESP, with no findings of significant degradation of local natural resources.. The land was stripped many years ago of native vegetation for agricultural uses and has been farmed since, nor are there any nearby streams or other water bodies. Therefore, the construction of this religious facility will not significantly degrade the quality of the natural environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate an important example of the major periods of California history or prehistory.

The analysis conducted in this Initial Study/Mitigated Negative Declaration results in a determination that the proposed Project, with its mitigation measures, will have a less than significant effect on the local environment.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of a project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects.

This Project is consistent with the goals and policies of the General Plan. As such the traffic generated by the Project is within what was anticipated in the General Plan which considered anticipated future growth of the area. Although the City has adequate water and wastewater capacity, the Project will not be extending those services to the site. Instead, an individual well and septic system will be utilized that must meet all Sutter County standards. Stormwater drainage will be contained on-site. The City has good development and design standards that will be applied to the Project. The loss of agricultural land is cumulative but based on City and County agricultural protection program, the loss is limited to within the urban areas of the City, which is a minor portion of the entire County. The FRAQMD also did not comment that the Project would create any significant cumulative impacts on air quality. Therefore, there are no impacts that will be individually limited but cumulatively considerable.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed Project in and of itself would not create a significant hazard to the public or the environment. Construction-related air quality, noise, and hazardous materials exposure impacts would occur for a very short period and would be considered less than significant impacts during that time period. Therefore, the proposed Project would not have any direct or indirect significant adverse impacts on humans.

3. Section References and/or Incorporated by Reference

According to Section 15150 of the CEQA Guidelines, an ND may incorporate by reference all or portions of another document that is a matter of public record. The incorporated language will be considered to be set forth in full as part of the text of the ND. All documents incorporated by reference are available for review at, or can be obtained through, the City of Yuba City Development Services Department located at the address provided above. The following documents are incorporated by reference:

RRM Design Group, Environmental Impact Report prepared for the Lincoln East Specific Plan, 2010.

Fehr & Peers, Inc. September 2020. SB 743 Implementation Guidelines for City of Yuba City.

Governor's Office of Planning and Research, November 2017. Technical Advisory on Evaluating Transportation Impacts in CEQA.

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Carollo. 2011. City of Yuba City 2010 Urban Water Management Plan. June 2011.

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Dyett & Bhatia. 2004. City of Yuba City General Plan. Adopted April 8, 2004.

Yuba City General Plan, 2004 Environmental Impact Report. (SCH #2001072105).

Fehr & Peers Associates, Inc. 1995. Yuba-Sutter Bikeway Master Plan. December 1995.

“Determination of 1-in-200 Year Floodplain for Yuba City Urban Level of Flood Protection Determination,” prepared for Yuba City by MBK Engineers, November 2015.

Sutter County General Plan.

Feather River Air Quality Management District (FRAQMD) CEQA Significance Thresholds.

Yuba Sutter Transit Route Map.

California Department of Conservation, California Geological Survey. “Fault Zone Activity Map.” Alquist-Priolo Earthquake Fault Zones.

California Department of Toxic Substances Control (DTSC). 2016. EnviroStor. Available at <http://www.envirostor.dtsc.ca.gov/public/>

California Department of Conservation, Division of Land Resource Protection Farmland Mapping and Monitoring Program – Sutter County Important Farmland Map.

Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps.

Carollo. 2011. City of Yuba City 2010 Urban Water Management Plan. June 2011.

City of Yuba City Wastewater Master Plan.

Sutter County Airport Comprehensive Land Use Plan, April 1994.

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