AGENDA
WEDNESDAY, AUGUST 23, 2017
REGULAR MEETING
PLANNING COMMISSION
CITY OF YUBA CITY

6:00 PM – REGULAR MEETING: COUNCIL CHAMBERS

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible

If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to assist you. Please contact City offices at 530/822-4817 at least 72 hours in advance so such aids or services can be arranged.  City Hall TTY: 530-822-4732
AGENDA - AMENDED
REGULAR MEETING
PLANNING COMMISSION
CITY OF YUBA CITY
August 23, 2017
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.

Call to Order

Roll Call:  
_____ Daria Ali (Chairperson)  
_____ Michele Blake (Vice Chairperson)  
_____ Jana Shannon  
_____ John Sanbrook  
_____ Dale Eyeler  
_____ Jackie Sillman (Sutter County Representative)  
_____ Vacant

Pledge of Allegiance to the Flag

Public Communication

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. 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.

Presentation

3. Recognition of Paul Basi’s service as Sutter County liaison to the Planning Commission.

Approval of Minutes

Public Hearings

After the staff report for each agenized item, members of the public shall be allowed to address the Planning Commission regarding the item being considered. Any person wishing to testify should first state their name and address.

All interested parties are invited to attend the hearing and express their opinions on this project. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

5. Consideration of Use Permit No. UP 17-03 and Environmental Assessment No. EA-17-03 filed by Orlando Sanchez.

Use Permit application seeking to establish a sports facility at 990 Klamath Lane, Ste. D. The site is developed with a commercial/office building and is zoned C-M (Heavy Commercial/Light Industrial District). The tenant space is approximately 2,400 square feet and will operate a Gracie Barra Brazilian Jiu Jitsu training center (dojo). The services will be available for youth and adult use. The site is identified as Assessor's Parcel Number 58-050-024.

Recommendation:  
A. Make a determination that the project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301 Existing Facilities.  
B. Approve the Use Permit subject to compliance with the Conditions of Approval.

6. Consideration of General Plan Amendment No. GP 17-01, Rezone No. RZ 17-04, Tentative Parcel Map No. TM 17-01, and Environmental Assessment No. EA-17-03 filed by Mike Singh.

General Plan Amendment proposing to amend the City’s General Plan from Regional Commercial to Business, Technology & Light Industry, Rezone the subject site from the C-3 (General Commercial District) district to M-1 (Light Industrial District), and Tentative Parcel Map (TM 17-01) creating 8 industrial lots ranging in size from 1 to 1.14 acres. The 9.52 acre project site is located at 3142 Colusa Frontage Road and is identified as Assessor’s Parcel Number 63-020-140.

Recommendation:  
A. Make a recommendation to the City Council to adopt Environmental Assessment EA 17-03 and Mitigation Monitoring Plan.  
B. Make a recommendation to the City Council to approve GP 17-01, RZ 17-04, TM 17-01 subject to compliance with the Conditions of Approval.

7. Consideration of General Plan Amendment No. 17-03, Specific Plan Amendment No. SPA 17-01, Rezone No. RZ 17-02, Tentative Parcel Map No. TM 17-02, and Environmental Assessment No. EA 17-07 filed by Ryan Dusa.

A request to a amend the City's General Plan from Neighborhood Commercial to Low Density Residential; Specific Plan Amendment to the Buttes Vista Neighborhood Plan from
Commercial to Single Family; Rezone to reclassify the site from the Neighborhood Convenience Commercial/Specific Plan (C-1/SP) to One-Family Residence/Specific Plan (R-1/SP/X); and a Tentative Parcel Map to creating four single-family parcels. The 1.21 acre project site is located on the east side of Stabler Lane between Butte Vista Lane and Parc East Drive and is identified as Assessor’s Parcel Number 59-030-018.

Recommendation:  
A. Make a recommendation to City Council to adopt Environmental Assessment EA 17-07 and Mitigation Monitoring Plan.  
B. Make a recommendation to City Council to approve GP 17-03, SPA No. 17-01, RZ 17-02, TM 17-02 subject to compliance with the Conditions of Approval.

Development Service Director Reports

Report of Actions of the Planning Commission

Adjournment

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Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of $712, 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.
Meeting Date: August 23, 2017
To: Chairman and Members of the Planning Commission
From: Development Services Department
Presentation By: Ed Palmeri, Senior Planner
Public Hearing: Use Permit No. UP 17-03. A request to operate a 2,400 square foot indoor martial arts training facility.

Project Location: The project is located at 990 Klamath Lane, Ste. D in an office/commercial complex approximately 975 feet west of Tharp Road. The property is identified as Assessor’s Parcel Number 58-050-024.

Project Proposal:
The proposal is to establish a Gracie Barra Brazilian Jiu Jitsu dojo at 990 Klamath Lane, Ste. D (Attachment 1).

Project Information:
Per the applicant’s operational statement (Attachment 3), they will provide Gracie Barra Brazilian Jiu Jitsu training (e.g. martial arts), in a dojo setting. The training will be conducted by an instructor who is versed in the Brazilian martial art. A group of up to 10 persons will work with a training coach in one hour settings. There will be a maximum of three groups per day. Class times will be between 4:00 p.m. and 10:00 p.m., Monday through Saturday. There will be a staff person at the facility during all sessions.

Property Description:
The project is located on a 0.62 acre site that is developed with a single-story 9,200 square foot building. Existing public improvements include contiguous curb, gutter, and sidewalk. The site is accessed from one driveway located on Klamath Lane, although there are paring and cross easements allowing on-site vehicle parking and movement onto adjacent parcels.

Suite D is approximately 2,400 square feet in area. Access into the tenant space is provided by two standard office doors at the front of the suite; there is no rear exit. The interior is not sprinkled and is finished with drywall, carpet flooring, tile flooring where the training will occur. There are no proposed building expansions as part of this permit. The property is served by City water and sewer.

There are a total of 21 parking spaces provided on the site, and access to an additional 60 available parking sites on adjacent properties. Parking for the building is adjacent to the entry. A 10-foot wide landscaped area planted with mature ground cover and trees is along the easterly property line.
General Plan and Zoning:

<table>
<thead>
<tr>
<th>Project Site</th>
<th>General Plan Land Use Classification</th>
<th>Zoning</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Business, Technology, and Light Industry</td>
<td>C-M</td>
<td>Auto Body Shop and Parking Lot</td>
</tr>
<tr>
<td>East</td>
<td>Office and Office Park</td>
<td>C-M</td>
<td>Warehouse/Commercial</td>
</tr>
<tr>
<td>West</td>
<td>Business, Technology, and Light Industry</td>
<td>C-M</td>
<td>Office</td>
</tr>
<tr>
<td>South</td>
<td>Business, Technology, and Light Industry</td>
<td>C-M</td>
<td>Office</td>
</tr>
</tbody>
</table>

General Plan Designation:
The General Plan classifies the property as Business, Technology and Light Industry. This classification provides for freestanding sites and campus/complex development accommodating flexible uses of space. Uses include research and development activities, light industrial uses, office uses, high-tech uses, and small-scale distribution uses.

Specific Plan Designation:
None.

Zoning Classification:
C-M (Heavy Commercial/Light Industrial District): The C-M zone district is intended to provide areas for a full range of industrial uses. This district is consistent with the Business, Technology, and Light Industry General Plan designation. The C-M zone district allows for indoor recreational facilities with approval of a use permit.

Bordering and Property Uses:
The project is surrounded by developed properties within a commercial/industrial park. Surrounding properties are of a similar size and are utilized for professional office, storage use, and auto body repair. Current users on the site include Lincare, a distributor of respiratory supplies, janitorial service office, law office, and an office for a truck transportation company. There is no manufacturing on the site.

Previous Commission Actions and/or Policies:
None.

Environmental Determination:
A determination has been made that the Project is categorically exempt from environmental review pursuant to Section 15301 Existing Facilities Class 1 of the California Environmental Quality Act (CEQA) Guidelines, which pertains to the use of an existing structure. A Class 1 exemption may be used when the use of the structure involves negligible or no expansion of the structure. In this case, improvements are limited to tenant improvements with no expansion of the existing structure.
**Staff Comments:**

The Building and Fire Departments have noted that the suite has limited exits consisting of two standard office doors. Due to the limited number of exits, the maximum number of occupants at any given time may not exceed 49 persons. Moreover, the Fire Department is requiring that the applicant obtain and maintain an Assembly Permit. As noted in the applicant’s operational statement, they anticipate approximately 10 people at the facility, plus one training coach.

Public Works staff comments noted that all reduced pressure backflow preventers at the site are to be tested and a back flow preventer certification performed by an American Water Works Association licensed tester and submitted to Public Works Department. The backflow preventers protect potable water sources from being contaminated with non-potable water.

The applicant has indicated that all activities will be conducted indoors. There are no places to congregate in the parking area; therefore, staff recommends that the applicant instruct all participants that they are not to congregate in the parking area prior to or after a session.

**Parking**

Existing businesses in the same building operate during traditional business hours of 8 a.m. to 5 p.m., Monday through Friday. It should be noted that Cambridge Junior College is immediately south of the proposed project. College courses are offered Monday through Friday from 8:45 a.m. to 1:15 p.m., while an evening session offered from 5:45 p.m. to 9:45 p.m. There are approximately 20 students who attend evening classes. There appears to be adequate parking given the number of existing 21 parking spaces on the site, hours of operation for existing businesses, and available parking in the immediate area.

**Recommended Action:**

The appropriateness of the proposed project has been examined with respect to its consistency with the General Plan and its compatibility with surrounding uses. These factors have been evaluated as described above and by the categorical exemption. Therefore, staff recommends that the Planning Commission take the following actions:

A. Adopt the following findings:

1. **Environmental:** After reviewing and considering the project in its entirety, a determination has been made that the Project is categorically exempt pursuant Section 15301 Existing Facilities Class 1 of CEQA Guidelines.

2. **Use Permit:** Based upon analysis of the Use Permit application and subject to the applicant’s compliance with the conditions of approval, the following required findings of Section 8-5.7001(C) of the Municipal Code can be made:

   a. **The proposal is consistent with the General Plan:**

   The General Plan notes that the classification allows for flexible use of an industrial complex. In this instance the structure is large enough to accommodate a use that, although not industrial in nature, requires a facility with an open floor plan that efficiently uses the space with minimal impact on nearby industrial uses.
b. 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 (Zoning Regulations).

The project site provides approximately 2,400 square feet of area which will adequately accommodate the Jiu Jitsu training center. The project site is in a developed complex with parking, landscaping, and public improvements. Moreover, the business will largely be open when nearby business are closed given that the project hours of operation are opposite of traditional business hours.

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

The proposed use is limited in the number of persons who can use the site at any single given time. In addition, activities at the facility are limited in size as to the number of persons who will be at the facility; approximately 10 students, plus 1 instructor. It is anticipated that the proposed use will generate little new traffic. The site has immediate access via Klamath Lane and Sierra Avenue to Tharp Road, a four-lane major arterial. The proximate local streets are not expected to be impacted.

d. The site design, design of the building, and scale of the project will complement neighboring facilities.

The site is developed with a 12 year old, single-story, industrial/commercial building that houses a variety of uses. The indoor sports facility will occupy a single suite that is approximately 2,400 square feet. All required parking and landscaping is in place.

e. The project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity.

The proposed use consists of indoor activities being conducted in an existing industrial building. The number of persons is restricted to a maximum number of 49 persons in the structure at any time. The use is in an area that is developed with a mix of office, retail, and warehousing. All activities will occur in the building interior and parking is restricted to existing parking spaces to avoid any conflicts with other businesses in the complex.

B. Find the project is categorically exempt pursuant to California Environmental Quality Act Section 15301 Existing Facilities.

C. Approve Use Permit 17-03, subject to the conditions provided in Conditions of Approval (Attachment 2).

Attachments:

1. Aerial photo, location map
2. Conditions of Approval
3. Applicant’s Operational Statement
4. Project site plan
ATTACHMENT 2

Conditions of Approval for UP 17-03

General

1. Approval of Use Permit UP 17-03 shall be null and void without further action if utilization of Use Permit UP 17-03 has not been substantially commenced within 2 years of the date of its approval, or on August 23, 2019.

2. Use Permit UP 17-03 is approved as shown in Attachment 4 and as conditioned herein.

3. All reduced pressure backflow preventers shall be tested and a back flow preventer certification performed by an American Water Works Association licensed tester shall be submitted to the Public Works Department.

4. All parking shall be in designated parking spaces approved by the Director of the Development Services Department.

5. All equipment shall be stored within the approved sports facility building.

6. All activities shall be conducted indoors.

7. All exterior signs shall be reviewed and approved by the Director of the Development Services Department.

8. The applicant must provide tenant improvement plans based on the 2016 codes.

9. The applicant shall obtain and maintain an Assembly Permit from the Yuba City Fire Department.

10. The maximum number of persons who occupy the indoor sports facility at any one time shall be limited to 49 persons.

11. The use shall operate pursuant to the operational statement submitted with this application and attached as Attachment 3.

12. Alcoholic beverages shall not be consumed on-site.

13. All clients of the martial arts facility are to leave complex at the end of their rental period.

14. All landscaping per the original plans shall be maintained and replanted if necessary.

15. The applicant/property owner agrees to defend, indemnify and hold harmless the City, its officers, agents and employees, from any and all claims, damages, liability or actions arising out of or connected with this Agreement, except to the extent such liabilities are caused by actions of the City.
Attachment 3: Applicant's Operational Statement

GRACIE BARRA BRAZILIAN JIU JITSU

About us

At Gracie Barra America we strive to help students get the most out of their training. For students with consistency and dedication, Brazilian Jiu-Jitsu becomes a life-style and students can readily enjoy all the benefits of the Jiu-Jitsu or the “Gentle Art”.

Working from the assumption that Brazilian Jiu-Jitsu must be embraced as a lifelong journey, Master Carlos Gracie Jr. has designed an effective learning plan or program of study that allows for students to naturally progress from the white belt to the black belt. Thus, classes and their respective curriculum at Gracie Barra America are not isolated from one another, but elements of a larger structured learning plan called “Programs”

Programs Offered

Gracie Barra Programs are comprised of six (6) main elements:

1. **Curriculums**: Set of coordinated techniques organized in the best possible way to facilitate students’ learning processes. All Gracie Barra curriculums are 16 weeks;

2. **Pre-requisite**: The minimum level a student must possess or have accomplished in order to enroll in a specific program;

3. **Class**: The defined period of time during which the student learns the techniques that comprise the curricula using several different training methods or appropriate instructional techniques;

4. **Training Methods**: Specific drills and training practices designed to convert the knowledge represented in the curricula and taught by the instructor into knowledge and skills, insuring that the student is able to apply their knowledge and techniques under real circumstances (or under authentic conditions);

5. **Minimum Attendance**: minimum attendance required from the student so him or her can progress and be updated with the GB Curriculums;

6. **Belt System**: Hierarchical rank structure designed to represent students’ progress, according to their own potential. The International Brazilian Jiu-Jitsu Federation (IBJJF) ranking system is used for all Gracie Barra Programs.
All Gracie Barra students have the dream of becoming a black belt. However, this is not an easy goal and a lot of consistency and dedication is required. To fulfill the promise of facilitating students' learning, Gracie Barra Programs are structured logically to keep students motivated to learn, practice and perform.

A typical Gracie Barra student starts with an introductory class, where he or she will learn the overall self-defense strategy of Brazilian Jiu-Jitsu and afterwards enroll in the Gracie Barra Fundamentals Program. After four (4) months of training and learning all the techniques comprising the Fundamental’s curriculum, the student will be recommended to join the Gracie Barra Advanced Program. With eight (8) months of training and experience, the student will have the maturity level and enough knowledge to enroll on the Gracie Barra Black Belt Program. It is in the Gracie Barra Black Belt Program where he or she will be exposed to all kinds of training dynamics, including MMA, BJJ No-Gi and high level BJJ-Gi, so that the student develops his or her own Jiu-Jitsu game, strategy and technique(s).

Brazilian Jiu-Jitsu is a beautiful art and everyone is capable of learning it and enjoying its many benefits. Gracie Barra Programs reflect more than thirty (30) years of Master Carlos Gracie’s teaching experience and have succeeded in improving the life quality, self-esteem, discipline and health of thousands of individuals around the world, as well as building some of the best BJJ fighters ever known.

Hours of Operation & Classes

Gracie Barra Yuba City will operate six days per week. Different classes will be held from 4pm to 10pm. There will be three classes per day, two for children and one for adults. Each class will have an average of 10 students per class.
Attachment 4: Site map

Proposed Gym
Meeting Date: August 23, 2017

To: Chairman and Members of the Planning Commission

From: Development Services Department

Presentation By: Ed Palmeri, Senior Planner

Public Hearing: Proposal to amend the General Plan, rezone property to industrial, and create eight industrial lots ranging in size from 1 to 1.14 acres on approximately 9.5 acres.

Project Location: The 9.5 acre project is located at 3142 South Colusa Frontage Road approximately 720 feet west of the North George Washington Blvd. The site is identified as Assessor’s parcel number 63-020-140 (Attachment 1).

Project Proposal:

The project consists of the following components:

1. General Plan Amendment (GP) 17-01: To reclassify 9.5 acres from the Regional Commercial Land Use designation of the City’s General Plan to the Business, Technology & Light Industry designation.

2. Rezone (RZ) 17-04: To rezone approximately 9.5 acres from the C-3 (General Commercial District) Zone District to the M-1 (Light Industrial District).

3. Tentative Parcel Map (TM) 17-01: Tentative parcel map to create eight industrial lots.

4. Environmental Assessment (EA) 17-03: Environmental assessment for the proposed project.

Project Information:

The proposed project consists of a General Plan Amendment amending the City’s General Plan Diagram, a rezone to reclassify the 9.5 acre site from C-3 (General Commercial District) zone district to M-1 (Light Industrial District), and a Tentative Parcel Map creating 8 lots (Attachment 2).

The applicant is proposing a single interior roadway, approximately 750 feet in length that would serve the proposed parcels. The street would terminate at the southerly boundary and provides a cul-de-sac. An easement for a potential future roadway south of the cul-de-sac will be dedicated to the City. Extension of the street to the south is speculative and is not a part of the environmental assessment or project review.
The interior road will be 53 feet in width and provides sidewalks and street parking on both sides. The developer will be required to construct the street, curbs, gutters, a five-foot wide attached sidewalks, and street lights.

The project includes construction of all public improvements including water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips, signing, striping and streetlights. Development of the lots will require landscaping along the proposed interior street. The landscape plans will include on-site tree every 30 feet.

Worth noting is that the developer will also be required to make street improvements along the entire property frontage, including improving the southern half of South Colusa Frontage Road. Construction will include street section, curbs, gutters, a five-foot wide detached sidewalk, and street lights.

In addition, a water main will be extended to the east along the entire parcel frontage. The sewer line will be installed at a depth to accommodate build out to Western Parkway. The subject project would be required to run the sewer line to the west boundary of the subject property, which is approximately 1,250 lineal feet from the existing lift station.

Drainage improvements will be designed in accordance with current City and County design standards. The design is to take into consideration existing infrastructure and needed improvements to facilitate drainage to the Live Oak Canal.

**Property Description:**

Access to the site is from South Colusa Frontage Road a two lane local street. Colusa Frontage Road is not improved with curb, gutter, or sidewalk. Both the north and south shoulder of the roadway is gravel. There is currently a five foot high chain link fence along the north side of the roadway that demarks the right-of-way for State Route 20.

The site is relatively flat with no unique topographic features and drains to the southwest. There are no rock outcroppings, heritage-type trees, or buildings on the site. The area will drain to a southwest where it will connect with existing storm water facilities. City services will need to be extended approximately 750 feet from North George Washington Boulevard.

**General Plan and Zoning:**

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<tr>
<th>Table 1: Bordering Information</th>
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<td><strong>Project Site</strong></td>
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<td>North</td>
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<tr>
<td>East</td>
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<tr>
<td>West</td>
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<tr>
<td>South</td>
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</tbody>
</table>
**Bordering Uses:**

As previously noted, surrounding uses include a mix of mini-storage, recreational vehicle storage, commercial, and light industrial uses. Adjacent land uses include:

<table>
<thead>
<tr>
<th>Table 2: Bordering Land Uses</th>
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</thead>
<tbody>
<tr>
<td><strong>North:</strong></td>
</tr>
<tr>
<td>State Route 20, a four lane state highway, is immediately north of the project. Properties north of SR 20 are developed with a mix of residential, religious facility, and a private school.</td>
</tr>
<tr>
<td><strong>South:</strong></td>
</tr>
<tr>
<td>Property immediately to the south is part of a larger mini-storage facility that fronts onto South Colusa Frontage Road.</td>
</tr>
<tr>
<td><strong>East:</strong></td>
</tr>
<tr>
<td>Properties to the east are developed with a mix of commercial and light industrial uses including a manufacturing plant, truck terminal, and farm equipment sales.</td>
</tr>
<tr>
<td><strong>West:</strong></td>
</tr>
<tr>
<td>Mini-storage facility with a care-takers unit.</td>
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**General Plan Land Use Classification:**

**Existing Land Use Classification:** Regional Commercial General Plan land use classification. This classification encourages development of a shopping center typically anchored by retail outlets with a regional draw, including “big box” retail establishments, department stores, and regional shopping malls. Examples are the Sam’s or Wal-Mart shopping centers. The classification also permits auto and visitor oriented commercial uses. Development intensity for buildout projections is assumed at a 0.25 Floor Area Ratio (FAR). The maximum FAR is 0.5, excluding housing.

**Proposed Land Use Classification:** Business, Technology, and Light Industry. This land use classification provides for campus/complex development accommodating flexible space including light industrial, office, high-tech, and small-scale distribution. It is assumed that at build-out the land use will support one job or every 750 square feet of net building area at a FAR of between 0.25 and 0.75 (Attachment 4).

The floor area ratio (FAR) is the relationship between the total amount of usable floor area of a building and the total area of the lot on which the building stands. For instance a 10,000 square foot parcel with a 0.75 FAR could have up to 7,500 square feet of useable floor area. The building could be single story or have multiple stories, but not to exceed a total useable floor area of 7,500 square feet.

**General Plan Policies:**

General Plan policies for the Industry and Light Industry areas are designed to encourage flexible uses that support job creation and “ready to go” industrial areas. The General Plan provides the following Guiding and Implementing Policies relating to industrial areas (*in italics*):

**Guiding Policies**

1. **3.9-G-1** Provide appropriately located areas for abroad range of employment generating uses to strengthen the City’s economic base and provide employment opportunities for residents.
2. **3.9-G-2** Encourage employment generating uses to locate along major transportation facilities.
3. **3.9-G-5** Protect the supply of land suitable for employment center uses by not allowing incompatible uses to locate in these areas.
4. 3.9-G-7 Achieve compatibility between employment center development and surrounding neighborhoods through buffering requirements and performance standards intended to minimize harmful effects of excessive noise, light, glare, and other adverse environmental impacts.

Implementing Policies

5. 3.9-I-1 Establish use regulations, development standards, and minimum performance requirements ... in the Zoning Ordinance consistent with the General Plan, and amend the zoning Map to be consistent with General Plan Diagram.

6. 3.9-I-7 Establish setback, landscaping and screening requirements for employment center development to provide adequate buffering adjacent to residential neighborhoods.

Zoning District Classification:

Existing Zoning: The site is currently zoned C-3 (General Commercial District). The C-3 district is intended to provide for the entire range of commercial uses. It is consistent with the Community Commercial and Regional Commercial General Plan designations.

Proposed Zoning: The request is to reclassify the 9.5 acres from the C-3 (General Commercial) district to the M-1 (Light Industrial) district. The M-1 Zone District is necessary in order to be consistent with the proposed Business, Technology, and Light Industry General Plan classification and to accommodate the proposed eight lot tentative parcel map for future development with industrial uses (Attachment 5).

The property development standards as outlined in the Municipal Code Section set forth the property development standards, including minimum lot sizes, yards, setbacks, exterior lighting, fences, walls and hedges, landscaping, parking, and refuse collection all of which will be addressed at the time of development. Worth noting is that the Municipal Code establishes that new lots shall have a depth to width ratio not to exceed three times deeper than it is wide and a minimum 20,000 square foot (0.49 acre) lot area. The proposed parcels comply with all M-1 lot requirements.

Previous Commission/Council Actions:

On August 24, 2010, the Planning Commission considered Rezone 10-04. The rezone was for approximately 930 parcels within the City to bring parcel zoning into conformance with the associated General Plan Land Use designations. On October 19, 2010, the City Council approved the rezone. This parcel was included as part of the 930 parcels.

Staff Comments:

General Plan Amendment & Rezone

Given its location, proposed lot sizes, and access, the project will provide lots suitable for future development with a variety of uses encouraged by the General Plan and allowed or permitted by the Municipal Code.

The applicant is proposing to amend the General Plan and to rezone the 9.5 acre site to facilitate the future development of industrial uses on eight lots. The existing Regional Commercial designation is intended to encourage development of a shopping center or retail plaza and is does not encourage industrial type uses. The General Plan Amendment to reclassify the property to the Business,
Technology & Light Industry designation and rezone to M-1 (Light Industrial District) is required to accommodate the tentative parcel map and future development of the site with light industrial uses. It should be noted that properties to the west are also designated for commercial development, however it is developed with uses more commonly associated with light industrial land uses.

Moreover, it should be noted that the subject site is part of a larger regional commercial planned area. However, given that the parcel is not at the intersection of a major street and the parcel immediately to the west is developed with a non-commercial use, it is unlikely that the parcel will develop with commercial uses as envisioned in the General Plan.

Parcel Map

The applicant is proposing a tentative parcel map for approximately 9.5 acres of land to allow future development with light industrial uses, however the applicant does not intend to develop the sites. Vehicular access rights will be relinquished along north property lines of Parcels 1 and 2 in order to direct access to the parcels from the interior street and not allow direct access from Colusa Frontage Road. A barricade will be required at the south end of the street to prevent travel to the adjacent area to the south.

Compatibility with Surrounding Uses

Compatibility with surrounding uses is a critical issue that must be considered for this project. The project is in an area that is developed with a variety of commercial and light industrial uses. Both the General Plan and zoning for the areas to the east are designated and classified for industrial development. With the exception of an on-site residential care takers residence at the mini-storage facility to the west, the closest residential unit is across State Route 20, approximately 275 feet to the northwest.

It should be noted that the Subdivision Map Act (SMA) Section 66426 (c) allows for the filing of a parcel map to create industrial lots when the parcels have access to a public street or highway, the land is zoned for industrial use, and street alignments and widths are approved.

Availability of City Services:

All City services, including water, sewer and storm-water drainage are available subject to extensions, to serve this site.

Environmental Determination:

The project consists of a General Plan Amendment, Rezone, and subdividing approximately 9.5 acres into 8 parcels. Pursuant to California Environmental Act (CEQA) Article 19, Section 15070 (b)(1) staff has prepared an environmental assessment including an Initial Study and Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) for the project (see Attachments 6 and 7).

Environmental Assessment EA 17-03 was circulated to state and local agencies for comment (State Clearing House #2018082056) prepared for this project in accordance with the CEQA Guideline requirements. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Given that the project includes a General Plan Amendment and discretionary action, Native American Tribal consultation was conducted pursuant to
Assembly Bill 52 and Senate Bill 18.

Based upon the attached environmental assessment and the list of identified mitigation measures potential significant impacts are reduced to less than significance. Staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and recommends adoption of a mitigated negative declaration and mitigation monitoring plan for this project. The findings of the MND is that, with the proposed mitigations for air quality, cultural resources, water quality, and traffic, the project will not create any significant impacts on the environment. As a result, the filing of a MND is appropriate in accordance with the provisions of CEQA. The proposed mitigations are included in the project conditions of approval (Attachment 2).

**Recommended Action:**

**Findings:**

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the General Plan, its compatibility with surrounding uses, and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment.

California Environmental Quality Act, Yuba City Municipal Code Section 8-2.609, and the California Subdivision Map Act require that findings be made in order to approve a tentative map. Provided below is an evaluation of the findings required to approve the tentative map. The required findings are in italics.

1. **Environmental:**

   After reviewing and considering the mitigated negative declaration prepared for this project with the proposed mitigation measures, the proposed eight industrial will not create any significant environmental impacts.

   **Based on the whole record there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the lead agency’s independent judgment and analysis.**

   The project will not cause substantial environmental damage to fish and/or wildlife and their habitats, nor have the potential for adverse effect(s) on wildlife resources or the habitat upon which wildlife depends. A Notice of Determination will be recorded with the County Recorder.

   **Staff Analysis:** As noted above an environmental assessment (EA 17-03) has been prepared for the project. The project was circulated for comments. Based on comments received as well as documents referenced in initial study a MND and mitigation monitoring program was prepared for the project. Mitigation, conditions of approval, and best management practices will reduce all identified potentially significant impacts to less than significant with incorporation of mitigation.

2. **Parcel Map:**

   **The proposed tentative parcel map is consistent with the proposed General Plan and the design or improvement of the proposed parcel map is consistent with the General Plan.**
Staff Analysis: The proposed tentative parcel map will create eight industrial lots ranging in size from 1 to 1.14 acres. The proposed parcel map conforms to the proposed General Plan and the Yuba City Zoning Regulations in all respects. Specifically, the proposed parcels comply with all zoning and development standards for the future development of the lots with industrial uses.

The site is physically suited for the type and proposed density of development.

Staff Analysis: The project site accommodates the proposed development and all required improvements, such as parking, drive aisles, and landscaping.

The design of the parcel map or the proposed improvements is not likely to cause substantial environmental damage and the types of improvements are not likely to cause serious public health problems.

Staff Analysis: Division of the property into 8 parcels will not result in environmental damage or public health problems.

The design of the parcel map or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcel map.

Staff Analysis: The project is designed to provide shared parking, access, maintenance, etc. The appropriateness of the proposed project has been examined with respect to its consistency with the General Plan and its compatibility with surrounding uses. These factors have been evaluated as described above and the environmental assessment. Staff has determined that the proposed lots are consistent with General Plan policies, Municipal Code requirements, and compatible with surrounding uses.

3. General Plan Consistency: Re-designating the 9.5 acre portion of the property from Regional Commercial to Business, Technology & Light Industry is required in order to develop the proposed parcels. The Business, Technology & Light Industry designation is the appropriate designation for future development with industrial uses.

4. Rezoning: The proposed rezone to M-1 (Light Industrial District) Zone District is compatible with the Business, Technology & Light Industry General Plan Designation and allows for future development of the lots with uses provided for in the M-1 zoning district.

5. Recommend to the City Council adoption of Mitigated Negative Declaration 17-03 and Mitigation Monitoring Measures, attached as Attachments 6 and 7.

6. Recommend to the City Council approval of General Plan Amendment 17-01, Rezoning 17-03, and Tentative Parcel Map 17-01, subject to the mitigation measures and conditions below.

Commission Action:

The Commission’s action will be considered by the City Council given that the project includes a General Plan Diagram Amendment, Rezone, and tentative parcel map for future industrial development.

Attachments:
1. Aerial photo/Location Map
2. Conditions of approval
3. Proposed Tentative Parcel Map
4. General Plan Diagram Amendment map
5. Rezone map
6. Mitigated Negative Declaration
7. Mitigation Monitoring Plan
ATTACHMENT 2

GPA 17-01, RZ 17-04, and TM 17-01 Singh
Conditions of Approval

Mitigation Measures

1. Air Quality Mitigation Measure: Prior to issuance of a building or grading permit obtain a Feather River Air Quality Management District (FRAQMD) approved Fugitive Dust Control Plan.

2. Air Quality Mitigation Measure: Any wood burning devices installed in the project shall meet EPA certification standards as well as FRAQMD regulations.

3. Cultural/Tribal Resources: Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.

4. The project shall comply with all applicable mitigation measures adopted with the Mitigated Negative Declaration EA 17-03.

Expiration

5. Approval of Tentative Map TM-17-01 shall expire two years from the date of the project approval. The map shall expire on August 23, 2019.

6. Parcel Map TM-17-01 approval shall not be effective until such time as the City Council has approved General Plan Amendment GPA-17-01 and Rezone RZ-17-04 are final.

General

Planning Division

7. Tentative Map TM-17-01 shall comply with the Conditions of Approval including adopted environmental assessment mitigation measures.

8. The applicant/property owner agrees to defend, indemnify and hold harmless the City, its officers, agents and employees, from any and all claims, damages, liability or actions arising out of or connected with this Agreement, except to the extent such liabilities are caused by actions of the City.

9. Tentative Map TM-17-01 is approved as shown in Attachment 3 of the report to the Planning Commission.

10. The lot design on the Parcel Map shall be designed in conformance with the approved Tentative Map as filed with Development Services Department.
11. Prior to a Building Permit the developer shall submit to Development Services Department for review and approval a site plan, landscape and maintenance plan, and elevations.

12. Prior to a Building Permit on all lots with connected sidewalk the developer shall submit a landscape plan with on-site tree wells every 30 feet to include trees with a minimum 15 gallon in size and a one-inch dbh (diameter at breast height) to be located along the street frontage. The landscape plan, tree well location(s), and tree species shall be reviewed and approved by the Development Services Director.

13. Developer shall comply with all adopted environmental mitigation measures as identified in the Mitigation Measuring and Monitoring Plan incorporated herein by reference as Attachment 7.

14. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.

15. Relinquish vehicular access rights to the streets and/or easements along the following property:
   a. Northern property lines of parcels 1 & 2.
   b. The northern 75 feet of the east property line of parcel 1.
   c. The northern 75 feet of the west property line of parcel 2.

Engineering Division

16. The Developer shall prepare and submit improvement plans for the construction of all public improvements including water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips, signing, striping and streetlights.


18. Traffic control construction signs shall be installed/erected per City of Yuba City Standards and Details, CalTrans Standards and Details, and the Manual of Uniform Traffic Control Devices. The signs shall be maintained throughout the project duration.

19. All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when sustained winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures. An operational water truck shall be onsite at all times to assist in dust control.

(Engineering, Building, FRAQMD)
20. Onsite dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizer employed to reduce wind blown dust emissions. Incorporate the use of approved non-toxic soil stabilizer according to manufacturers’ specifications to all inactive construction areas. Contractor to provide the specifications to the City Inspector. (Engineering, Building, FRAQMD)

21. All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.

22. 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. (Engineering, Building, FRAQMD)

23. Temporary silt fencing shall be erected during construction and permanent fencing shall be completed prior to occupancy so that transport of construction debris can be retained on-site. (Engineering, Building, FRAQMD)

24. Open burning is a source of fugitive gas and particulate emissions, which shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et al.) shall be conducted at the project site. Vegetative wastes should be chipped or delivered to waste facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning. (Engineering, Building, FRAQMD)

25. To prevent track-out, wheel washers shall be installed where project vehicles and/or equipment exit onto paved street from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out. (Engineering, Building, FRAQMD)

26. 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. (Engineering, Building, FRAQMD)

27. Provide temporary traffic control as needed, and/or as deemed appropriate by the Public Works Department and/or CalTrans, during all phases of construction to improve traffic flow and to reduce vehicle dust emissions. Effective measures are to enforce vehicle traffic speeds at or below 15 mph and to reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage. (Engineering, Building, FRAQMD)

28. 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.

29. The Developer, at his 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 insure compliance.

30. The Developer’s Superintendent/Representative shall be onsite when contractor is working and be available to the City’s Inspector(s) assigned to the project. The Developer shall be responsible for making sure that the contractor is working from signed improvement plans, signed special provisions, signed storm water pollution prevention plan, and the approved project agreement conditions.

31. The Developer’s Superintendent/Representative shall ensure that all private vehicles be either parked off-site or outside of construction areas. All vehicles, construction equipment, and construction material related to the project shall be organized in such a manner to provide emergency vehicle access to the entire project. (Engineering and Building)

32. Sidewalks, within and adjacent to the construction area, shall be kept clean and remain accessible for American Disability Act compliance. (Engineering and Building)

33. Storage of construction material is not allowed in the travel way. (Engineering and Building)

34. The Developer and/or the Developer’s Superintendent/Representative shall have a pre-construction meeting with the City prior to commencing construction of public improvements. The Developer shall notify the City of the meeting no less than two working days in advance of such meeting. Those in attendance at the meeting shall include: the City, the Developer and/or the Developer’s Superintendent/Representative, the Contractor, the Design Engineer, the Developer’s safety representative, and the Developer’s SWPPP representative.

Prior to issuance of Grading Permit

Engineering Division

35. On proposed developments that are larger than one acre, provide evidence that a Notice of Intent has been submitted and received by the local Water Quality Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan shall be provided to the City.

36. Project shall comply with the Model Water Efficient Landscape Ordinance.

37. Project shall comply with the City’s Stormwater Management and Discharge Control Ordinance (Title 4, Chapter 21 of the Yuba City Municipal Code).

38. Project shall comply with the City’s Grading Ordinance (Title 7, Chapter 16 of the Yuba City Municipal Code).

39. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent lands or impede the drainage from those properties. If retaining walls are required they shall be constructed of concrete or masonry block.
40. Existing and proposed grade elevations at perimeter of the proposed land development shall be shown on the tentative map per Section 8-2.604 of the Municipal Code. The Engineer of Record shall designate on the plans as to where any retaining walls are required and provide details of all proposed retaining walls. The retaining wall is required where grade differences between the proposed development and the surrounding land is greater than 6” (inches). The use of any type of wood as the retaining wall is not permitted.

41. A master grading plan for the development shall be submitted to the Public Works Department as part of the improvement plans.

42. The applicant shall submit, with the first improvement plan check, to the City for review and approval, a detailed geotechnical investigation prepared by a Civil Engineer registered in the State of California and qualified to perform geotechnical work. The grading plan shall incorporate the recommendations of the approved geotechnical investigation. 

43. The Developer shall be responsible for implementing the Storm Water Pollution and Prevention Plan (SWPPP) through the use of Best Management Practices (BMP). The Developer shall be responsible for maintaining the SWPPP. The SWPPP shall conform to the provisions in Section 13, “Water Pollution Control,” of the Caltrans Standard Specifications for construction of streets and local roads dated 2010, the requirements in the Manuals, and the requirements of the Permits. The Developer shall be responsible to include provisions for SWPPP requirements on the contract documents for the work under the proposed development. These provisions shall direct the successful contractor to develop a SWPPP document per the directions on the Caltrans website at [http://www.dot.ca.gov/hq/construc/stormwater/](http://www.dot.ca.gov/hq/construc/stormwater/). The Contractor shall submit the SWPPP document within the time lines set forth on the development’s special provisions and allow 15 days for the City of Yuba City to review and approve or return the document for revisions. The developer/Contractor shall not start any work until the SWPPP document has been approved by the City of Yuba City. Should the Developer fail to ensure satisfactorily compliance with the SWPPP, the City Inspector may issue a stop work order until compliance is achieved.

Prior to approval of Improvement Plans

Engineering Division

44. A Subdivision Agreement outlining any costs (hot tap, connection fee, fair share contribution, etc.) associated with the development shall be accepted by the City prior to recordation of map.

45. 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 improvement plans the Developer shall provide evidence, to the satisfaction of the Public Works Department, that all such obligations have been met.

46. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
47. Where an excavation for a trench and/or structure is 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.

48. Improvement plans shall be approved by the Yuba City Fire Department.

49. The cul-de-sac road shall be constructed to a width of 53.0 feet back of curb to back of curb with parking permitted on both sides. Right-of-way shall be dedicated to a width of 54.0 feet together with a public utility easement extending to a point that is 10.5 feet behind the back of the sidewalk. Construction shall include street section, curbs, gutters, 5.0 foot attached sidewalks, and street lights except as otherwise shown on the tentative map and approved by the Public Works Department.

50. South Colusa Frontage Road shall be constructed to a half width of 26.5 from centerline to back of curb with parking permitted. Right-of-way shall be dedicated to a width of 27.0 feet together with a public utility easement extending to a point that is 10.5 feet behind the back of the sidewalk. Construction shall include street section, curbs, gutters, 5.0 foot detached sidewalks, and street lights except as otherwise shown on the tentative map and approved by the Public Works Department.

51. The southern terminus of the road shall be a cul-de-sac. An easement, for future roadway south of the cul-de-sac, shall be dedicated to the City.

52. The structural section of all road improvements shall be designed using a geotechnical investigation which provides the basement soils R-value and expansion pressure test results. The structural section shall be designed to the following standards:
   a. Use 3” minimum for residential, 4” minimum for collectors and 5” 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, test locations and structural section calculations, shall also be submitted with the first improvement plan check.

53. Striping, pavement markings and traffic signage shall be provided as necessary and as required by the Public Works Department. Signage restricting parking and red painted curbing shall be installed where appropriate.

54. The Developer shall provide street improvements along the entire property frontage, work scope is to include the necessary work items to install a 0.1’ asphalt overlay of the full road width, adjacent to the property.

55. The water main shall be extended to the east along the entire parcel frontage.

56. All service laterals (water, sewer, irrigation, fire suppression), along with required meters, are to be shown on the civil improvement plans.
57. The fire suppression system(s) that will be servicing the property shall tie-in directly to the City water main. Hot tap fees shall apply.

58. All domestic, landscape, and fire service lines shall have reduced pressure backflow preventers.

59. The sewer main shall be extended to the west property line in accordance with City Standards and approved by the Public Works Director.

60. Drainage improvements shall be designed in accordance with current City and County design standards. The design is to take into consideration existing infrastructure and needed improvements to facilitate drainage to the Live Oak Canal. A drainage study will need to be provided to the City to the satisfaction of Yuba City Public Works Director. Developer will need to obtain and/or confirm that the necessary drainage easement agreements are in place to facilitate the design.

61. The Developer shall be responsible for preparation of a street tree and irrigation plan that is deemed acceptable by the Community Services Director prior to entering into a Subdivision Agreement with the City. (Engineering and Parks)

62. The street landscape planters, the street trees, and street lighting are public improvements which shall meet the Parks Division Planting Standards and Yuba City Standard Details and be included in the improvement plans and specifications for the development when the improvement plans are submitted for the first improvement plan check. (Engineering and Parks)

63. The street trees proposed by the Developer shall be a minimum of 15 gallon in size with a one-inch dbh (diameter at breast height). The tree specie(s) shall be a shade type approved by the City Arborist and the Public Works Department. (Engineering and Parks)

64. The final improvement plans shall reflect street tree placement so that no interference with streets, streetlights, traffic control signage, and driveways will occur to the satisfaction of the Public Works Department.

65. Prior to the approval of the Improvement Plans, the Developer shall submit to the Sutter County Public Works Department a drainage plan for any drainage improvements that utilize County facilities for approval by the Sutter County Public Works Director.

66. Prior to issuance of each building permit the applicant shall be required to pay all applicable Sutter County Water Agency connection fees and maintenance and operation fees. Fees are payable at the Sutter County Development Services Counter located at 1130 Civic Center Blvd.

67. Special drop inlet frames and grates shall be installed at all drop inlets and junction drop inlets throughout the development area. Cast into the curb back shall be a message “Dump No Waste – Drains to River”. If casting cannot be found that fits the City’s standard drop inlet, then designated markers, approved by the City, shall be installed to the manufacturer’s specifications on the top of curb, or at an appropriate alternative nearby location when no curb is available, at all storm drain inlets in the development area.
68. The Improvement Plans shall show provisions for the placement of centralized mail delivery units in the Public Utility Easement (P.U.E.). Developers will provide a concrete base for placement of the centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba City Public Works Department, with due consideration for street light location, traffic safety, security and consumer convenience.

69. The Design Engineer shall provide calculations analyzing available sewer and storm drain capacity and certify additional demands of the development can be satisfied. If the demands can not be satisfied, the Design Engineer shall provide offsite improvement plans to do so.

70. 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 that all construction equipment is 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 CalTrans “Manual of Traffic Safety Controls for Construction and Maintenance Work Zones.” 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.”

**Prior to acceptance of Public Improvements**

**Engineering Division**

71. Prior to paving, the Developer shall vacuum test all manholes to ensure no leakage will occur.

72. Prior to paving, the Developer shall hydroflush, and televise, all storm drain mains and all sewer mains. In addition, prior to the City’s acceptance of the improvements, and at the Public Works Department’s discretion, the storm sewer and sewer mains shall be re-hydroflushed.
73. Where soil or geologic conditions encountered during grading operations are different from those anticipated in the geotechnical investigation, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic investigation shall be submitted for approval by the Public Works Department. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of settlement and seismic activity.

74. 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 (AutoCad version 2007 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.

Prior to Map Recordation

Engineering Division

75. The property shall petition for formation of a Zone of Benefit of the Yuba City Landscaping and Lighting Maintenance District for the purpose of maintaining street trees which are to be planted along all streets, maintaining the street lights, and maintaining the masonry walls. The Engineering Division shall be reimbursed actual costs associated with the formation of the district.

76. All street lighting shall be dedicated to the City of Yuba City.

77. A public utility easement shall be provided along all streets extending 10 feet behind the back of the sidewalk.

Prior to Building Permit

Engineering Division

78. The Developer’s Superintendent/Representative shall submit three sets of Pacific Gas and Electric approved utility plans showing joint trench locations and distribution lines prior to issuance of first building permit.

Building Division

79. All street lighting shall be energized prior to the issuance of any building permits.

80. A building pad certificate from a licensed engineer as well as a lot grading certificate from a licensed engineer and/or surveyor shall be provided to the City. The lot grading certification shall be performed after the placement of landscaping (unless a landscaping bond is in place).

Prior to Certificate of Occupancy
**Engineering Division**

81. Each lot shall be landscaped prior to occupancy between October 15th and April 15th. If it is deemed impractical, by the Public Works Department, to have the landscaping completed prior to occupancy, the Builder/Developer shall provide security for the value of the landscaping and commit to a water quality control plan to prevent the input of pollutants from the lot to the urban drainage system as approved by the Public Works Department. *(Engineering and Building)*

82. 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.

83. Prior to the issuance of a certificate of occupancy, all reduced pressure backflow preventers shall be tested and a backflow preventer certification performed by an AWWA licensed tester shall be submitted to the Public Works Department.

84. The Developer shall, prior to the issuance of the first certificate of occupancy, construct a solid 6-foot high chain link fence across the right-of-way of the south end of the cul-de-sac connecting with the adjoining fences/block walls. This chain link fence shall be constructed in addition to the standard dead end barricade. The fence and barricade shall be maintained by the City via the landscape and lighting district, as shown on the improvement plans.

**Building Division**

85. Prior to issuance of any certificate of occupancy, all existing overhead utilities (of 26,000 volts or less) and proposed utilities, both onsite and along all project frontages shall be placed underground. The undergrounding shall go from the next post beyond the project frontage, across the frontage and then to the next post beyond the project boundary. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets. Appropriate easements shall be obtained by the Developer to facilitate these installations.

**UNITED STATES POSTAL SERVICE**

86. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.

**SCHOOLS**

87. Prior to the issuance of building permits for school construction fees shall be paid to the Yuba City Unified School District in accordance with the school district’s adopted schedule of fees.
Environmental Assessment EA-17-03
Initial Study and Mitigated Negative Declaration
For
Mike Singh
General Plan Amendment, Rezone, and Tentative Parcel Map

Prepared for:
City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993

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

July 21, 2017
Section 1. Introduction & Project Overview

Purpose and CEQA Process

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to identify any potential environmental impacts in the City resulting from a general plan amendment and tentative parcel map to create eight industrial lots for future development. The development is a project under the California Environmental Quality Act (CEQA), and the City has discretionary authority over the project.

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The purpose of the IS/MND is to determine the potential significant impacts associated with the proposed General Plan Amendment and parcel map project. In addition, this document is intended to provide the basis for input from public agencies, organization, and interested members of the public for the project.

Introduction

This Initial Study has been prepared to identify and assess any anticipated environmental impacts resulting from the proposed General Plan Amendment (GP-17-01), Rezone (RZ-17-04), and Tentative Parcel Map (TM-17-01). The proposed project consists of a General Plan Amendment amending the City of Yuba City General Plan Diagram from Regional Commercial to Business, Technology & Light Industry (approximately 9.52 acres), Rezone (17-04) rezoning property from C-3 (General Commercial District) zoning district to M-1 (Light Industrial District) zoning district, and Tentative Parcel Map (TM-17-02) creating eight industrial lots ranging in size from 1.0 acres to 1.16 acres. The site is located on the south of State Route 20 and is addressed as 3142 South Colusa Frontage Road. The site is identified as Assessor’s Parcel Number 63-020-140.

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
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, these impacts shall be reduced to less than significant, a mitigated negative declaration shall be prepared.

In reviewing the site specific information provided 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.

**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 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 parcel map would be avoided or mitigated.

The IS/MND and associated appendixes are available for review during regular business hours at the City of Yuba City Development Services Department, 1201 Civic Center Boulevard, Yuba City, California 95993 or by contacting the City.

Comments on the IS/MND must be submitted in writing during the comment period, which will commence on July 24, 2017. Written comments on the Draft IS/MND should be sent to the above address by 5:00 p.m. on August 22, 2017.
Notice of Declaration

1. PROJECT TITLE:

   Mike Singh

2. LEAD AGENCY NAME & ADDRESS:

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

3. CONTACT PERSON & PHONE NUMBER:

   Ed Palmeri, Senior Planner
   (530) 822-4606
   epalmeri@yubacity.net

4. PROJECT LOCATION:

   The site is located south of State Route 20 and is addressed as 3142 South Colusa Frontage Road. The site is approximately 0.14 miles west of North George Washington Blvd.

5. ASSESSORS PARCEL NUMBER:

   The site is identified as Assessor’s Parcel Number 63-020-140.
EXISTING GENERAL PLAN DESIGNATION

APPLICANT
M. K. SINGH
4621 WICKHORN DR
SACRAMENTO, CA 95834
(530) 622-6668

OWNER
HIGHWAY 20 COMMERCIAL INDUSTRIES LLC
4874 TUCK HORN DR
SACRAMENTO, CA 95824
(530) 622-6668

ENGINEER
GEORGE L. MCGILLAM
NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CALIFORNIA 95993
(530) 712-0417

PREPARED BY:
NVS
NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CA 95993
(530) 724-0417

EXHIBIT "A"
EXISTING GP DESIGNATION
THIS IS A PORTION OF LOTS 4 AND 9 OF THE MILLER-EAGAR TRACT, THE MAP OF WHICH IS FILED IN BOOK 2 OF SURVEYS, PAGE 20 OF SUFTER COUNTY RECORDS, SUFTER COUNTY, CALIFORNIA MAY 2017
PROPOSED GENERAL PLAN DESIGNATION
6. PROJECT APPLICANT:

   Mike Singh  
   4624 Duckhorn Drive  
   Sacramento, CA 95834

7. PROPERTY OWNER:

   Highway 20 Commercial Industries, LLC  
   4624 Duckhorn Drive  
   Sacramento, CA 95834

8. GENERAL PLAN AND SPECIFIC PLAN DESIGNATION:

   General Plan: Regional Commercial

9. ZONE DISTRICT:

   C-3 (General Commercial District)

10. PROJECT DESCRIPTION:

   Site Description

   The project site consists of an undeveloped 9.53 acre parcel located at 3142 South Colusa Frontage Road on the south side of South Colusa Frontage Road approximately 0.14 miles west of North George Washington Boulevard. The site is identified as Assessor’s Parcel Number 63-020-140.

   Access to the site is from South Colusa Frontage Road a two lane local street. South Colusa Frontage Road is not improved with curb, gutter and sidewalk. Both the north and south shoulder of the roadway is gravel. There is a five foot high chain link fence along the north side of the roadway that demarks the right-of-way for State Route 32.

   The property is enclosed in a five foot high chain link fence. The site is relatively flat with no unique topographic features and drains to the southwest. There are no rock outcroppings or heritage-type trees on the site. There are no structures on the site. The area will drain to a southwest where it will connect with existing storm water facilities. City services will need to be extended approximately 700 feet from North George Washington Boulevard.
Proposed Project

The proposed project consists of a General Plan Amendment (GP-17-01) amending the City of Yuba City General Plan Diagram from Regional Commercial to Business, Technology, & Light Industry, Rezone (RZ-17-04) rezone property from C-3 (General Commercial District) zoning district to M-1 (Light Industrial District), and Tentative Parcel Map (TM-17-01) creating eight lots ranging in size from 1.0 to 1.16 acres for future industrial development.

The proposed parcel map will be developed in two phases. Phase one consists of proposed lots 1 and 2. There is a single interior roadway that is approximately 750 feet in length and terminates at the southerly boundary of the parcel with a cul-de-sac bulb. An easement, for future roadway south of the cul-de-sac, shall be dedicated to the City. Extension of the street to the south is speculative and is not a part of this environmental assessment.

The interior road will be constructed to a width of 53.0 feet back of curb to back of curb with parking permitted on both sides. Right-of-way shall be dedicated to a width of 54.0 feet together with a public utility easement extending to a point that is 10.5 feet behind the back of the sidewalk. Construction shall include street section, curbs, gutters, 5.0 foot **attached** sidewalks, and street lights except as otherwise shown on the tentative map and approved by the Public Works Department.

The project includes construction of all public improvements including water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips, signing, striping and streetlights. Development of the lots will require landscaping along the proposed interior street. The landscape plans will include on-site tree wells every 30 feet to include trees with a minimum 15gallon in size and a one-inch dbh (diameter at breast height) to be located along the interior street.

The Developer will be required to provide street improvements along the entire property frontage; work scope is to include the necessary work items to install a 0.1’ asphalt overlay of the full road width, adjacent to the property. South Colusa Frontage Road shall be constructed to a half width of 26.5 from centerline to back of curb with parking permitted. Right-of-way shall be dedicated to a width of 27.0 feet together with a public utility easement extending to a point that is 10.5 feet behind the back of the sidewalk. Construction shall include street section, curbs, gutters, 5.0 foot **detached** sidewalks, and street lights except as otherwise shown on the tentative map and approved by the Public Works Department.

In addition, the water main shall be extended to the east along the entire parcel frontage. The sewer main shall be installed at a depth to accommodate build out to Western Parkway. Preliminary estimate (10” line running at min. slope (0.0025) and maintaining 3’ of cover for the distance of 2,645 LF) puts the tie in connection at approximately 10.5’ deep or as approved by the City of Yuba City Public Works Director. The subject project
would be required to run the sewer line to the west boundary of the subject property, which is approximately 1,250 LF from the existing lift station. Provide City Standard manholes as needed/required.

Drainage improvements shall be designed in accordance with current City and County design standards. The design is to take into consideration existing infrastructure and needed improvements to facilitate drainage to the Live Oak Canal. A drainage study will need to be provided to the City to the satisfaction of Yuba City Public Works Director. Developer will need to obtain and/or confirm that the necessary drainage easement agreements are in place to facilitate the design.

11. SURROUNDING LAND USES & SETTING:

The project site is immediately south of State Route 20, a four-lane improved highway. Properties to the east are developed with a variety of commercial and light industrial uses, including a storage yard for agricultural equipment. The property immediately to the west and south is a mini-storage and recreational vehicle storage area. Other than a care-takers residence at the mini-storage area, the closes residential area is approximately 270 feet northwest of the project site; separated by SR 20.

12. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g. permits, financing approval, or participation agreement):

- Feather River Air Quality Maintenance District (FRAQMD) (fugitive dust control plan)
- Regional Water Quality Control Board North Central Region 2 (for grading over 1 acre in size)
- City of Yuba City Building Department (building, electrical, and plumbing permits)
- City of Yuba City Public Works Depart. (roadways and public improvements)
Section 2. Environmental Checklist and Impact Evaluation

Environmental Factors Potentially Affected:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics ☐ Agriculture & Forestry Resources ☒ Air Quality
☐ Biological Resources ☒ Cultural Resources ☐ Geology/Soils
☐ Greenhouse Gas Emissions ☐ Hazards & Hazardous Materials ☒ Hydrology/Water Quality
☐ Land Use/Planning ☐ Mineral Resources ☐ Noise
☐ Population/Housing ☐ Public Services ☐ Recreation
☐ Transportation/Traffic ☒ Tribal Resources ☐ Utilities/Service Systems
☐ 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.

Written comments may be submitted to the Planning Division prior to the Planning Commission hearing, or at the Planning Commission hearing prior to the close of the public hearing.

Submit comments to: Initial Study Prepared by:

Development Services Dept. Ed Palmeri, Senior Planner, City of Yuba City
Planning Division
1201 Civic Center Blvd.
Yuba City, CA 95993
The public hearing for this item is scheduled for August 23, 2017, at 6:00 P.M. before the Planning Commission and will be held in the City Council Chambers located at 1201 Civic Center Blvd., Yuba City, California.

Evaluation of Environmental Impacts:

1) 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).

2) 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.

3) 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.

4) “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 in (5) below, may be cross referenced).

5) 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

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

   b) 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.

   c) 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.
6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

Section 3. Environmental Checklist and Impact Evaluation

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

### I. Aesthetics

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Have a substantial adverse effect on a scenic vista?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Response to Questions:

a,c) There are no officially designated scenic vistas in Yuba City; the project would therefore have no adverse effect on a scenic vista.

b) There are no officially designated or eligible scenic highways in Sutter County by which this project would substantially damage a scenic resource.

c) The 9.5 acre project site is currently vacant. The transformation from vacant land to the proposed structures and site improvements is considered to be a substantial or permanent change in the existing visual character of the site. However, this change is not viewed as a substantial degradation of the existing visual character or quality of the site and its surroundings, because the proposed buildings and site improvements are
required to comply with the Yuba City Zoning Regulations, Residential Design Guidelines, and Butte Vista Neighborhood Plan: Single Family Architecture guidelines.

d) The proposed project will be developed with City-approved lighting to provide lighting during the night time for safety purposes. The development of this project will not create a source of substantial light or glare that would adversely affect day or nighttime views in the area.

II. AGRICULTURAL 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 (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

<table>
<thead>
<tr>
<th>Would the project:</th>
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<th>Potentially Significant Unless Mitigation Incorporated</th>
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<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) Conflict with existing zoning for, or cause rezoning of, forest land (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))</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>d) Result in the loss of forest land or conversion of forest land to non-forest use?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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:</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
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</tbody>
</table>
Response to Questions:

a) The property is located on land that is fallow and overgrown with weeds, some shrubs, and non-heritage trees. The site is well within the boundaries of the urban area, and is surrounded by commercial and light industrial uses on the east, south, and west; State Route 20 is immediately to the north. Further, the City of Yuba 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. Therefore, the project, and resulting development of this property will not create a significant impact regarding the loss of agricultural land.

b-c) The property is currently zoned C-3 (General Commercial District) for non-agricultural development; it is not zoned for agricultural uses nor is it under a Williamson Act contract. This is an urban infill project so no lands are designated or zoned for agricultural use near this property. Therefore this project will not result in the conversion of other agricultural properties to non-agricultural uses.

d) The project site has no forest land.

e) The site is currently fallow land and is zoned C-3 and is classified in the General Plan Diagram as Regional Commercial. The site is in an urbanized area that is developing with residential uses. There is no agricultural activity on the site or in the area.

III. 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>
<thead>
<tr>
<th>Would the project?</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td></td>
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<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?</td>
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<td></td>
<td>X</td>
</tr>
<tr>
<td>c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
The Feather River Air Quality Management District (FRAQMD) is the local agency charged with administering local, state, and federal air quality management programs for Yuba and Sutter Counties. The FRAQMD’s jurisdiction is located in Northern California in the Northern Sacramento Valley Air Basin. The major pollutants of concern in the Northern Sacramento Valley are ozone (O₃) and particulate matter (PM). According to the Northern Sacramento Valley Planning Area (NSVPA) 2015 Triennial Air Quality Attainment Plan, Sutter County, in which the City of Yuba City is located, was designated as a nonattainment-transitional district that does not exceed the state ozone standards more than three times at any monitoring location in a single calendar year (Sacramento Valley Air Quality Engineering and Enforcement Professionals [SVAQEEP] 2015).

Response to Questions:

a-e) The State of California and the federal government have established ambient air quality standards for numerous pollutants, which are referred to as Criteria Pollutants. These standards are categorized as primary standards, designed to safeguard public health, or as secondary standards, intended to protect crops and to mitigate such effects as visibility reduction, soiling, nuisance, and other forms of damage. Air quality is also regulated through emissions limits for individual sources of criteria pollutants, i.e., ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), suspended particulate matter (PM-10 and PM-2.5), and lead (Pb).

Pursuant to the California Clean Air Act of 1998, California has adopted air quality standards for the criteria air pollutants that are generally more stringent than the federal standards, particularly for ozone and PM-10 (particulate matter, less than 10 microns in diameter). Also, the State has adopted ambient air quality standards for some pollutants for which there are no corresponding national standards.

Under the California Clean Air Act and amendments to the Federal Clean Air Act, the United States Environmental Protection Agency (EPA) and the State Air Resources Board are required to classify Air Basins, or portions thereof, as either “attainment” or “non-attainment” for each criteria air pollutant, based on whether or not the national and state standards have been met. Yuba City is located in the Northern Sacramento Valley Air Basin (NSVAB). The NSVAB consists of the northern half of the Central Valley. Air quality monitoring has been conducted in the NSVAB for the last fifteen years and the monitoring results have shown that the principal pollutants of the NSVAB, including Yuba City, are ozone and particulate matter.

The Feather River Air Quality Management District (FRAQMD) was created in 1991 to...
administer local, state, and federal air quality management programs for Yuba and Sutter Counties. They reviewed this project and determined that due to its small size it does not trigger any specific air quality concerns. However, in order to reduce any possible impacts even further, the FRAQMD requires through its permitting process, the following mitigations are required to be met, which reduces the impacts to a less than significant level:

**Mitigation Measures 3.1**

Construction Phase Requirements

1. Implement a Fugitive Dust Control Plan that will, at a minimum, include the following elements:

   All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when sustained winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures. An operational water truck shall be onsite at all times to assist in dust control.

   Onsite dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizer employed to reduce windblown dust emissions. Incorporate the use of approved non-toxic soil stabilizer according to manufacturers’ specifications to all inactive construction areas. Contractor is required to provide the specifications to the City Inspector.

   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. Water conservation is a priority for the City, and therefore recommends that the contractor monitor their use and obtain water from alternate sources (e.g. agricultural wells) when available.

   Temporary silt fencing shall be erected during construction and permanent fencing shall be completed prior to occupancy so that transport of construction debris can be retained on-site.

   An operational water truck should be onsite at all times. Apply water to control dust as needed to prevent visible emissions violations and offsite dust impacts.

   All transfer process involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.
Apply approved chemical soil stabilizers according to the manufacturer’s specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours), including unpaved roads and employee/equipment parking areas.

To prevent track-out, wheel washers should be installed where project vehicles and/or equipment exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.

Paved streets shall be swept frequently (a water sweeper with reclaimed water and a wet broom is recommended) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.

As deemed appropriate by the Public Works Department and/or Caltrans, provide temporary traffic control as needed during all phases of construction to improve traffic flow and to reduce vehicle dust emissions.

Reduce traffic speeds on all unpaved surfaces to 15 mph or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage.

By seeding and watering, reestablish ground cover on the construction site as soon as possible and prior to final occupancy.

No open burning of vegetative waste or other legal or illegal burn materials may be conducted at the project site. It is unlawful to haul materials offsite for disposal by open burning.

2. Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions Limitations (40 percent opacity or Ringlemann 2.0). Operators of vehicles and equipment found to exceed opacity limits shall take action to repair the equipment within 72 hours or to remove the equipment from service. Failure to comply may result in a Notice of Violation.

3. The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.

4. Minimize idling time to 5 minutes.

5. Use existing power sources or clean fuel generators rather than temporary generators.

6. Develop a traffic plan to minimize traffic flow interference from construction activities.
## IV. Biological Resources

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a)</strong> 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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>b)</strong> 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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>c)</strong> Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>d)</strong> Interfere substantially with the movement of any native resident or migratory fish or wildlife corridors, or impede the use of native wildlife nursery sites?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>e)</strong> Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>f)</strong> Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

### Response to Questions:

a) There have been no special status species identified on the site or within the vicinity of the project 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 Hartweg’s 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 particular species occurs at the extreme eastern boundary of the City’s Planning Area at the confluence of the Feather and Yuba Rivers. This property does not fall within the Hartweg’s Golden Sunburst habitat area, and no adverse impacts to special status species will occur.

b) As identified in the Yuba City General Plan EIR, there are no riparian habitats or any other sensitive natural communities within the vicinity of the project.
c) There are no federally protected wetlands within the vicinity of the property.

d) Because the project is surrounded by urban development, the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife corridors, or impede the use of native wildlife nursery sites.

e) The project will have no impact on unique biological resources in that the site has been occasionally plowed for fire prevention and is currently overgrown with weeds and several trees. There are no heritage trees or trees of unique species type on the site.

f) There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans within the project vicinity.

V. CULTURAL RESOURCES

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Directly or indirectly destroy unique paleontological resources or site or unique geologic features?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d) Disturb any human remains, including those interred outside of formal cemeteries?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Response to Questions:

a) The proposed project will not cause a substantial adverse change in a historical resource, as there are no structures on the site.

b-d) There are no known archaeological resources located on the site. As part of the construction of the existing single-family subdivision the site was completely graded. Past ground disturbance did not result in any paleontological or archeological artifact finds in the area. However, the following mitigation will be placed on the project to reduce environmental impacts to less than significant:

Mitigation Measure 5.1
1. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.

### VI. GEOLOGY AND SOILS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>ii) Strong seismic ground shaking?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>iii) Seismic-related ground failure, including liquefaction?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>iv) Landslides?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Result in substantial soil erosion or the loss of topsoil?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

### Response to Questions:

a-c) No active earthquake faults are known to exist in Sutter County, although active faults in the region could produce motion in Yuba City. However, potentially active faults do
exist in the Sutter Buttes but those faults are considered small and have not exhibited activity in recent history (last 200 years).

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. All new structures are required to adhere to current California Uniform Building Code (CUBC) 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-5 reduce impacts to less than significant.

According to the Environmental Impact Report prepared for the City's General Plan, due to the area’s flat topography, erosion, landslides, and mudflows are not considered to be a significant risk in the City limits or within the Urban Growth Boundary.

d) The extreme southwest corner of the Yuba City Growth Boundary is the only known area with expansive soils. The project site is not located within this area and therefore will not be impacted by the presence of expansive soils.

e) The project has access to all city services including sewer, storm drain, water, and will not require the use of septic tanks or alternative waste water disposal systems.

VII. GREENHOUSE GAS EMISSIONS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Response to Questions:

a-b) 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 earth’s 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 snow pack, 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, 2008).

The proposed project would not include construction and operational activities. Construction activities would include site preparation, grading, building construction, architectural coatings, and paving activities. Operation would include commuters, utility use, and activities consistent with school uses. The project would generate what would be considered a significant amount of GHG if project-related GHG emissions were high enough to be considered a major source by CARB. However, due to the small size of this project, it would not be classified as a major source of greenhouse gas emissions by CARB (the lower reporting limit being 25,000 metric tons/year of CO2e). Therefore this impact would be considered less than significant.

### VIII. Hazards and Hazardous Materials

<table>
<thead>
<tr>
<th>Would the project:</th>
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<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Would the project:

<table>
<thead>
<tr>
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<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>b) Create a significant hazard to the public or the environment through reasonably foreseeable</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>upset and accident conditions involving the release of hazardous materials into the environment?</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h) 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?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a-c) The only hazardous materials associated with this project are those materials associated with construction activities such as solvents, oil and fuel. Provided that proper use and storage is utilized for these materials in accordance with adopted laws, the proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of these hazardous materials. 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 site is not listed on any listings of sites that are contaminated by hazardous wastes.

e) The project is located approximately 3.8 miles westerly of the Sutter County Airport and is not within the sphere of influence of the Sutter County Airport.

f) There are no private airstrips located within City limits or the City’s Urban Growth Boundary.
g) The proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Police and Fire Departments expressed no concern over the project’s impacts on any emergency response plans.

h) The site is in an urbanized area developed with a mix of commercial and light industrial uses. There are no wildlands in the area.

### IX. HYDROLOGY AND WATER QUALITY

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Violate any water quality standards or waste discharge requirements?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offshore?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offshore?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted water?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Would the project:</td>
<td>Potentially Significant Impact</td>
<td>Potentially Significant Unless Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
</tr>
<tr>
<td>f) Otherwise substantially degrade water quality?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>g) Place housing within a 100-year flood hazard area as mapped on a <a href="#">federal Flood Hazard</a></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td><strong>Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>j) Expose people or structures to inundation by seiche, tsunami, or mudflow?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a) The proposed project will not violate any water quality or wastewater discharge requirements. Any runoff associated with construction is addressed in part through General Plan Implementing Policies 8.5-I-1 through 8.5-I-10 which requires a wide range of developer and City actions involving coordination with the State Regional Water Quality Control Board, protecting waterways, and following Best Management Practices for new construction. The project will implement the following mitigation measures to reduce construction-related impacts to a less-than significant level:

b) The project will be served by the City water system, which primarily uses surface water. The City has concluded that it has adequate surface water entitlements from the Feather River as well as treatment/distribution capacity to accommodate any need associated with the project. The project will be required to pay all applicable fees prior to hooking up to City water. The reduced groundwater recharge that could result from the additional impermeable surfaces associated with this project will not be significant due to the small size of the project.

c) The project will drain into an established drainage system that serves the area and is eventually pumped into the Feather River. Drainage within the project site will be diverted to an existing storm drainage pipe location along the northerly and westerly parameter. As noted above, all construction must involve use of Best Management Practices and site improvements to collect storm water runoff from the site and help reduce any off-site drainage from occurring other than into the City’s. 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.

d) Drainage improvements shall be designed in accordance with current City and County design standards. The design is to take into consideration existing infrastructure and needed improvements to facilitate drainage to the Live Oak Canal. A drainage study will need to be provided to the City to the satisfaction of Yuba City Public Works Director. Developer will need to obtain and/or confirm that the necessary drainage easement agreements are in place to facilitate the design.
e) The proposed project will not substantially degrade water quality. As noted under item a) above, site development will be required to adhere to the General Plan Implementing Policies cited to ensure that water quality degradation does not occur.

f-h) According to the Federal Emergency Management Agency, the City is considered to be outside of the 100-year flood plain. It is classified as such because of an extensive series of levees and dams along the Feather and Yuba Rivers which protect the city from potential flooding. Local drainage improvements, principally the Gilsizer Slough, Live Oak Canal, and detention ponds provide storm water relief within the urban area.

i) There are 10 dams located outside Sutter County that could cause significant flooding should failure occur, among which there are six dams that are located on the Feather River and Yuba River. Failure of any one of these dams could cause significant flooding in Yuba City. These dams are under the jurisdiction of the California Department of Water Resources (DWR), Yuba County Water Agency, Pacific Gas & Electric, and the Corps of Engineers. However, all new development must be in compliance with General Plan policies to conduct hydrologic studies before construction and to provide information to property owners about the availability of flood insurance, as detailed in Policy 9.3-I-3 and 9.3-I-5. These policies would minimize the effects of prospective growth from flooding hazards and the impact would be less than significant.

j) A seiche is the periodic oscillation of a body of water resulting from seismic shaking. The City is not close to any big lakes so seiche is unlikely to happen to the City. A tsunami is a very large ocean wave caused by an underwater earthquake or volcanic eruption. 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 are shallow water-saturated landslides that travel rapidly down slopes carrying rocks, brush, and other debris. Landslides are unlikely to happen due to the relatively flat topography within the project area. Thus, it is unlikely that the project site would be subject to inundation by a seiche, tsunami, or mudflow. Therefore, there is no impact.

X. Land Use and Planning

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Physically divide an established community?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? X

Response to Questions:

a) The project, by its nature, will not physically divide an established community. Instead, it is an infill project that will provide for an additional eight lots for future development with industrial uses in an area developed with similar uses.

b) The proposed project consists of a General Plan Amendment (GP-17-01) amending the City of Yuba City General Plan Diagram from Regional Commercial to Business, Technology, & Light Industry, Rezone (RZ-17-04) rezoning property from C-3 (General Commercial District) to M-1 (Light Industrial District), and Tentative Parcel Map (TM-17-01) creating eight lots ranging in size from 1.0 to 1.16 acres for future industrial development.

The predominant land use in the area is commercial and light industrial. The General Plan amendment, rezone, and parcel map will allow for approval of the proposed parcel map to create eight lots for future industrial development.

c) There are currently no adopted habitat conservation plans or natural community conservations plans within City limits or the Urban Growth Boundary.

XI. Mineral Resources

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Response to Questions:

a-b) The proposed project is not expected to impact mineral resources. The project site has no known mineral resource value nor is there opportunity for mineral resource extraction.

XII. Noise
Would the project result in:

<table>
<thead>
<tr>
<th>Would the project result in:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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 expose people residing or working in the project area to excessive noise levels?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Response to Questions:

a-d) Future development will consist of uses consistent with the proposed General Plan Amendment, specific plan amendment, rezone, and City of Yuba City Ordinance Title 8 Planning and Zoning. An EIR for the General Plan contemplated development of the site with a regional commercial use. The proposed amendments will allow for a eight lots to allow future development with commercial and industrial uses which are addressed in this mitigated negative declaration.

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 home construction activities. Construction-related noise impacts will be less than significant because adherence to City Noise 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.

e) The project is located approximately 3.8 miles westerly of the Sutter County Airport. The Sutter County Airport Comprehensive Land Use Plan (April 1994) indicates the site is not within the sphere of influence of the Sutter County Airport.

f) There are no private airstrips in Yuba City.
### XIII. Population and Housing

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Induce substantial 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)?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**Response to Questions**

a) The proposed project will not induce substantial population growth in an area, since the area is already designated by the General Plan for regional commercial uses. The proposed land use designation and parcel map allows for future development of industrial uses and will not induce substantial population growth in the area.

b-c) There are no structures on the site; therefore, the project will not cause any existing housing to be removed that will necessitate the construction of replacement housing elsewhere.

### XIV. Public Services

<table>
<thead>
<tr>
<th>Would the project:</th>
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<tbody>
<tr>
<td>a) 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:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i) Fire protection?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>ii) Police protection?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>iii) Schools?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
Response to Questions:

a i-ii) The project site is located in the City and is served by Yuba City Police and Fire Departments as well as other City departments. Both Yuba City Police Department and Fire Department received project plans and indicated the project would not significantly impact their ability to respond or provide service to the project. Other providing for additional jobs the project will not result in any additional need for police or fire protection. The City development impact fees mitigate the incremental change.

a iii) This project may result in additional need for educational services. School impact fees will be collected at the time of building permits to off-set additional costs of educational services.

a iv-v) This project will not result in any direct additional need for parks or other public facilities.

XV. Recreation

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) 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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Response to Questions:

a-b) The project consists of the creation of eight lots for future development with commercial and light-industrial uses; therefore, as a result of this division of land there will be no increase in the use or need for construction of additional recreational facilities.
policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the city congestion management agency for designated roads or highways?</td>
<td></td>
<td></td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?</td>
<td></td>
<td></td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
<td></td>
<td></td>
<td></td>
<td>✗</td>
</tr>
<tr>
<td>e) Result in inadequate emergency access?</td>
<td></td>
<td></td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</td>
<td></td>
<td></td>
<td></td>
<td>✗</td>
</tr>
</tbody>
</table>

**Response to Questions:**

a. b) The project will result in creation of eight lots for future development with commercial and light-industrial uses. Interior streets and access easements will be constructed to City standards. There will be an incremental increase in traffic on South South Colusa Frontage Road. However, the General Plan EIR has examined traffic in the area resulting from the project. North George Washington Road provides primary access to the area and is within the City’s policy of being at level of service D or better, and this increase in traffic will not significantly affect that status.

d) Streets within the project area are designed to accommodate truck traffic and do not contain sharp curves or dangerous intersections. In that the site is in an urbanized area it is anticipated there will be no conflict with incompatible uses such as farm equipment.

e) The Fire Department and Police Departments have reviewed the project plans and did not express concerns about emergency access to the property.

f) Improvements include sidewalks throughout the project. There are no changes
proposed that would adversely impact bus, pedestrian, or bicycle movements.

**XVIII. TRIBAL CULTURAL RESOURCES**

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Cause a substantial adverse change in the significance of a tribal cultural</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>resource, defined in Public Resources Code section 21074 as either a site, feature,</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>place, cultural landscape that is geographically defined in terms of the size and</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>scope of the landscape, sacred place, or object with cultural value to a California</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Native American tribe, and that is:</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>i) Listed or eligible for listing in the California Register of Historical</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resources, or in a local register of historical resources as defined in Public</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resources Code section 5020.1(k), or</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii) A resource determined by the lead agency, in its discretion and supported</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>by substantial evidence, to be significant pursuant to criteria set forth in</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>subdivision (c) of Public Resources Code Section 5024.1.</td>
<td></td>
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</tr>
<tr>
<td>In applying the criteria set forth in subdivision (c) of Public Resource Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section 5024.1, the lead agency shall consider the significance of the resource to</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a California Native American tribe.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a i-ii) The proposed project site is not identified as eligible for inclusion in the California Register of Historic Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. The project has been circulated for tribal consultation pursuant to AB 52 protocol. No tribal comments were received for the proposed project.

Yuba City General Plan, 2004 Environmental Impact Report (SCH #2001072105) did not identify the site as having tribal cultural significance. There is a possibility that an unidentified site of cultural importance may be found on the project site. Therefore, the City is requiring implementation of mitigation in the event that artifacts or unusual amounts of bone or shell are discovered on the site (see Mitigation Measure 5.1)
### XVII. UTILITIES AND SERVICE SYSTEMS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) 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?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g) Comply with federal, state, and local statutes and regulations related to solid waste?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a-e) The proposed subdivision has been evaluated by the City’s utility departments who have concluded that the City has adequate water entitlements and treatment/distribution capacity in its plants to serve the proposed project. The project applicant will be required to pay all applicable connection fees prior to hooking up to City utilities.

f-g) Yuba-Sutter Disposal, Inc. provides solid waste disposal for the area. There is adequate collection and landfill capacity to accommodate the proposed office/industrial use.
## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

<table>
<thead>
<tr>
<th>Does the Project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Have the potential to 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, 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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) Have impacts that are individually limited, but cumulatively considerable? (&quot;Cumulatively considerable&quot; 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)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

### Response to Questions:

a) The project site is in an urbanized area with little biological value. The proposed project will not 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, 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.

b) The project site is identified in the 2004 General Plan for regional commercial use. Specific mitigation has been incorporated into the project to mitigate significant impacts to less than significant for light industrial uses that would occur in the project.

c) The proposed project would create no adverse impacts, either directly or indirectly, to residents in the project area.
Documents Referenced in the Initial Study and/or Incorporated by Reference

The following documents were used to determine the potential for impacts from the proposed project. Compliance with federal, state and local laws is assumed in all projects.


Yuba City General Plan, 2004.

Yuba City Ordinance Title 8. PLANNING AND ZONING.

Sutter County Airport Comprehensive Land Use Plan (April 1994).

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

Yuba Sutter Transit Route Map.


California Department of Toxic Substances Control – 2013 database.


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

City of Yuba City Water Master Plan.

City of Yuba City Wastewater Master Plan.

## Attachment 7

City of Yuba City  
**MITIGATION MEASURES AND MONITORING PLAN**  
General Plan Amendment GP 17-01, Rezone RZ 17-04, Parcel Map TM 17-01  
Initial Study and Mitigated Negative Declaration EA 17-03

<table>
<thead>
<tr>
<th>Impact</th>
<th>Mitigation Measure</th>
<th>Responsible Party</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>III. Air Quality</td>
<td><strong>Air Quality 3.1:</strong> Prior to issuance of a building or grading permit obtain a Feather River Air Quality Management District (FRAQMD) approved Fugitive Dust Control Plan.</td>
<td>Feather River Air Quality Management District, Developer, Public Works Dept., Development Services Dept.</td>
<td>Prior to issuance of building or grading permits.</td>
</tr>
<tr>
<td>V. Cultural Resources</td>
<td><strong>Cultural Resources 5.1:</strong> Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports, which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.</td>
<td>Developer, Public Works Dept., Development Services Dept.</td>
<td>During construction phase</td>
</tr>
<tr>
<td>Impact</td>
<td>Mitigation Measure</td>
<td>Responsible Party</td>
<td>Timing</td>
</tr>
<tr>
<td>------------------------</td>
<td>------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>IX. Hydrology and Water Quality</td>
<td><strong>Hydrology and Water Quality 9.1:</strong> Temporary silt fencing shall be erected during construction so that transport of construction debris can be retained on-site. To prevent track-out, wheel washers shall be installed where project vehicles and/or equipment exit onto paved street from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out. 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.</td>
<td>Developer, Public Works Dept., Development Services Dept.</td>
<td>During construction phase.</td>
</tr>
</tbody>
</table>
Meeting Date: August 23, 2017

To: Chairman and Members of the Planning Commission

From: Development Services Department

Presentation By: Ed Palmeri, Senior Planner

Public Hearing: Proposal to amend the General Plan and the Buttes Vista Neighborhood Plan, rezone 1.21 acres to allow single family residential, and a parcel map to create four residential lots ranging in size from 0.16 to 0.31 acre.

Project Location: The 1.21 acre project is located on the east side of Stabler Lane, between Butte Vista Lane and Parc E. Drive. The site is immediately east of Regency Park. The site is identified as Assessor’s parcel number 59-030-108 (Attachment 1).

Project Proposal:

The project consists of the following components:

1. **General Plan Amendment (GP) 17-03**: To redesignate 1.21 acres from the Community Commercial Land Use designation of the City’s General Plan to the Low Density Residential designation.

2. **Specific Plan Amendment (SPA) 17-01**: Amend the Buttes Vista Neighborhood Plan Land Use classification from Commercial to Single Family Residential.

3. **Rezone (RZ) 17-02**: To rezone approximately 1.21 acres from the C-1/SP (Neighborhood Commercial District/Specific Plan) Zone District to the R-1/SP/X (One-Family Residence/Specific Plan/Combining District) Zone District.

4. **Tentative Parcel Map (TM) 17-02**: Tentative parcel map to create four single family parcels.

5. **Environmental Assessment (EA) 17-07**: Environmental assessment of the proposed project.

Project Information:

The proposed project consists of a General Plan Amendment amending the City’s General Plan Diagram from Community Commercial to Low Density Residential; Specific Plan Amendment amending the Buttes Vista Neighborhood Plan Land Use from Commercial to Single Family; Rezone to reclassify the site from the C-1/SP (Neighborhood Commercial District/Specific Plan) district to R-1/SP/X (One-Family Residency/Specific Plan/Combining District), and Tentative Parcel Map (TM 17-02) creating four single family parcels with Conditions of Approval specific to the project (Attachment 2).
**Property Description:**

The property is relatively flat with no unique topographic features and drains to the southwest. There are no rock outcroppings, heritage-type trees, or buildings on the site. The area will drain to existing storm water facilities. All City services are available in the streets fronting the proposed lots.

The site is immediately east of Regency Park, a community park. The streets bordering this project are improved with curb, gutter, parkway with street trees, and detached sidewalks.

**General Plan and Zoning:**

<table>
<thead>
<tr>
<th>Table 1: Bordering Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Plan Land Use Classification</strong></td>
</tr>
<tr>
<td>Project Site</td>
</tr>
<tr>
<td>North</td>
</tr>
<tr>
<td>East</td>
</tr>
<tr>
<td>West</td>
</tr>
</tbody>
</table>

**General Plan and Butte Vista Neighborhood Plan:**

**Existing Land Use Classification:** *Neighborhood Commercial.* This classification encourages development of small shopping centers, small retail plazas, and village centers on 1-5 acre sites. Mixed use development could include residential development (at a density of 12-36 units per gross acre), such as apartments or offices above ground-floor retail. The development intensity for buildout projects is assumed at a Floor Area Ratio (FAR) of 0.35; the maximum FAR is 0.5, excluding any housing.

The FAR is the relationship between the total amount of usable floor area that a building has and the total area of the lot on which the building stands. For instance a 10,000 square foot parcel with a 0.75 FAR could have up to 7,500 square feet of useable floor area. The building could be single-story or have multiple stories, but not to exceed a total useable floor area of 7,500 square feet.

**Proposed Land Use Classification:** *Low Density Residential.* This land use classification applies to residential development of 2-8 units per gross acre. This density range is typical of newer single-family residential subdivisions in Yuba City. In addition to single-family houses, this category also provides for parks, day care, civic and institutional uses, such as religious institutions in a residential environment (Attachment 4).

**General Plan Policies:**

General Plan policies for the residential areas are designed to encourage and promote residential densities that provide for more efficient use of available land resources and maintain a compact form that is less intrusive on the surrounding countryside. The General Plan provides the following Guiding
and Implementing Policies relating to residential areas and pertinent to this project (in italics):

Guiding Policies

1. 3.5-G-3 Allow and encourage low-medium density small-lot single-family housing development in new and existing neighborhoods that enable compact development and efficient infill.

2. 3.5-G-4 Improve the “community orientation” of new residential developments.

Implementing Policies

1. 3.5-I-4 Require residential development that employs creative site design and architectural quality that blends with the characteristics of each location and its surroundings.

Buttes Vista Neighborhood Plan Land Use:

Existing: Commercial. The Butte Vista Neighborhood Plan (BVNP) Figure 4-A Land Use Plan depicts the project site as Commercial. The purpose of the BVNP Commercial classification is to provide opportunities for a small convenience shopping center to serve the residential neighborhood. Specific design guidelines, goals, and policies addressed a wide range of issues including not least of which was compatibility with the residential area.

Proposed: Single Family. The proposed specific plan amendment would change the BVNP land use designation to Single Family. The purpose of the BVNP Single Family classification is to provide a range of single family housing types within the plan area, including small and large residential lots, and single and two-story units (Attachment 5).

BVNP Goals, Objective, and Policies

GOAL 2: CREATE A RESIDENTIAL ENVIRONMENT THAT PROVIDES DIVERSITY AND ENHANCES THE QUALITY OF LIFE FOR ITS INHABITANTS

1. Objective 2B1: Do not allow two story development to abut the perimeter of pre-existing development.

2. Policy 2D5: Front elevations should emphasize porches entries and living areas of the home.

3. Policy 2E3: Building facades should be designed to reduce the visual impact associated with garage doors and driveways.

4. Policy 2F2: Side or rear entry garages and split garage configurations should be considered as options for residential design.

Zoning District Classification:

Existing Zoning: The site is currently zoned C-1/SP (Neighborhood Commercial District/Specific Plan). The C-1 district is intended cater to the daily convenience shopping and service needs of the surrounding residential neighborhood. The scale and design of buildings within this district must be compatible with the neighboring residential uses.
Proposed Zoning: The request is to reclassify the 1.21 acres from C-1/SP (Neighborhood Commercial District/Specific Plan) Zoning District to R-1/SP/X (One-Family Residence/Specific Plan/Combining District) zoning district. The R-1/SP/X Zone District is necessary in order to be consistent with the proposed Low Density Residential General Plan classification and the BVNP, and to require design and architectural features on the single-family units consistent with BVNP (Attachment 6). The R-1 Combined Zone District is necessary in order to be consistent with the proposed LDR General Plan and BVNP designation and to accommodate the proposed design requirements for the single-family units.

Bordering Uses:

As previously noted, surrounding uses single-family residential units and Regency Park. Adjacent land uses include:

<table>
<thead>
<tr>
<th>Table 2: Bordering Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: One story single-family residential units</td>
</tr>
<tr>
<td>South: One story single-family residential units</td>
</tr>
<tr>
<td>East: One story single-family residential units</td>
</tr>
<tr>
<td>West: Regency Park – 7 acre park</td>
</tr>
</tbody>
</table>

Previous Commission/Council Actions:

The BVNP was adopted April 20, 1999 and amended August 6, 2002. The applicant had previously submitted requests for a General Plan Amendment, Rezone, and tentative subdivision map to allow development of a six lot single family subdivision. The request was scheduled for Planning Commission consideration on March 25, 2015, however, at the applicant’s request the project was continued to an undetermined date. Since then, the applicant submitted the subject entitlements.

Staff Comments:

General Plan, Specific Plan Amendment & Rezone

Given its location, proposed lot sizes, and access, the project will provide lots suitable for future development with single-family development as encouraged by the General Plan and the BVNP.

The existing General Plan and BVNP designation is intended to encourage development of a small shopping center or retail plaza and is does not encourage residential uses. Although the provision of convenient shopping available to a residential neighborhood is a positive concept, in practice development of commercial sites are market driven and in this instance there has been no proposals to develop the site with commercial uses. The area is approximately one mile from Feather Downs Shopping Center which provides a wide range of retail outlets for residents in the area.

The General Plan Amendment to reclassify the property to the Low Density Residential and amend the BVNP to Single Family and rezone to R-1/SP/X (One-Family Residence/Specific Plan/Combining District) is required to accommodate the tentative parcel map and future development of the site with single-family uses and to provide for specific residential design features. It should be noted that properties to the north, east, and south are also classified with the Low Density/Single Family designation and are zoned R-1/SP.
Parcel Map

The applicant is proposing a tentative parcel map to create single family parcels. The parcels range in size from 0.16 to 0.31 acres in size (Attachment 3). Vehicular access rights will be relinquished along Stabler Lane, thus garage access will be via the Parc E. Drive (Parcels 1 and 2) and Butte Vista Lane (Parcels 3 and 4).

Parcels 3 and 4 have a shared access easement that provides access to parking areas and garages for the respective parcels. It should be noted that a masonry wall is required along the common property line between Parcel 4 and the adjacent residential parcel to the east (Assessor’s Parcel Number 59-490-040). The wall is required in order to mitigate noise from vehicles accessing parcels 3 and 4.

Design Features

Wall & Landscaping: Staff is recommending that a masonry wall be installed along the shared property line of Lot 4 and the adjacent parcel to the east. In addition, a five foot landscape strip is recommended. The landscape strip will provide visual relief of the wall; assist in preventing vehicles from parking directly adjacent to the wall.

Single-Family Homes: The BVNP provides guidance for specific design single-family home design features. The BVNP stresses the need for orientation of homes to the street by providing porches and rear loaded or recessed garages. All proposed units are single-story. In addition, window mullions and a variety of materials are incorporated into the single-family home design (Attachment 7).

The proposed single-family unit on Lot 2 is a corner lot at the intersection of Stabler Lane and Parc E. Drive. The home on Lot 2 is oriented towards Parc E. Drive with an extensive (84 foot) side yard on Stabler Lane. In order to soften and provide some relief for the Stabler Lane side yard elevation staff recommends that a wrap-around porch be provided at the southwest corner of the single-family structure.

Compatibility with Surrounding Uses

Compatibility with surrounding uses is a critical issue that must be considered for this project. The project is in an area that is developed with single-family homes. The General Plan, BVNP, and zoning for the areas to the north, east, and south are designated and classified and developed with single family homes. The existing residential units are single-story and designed with materials similar to those proposed with this project.

Public Improvements

The project site is undeveloped however it is improved with curb, gutter, parkway and sidewalk. There are currently no street trees in the parkway area. Planting of street trees is a requirement that is included in the attached conditions of approval. There is a round-about located to the northwest of the project site. This necessitated the need to offset the pedestrian crossings at the intersection of Stabler Lane and Butte Vista Lane.

Existing public improvements include a total of three handicap accessible curb cuts. Two handicap accessible curb cuts are located at the intersections of Stabler Lane and Parc E. Drive and Butte Vista Lane. A third handicap accessible curb cut is located approximately 60 feet south of the intersection of Butte Vista Lane and Stabler Lane. All three handicap curb cuts will need to be redesigned to meet
current standards. Proposed public improvements for the project site include installation of a street light, centralized mail delivery unit, and participation in a Community Facilities District (CFD). The purpose of the CFD is funding of on-going costs for police, fire, and other government services, in an amount not to exceed $425 per single family home per year. The CFD has been incorporated into the Conditions of Approval.

**Availability of City Services:**

All City services, including water, sewer and storm-water drainage are available to this site.

**Environmental Determination:**

Pursuant to California Environmental Act (CEQA) Article 19, Section 15070 (b)(1) staff has prepared an environmental assessment including an Initial Study and Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) for the project (see Attachments 8 and 9).

Environmental Assessment EA 17-07 was circulated to state and local agencies for comment (State Clearing House #2018082057) prepared for this project in accordance with the CEQA Guideline requirements. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Given that the project includes a general plan amendment and discretionary action, Native American Tribal consultation was conducted pursuant to Assembly Bill 52 and Senate Bill 18.

Based upon the attached environmental assessment and the list of identified mitigation measures potential significant impacts are reduced to less than significance. Staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and recommends adoption of a MND and mitigation monitoring plan for this project. The findings of the mitigated negative declaration is that, with the proposed mitigations for air quality, cultural resources, water quality, and traffic, the project will not create any significant impacts on the environment. As a result, the filing of a MND is appropriate in accordance with the provisions of CEQA. The proposed mitigations are included in the project conditions of approval (Attachment 2).

**Recommended Action:**

**Findings:**

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the General Plan, its compatibility with surrounding uses, and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment.

California Environmental Quality Act, Yuba City Municipal Code Section 8-2.609, and the California Subdivision Map Act require that findings be made in order to approve a tentative map. Provided below is an evaluation of the findings required to approve the tentative map. The required findings are in italics.
1. **Environmental:**

After reviewing and considering the mitigated negative declaration prepared for this project with the proposed mitigation measures, the proposed General Plan Amendment, Specific Plan Amendment, rezone, and tentative map to create four residential lots will not create any significant environmental impacts.

*Based on the whole record there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the lead agency’s independent judgment and analysis.*

The project will not cause substantial environmental damage to fish and/or wildlife and their habitats, nor have the potential for adverse effect(s) on wildlife resources or the habitat upon which wildlife depends. A Notice of Determination will be recorded with the County Recorder.

**Staff Analysis:** As noted above an environmental assessment (EA 17-07) has been prepared for the project. The project was circulated for comments. Based on comments received as well as documents referenced in initial study a mitigated negative declaration and mitigation monitoring program was prepared for the project. Mitigation, conditions of approval, and best management practices will reduce all identified potentially significant impacts to less than significant with incorporation of mitigation.

2. **Parcel Map:**

*The proposed tentative parcel map is consistent with the proposed General Plan and the design or improvement of the proposed subdivision is consistent with the General Plan.*

**Staff Analysis:** The proposed tentative parcel map will create four residential lots ranging in size from 0.16 to 0.31 acre. The proposed parcel map conforms to the proposed General Plan, BVNP, and the Yuba City Zoning Regulations in all respects. Specifically, the proposed parcels comply with all zoning and development standards for the future development of the lots with single-family residences.

*The site is physically suited for the type and proposed density of development.*

**Staff Analysis:** The project site accommodates the proposed development and all required improvements, such as parking, drive aisles, and landscaping.

*The design of the parcel map or the proposed improvements are not likely to cause substantial environmental damage and the types of improvements are not likely to cause serious public health problems.*

**Staff Analysis:** Division of the property into four parcels will not result in environmental damage or public health problems.

*The design of the parcel map or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcel map.*

**Staff Analysis:** The project is designed to provide shared parking, access, maintenance, etc. The
appropriateness of the proposed project has been examined with respect to its consistency with the General Plan and its compatibility with surrounding uses. These factors have been evaluated as described above and the environmental assessment. Staff has determined that the proposed lots are consistent with General Plan policies, Municipal Code requirements, and compatible with surrounding uses.

3. **General Plan Consistency:** Re-designating the subject site from Community Commercial to Low Density Residential is required in order to develop the proposed single family units. The Low Density Residential designation is the appropriate designation for single family residential uses.

4. **Butte Vista Neighborhood Plan:** Amending the BVNP land use for the project site from Commercial to Single Family will allow for additional single-family homes compatible with the surrounding area and consistent with BVNP Goals, Objectives, and policies.

5. **Rezoning:** The proposed rezone to R-1/SP/X (One-Family Residence/Specific Plan/Combining District) Zone District is compatible with the Low Density Residential General Plan and Butte Vista Neighborhood Plan Single Family Designation and allows for future development of the lots with uses provided for in the R-1 zoning district.

6. Recommend to the City Council adoption of Mitigated Negative Declaration 17-07 and Mitigation Monitoring Measures, attached as Attachments 8 and 9.

7. Recommend to the City Council approval of General Plan Amendment 17-03, Specific Plan Amendment 17-01, Rezoning 17-02, and Tentative Parcel Map 17-02, subject to the mitigation measures and conditions below.

**Commission Action:**

The Commission’s action will be considered by the City Council given that the project includes a General Plan Diagram Amendment, Rezone, and tentative parcel map for future residential development.

**Attachments:**

1. Aerial photo/Location Map
2. Conditions of Approval
3. Proposed Tentative Parcel Map
4. General Plan Diagram Amendment Map
5. Buttes Vista Neighborhood Plan Amendment Map
6. Rezone Map
7. Single-Family Residence Elevations
8. Mitigated Negative Declaration
9. Mitigation Monitoring Plan
ATTACHMENT 2

CONDITIONS OF APPROVAL
GENERAL PLAN AMENDMENT 17-03, SPECIFIC PLAN AMENDMENT SPA 17-01,
REZONE 17-02, AND TENTATIVE PARCEL MAP TM 17-02

MITIGATION MEASURES

1. Air Quality Mitigation Measure: Prior to issuance of a building or grading permit obtain a Feather River Air Quality Management District (FRAQMD) approved Fugitive Dust Control Plan.

2. Air Quality Mitigation Measure: Any wood burning devices installed in the project shall meet EPA certification standards as well as FRAQMD regulations.

3. Cultural/Tribal Resources: Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.

4. The project shall comply with all applicable mitigation measures adopted with the Mitigated Negative Declaration EA 17-07.

GENERAL

5. Approval of Tentative Map TM-17-02 shall not be final until approval of General Plan Amendment GP 17-01 from Neighborhood Commercial to Low Density Residential, Specific Plan Amendment SPA 17-01 from Commercial to Single Family, and Rezone RZ 17-02 from C1/SP (Neighborhood Commercial/Specific Plan) to R1/SP One-Family Residential/Specific Plan is final.

6. Approval of Tentative Parcel Map TM 17-02 may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on Tentative Parcel Map TM 17-02, the Zoning Ordinance, and all Public Works Standards and Specifications. The City shall not assume responsibility for any deletions or omissions resulting from the permit review process or for additions or alterations to construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

7. The applicant/property owner agrees to defend, indemnify and hold harmless the City, its officers, agents and employees, from any and all claims, damages, liability or actions arising out of or connected with this Agreement, except to the extent such liabilities are caused by actions of the City.
EXPIRATION AND DEVELOPMENT IMPACT FEES

8. Approval of Tentative Parcel Map TM 17-02 shall be null and void without further action if either the project has not been substantially commenced within two years of the approval date of the Tentative Parcel Map TM 17-02 or that a request for an extension of time, pursuant to Section 8-5.7106 of the Yuba City Municipal Code (YCMC) has been submitted to the City.

PLANNING DIVISION

9. Development within Tentative Parcel Map TM 17-02 shall be in compliance with the City of Yuba City Design Guidelines, Yuba City Zoning Regulations, and approved Buttes Vista Neighborhood Plan Design Standards. The approved project shall be constructed per the plans approved by the Planning Commission or City Council, except as provided by the conditions below.

10. Relinquish vehicular access rights to the streets and/or easements along Stabler Lane frontage for the following property lines: Lot 2, Lot 3, and Lot 4.

11. The residential unit on Lot 2 shall be oriented towards Parc E. Drive with a wrap-around porch on the southwesterly corner of the home. The design of the structure shall be submitted to the Development Services Director for review and approval prior to submittal of building permits.

12. Covenants:
   a. Prior to final map approval, the owner of the subject property shall execute a “Right to Farm” covenant with the City. Said covenant is to run with the land and shall acknowledge and agree that the subject property is in or near agricultural districts and that the residents of said property should be prepared to accept the inconveniences and discomfort associated with normal farm activities. The “Right to Farm” covenant shall be recorded prior to or concurrent with the recording of the Final Map of Parcel Map No. TM 17-02.

13. Agreements. A cross access, drainage, maintenance, and shared parking covenant is required for Lots 3 and 4. All covenants or agreements will be prepared upon receipt of the fee and proper documents. The covenant shall stipulate maintenance requirements for the drive approach, wall, landscaping, automatic irrigation system, etc. Covenants must be approved by the City prior to issuance of building permits.

14. A six foot high split faced masonry wall with a decorative cap shall be constructed along the common shared property line of Lot 4 with the parcel identified as Assessor’s Parcel Number 59-490.040. The wall shall begin approximately 35 feet behind the sidewalk on Butte Vista Lane.

15. A five foot landscape strip with automatic irrigation and drought resistant plants shall be installed and maintained between the access easement and six foot high wall.

16. Landscape plans and wall design plans shall be submitted for review and approval by the Development Services Director prior to issuance of building permits for either Lots 3 or 4.
17. Building elevations for the single-family units shall be submitted for review and approval by the Development Services Director prior to issuance of buildings permits for Lots 1, 2, 3, and 4.

18. Trash collection for Lots 1 and 2 will be from Parc E. Drive and for Lots 3 and 4 from Butte Vista Lane.

**PUBLIC WORKS**

19. 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.

20. Paved streets shall be swept frequently if soil material has been carried onto adjacent paved public thoroughfares from the project site. The use of a water sweeper that utilizes reclaimed water is recommended; i.e. wet broom.

21. 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 insure compliance.

22. Storage of construction material is not allowed in the travel way.

23. The only hard surface (concrete or pavers) that can be placed in the street planter area other than the standard driveway serving the residence is 18” wide strips to accommodate the wheel path of vehicles unless authorized/approved by the Public Works Director.

**PRIOR TO ISSUANCE OF GRADING PERMIT**

24. Provide evidence that a Notice of Intent has been submitted and received by the local Water Quality Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan shall be provided to the City.

25. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flows onto the adjacent residential or agricultural lands, or impedes 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 or masonry block.

26. Existing and proposed grade elevations at perimeter of the proposed land development shall be shown on the tentative map per Section 8-2.604 of the Municipal Code. The Engineer of Record shall designate on the plans as to where any retaining walls are required, and provide details of all proposed retaining walls. The retaining wall is required where grade differences between the proposed development and the surrounding land is greater than 6” (inches). The use of any type of wood as the retaining wall is not permitted.
27. Per Government Code Section 66490, the applicant shall submit, with the first improvement plan check, to the City for review and approval, a detailed geotechnical investigation prepared by a Civil Engineer registered in the State of California and qualified to perform geotechnical work. The grading plan shall incorporate the recommendations of the approved geotechnical investigation.

28. A master grading plan for all phases of the subdivision shall be submitted to the Public Works Department as part of the improvement plans with the first subdivision phase.

PRIOR TO APPROVAL OF IMPROVEMENT PLANS

29. An Improvement Agreement outlining any costs (hot tap, connection fee, fair share contribution, etc.) associated with the development shall be accepted by the City prior to approval of plans.

30. A streetlight shall be installed on Stabler Lane at Lot 4 (as shown on the tentative map dated June 2016) near the existing fire hydrant and dedicated to the City.

31. 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 improvement plans the Developer shall provide evidence, to the satisfaction of the Public Works Department, that all such obligations have been met.

32. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.

33. Where an excavation for a trench and/or structure is 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.

34. All ADA access ramps along frontage of property shall be modified as required to meet current standards.

35. The Developer shall be responsible for preparation of a street tree and irrigation plan that is deemed acceptable by the Community Services Director prior to entering into an Improvement Agreement with the City. Only one tree species shall be planted on any street.

36. The street landscape planters, the street trees, and street lighting are public improvements which shall meet the Parks Division Planting Standards and Yuba City Standard Details and be included in the improvement plans and specifications for the subdivision when the improvement plans are submitted for the first improvement plan check.

37. The Improvement Plans shall show provisions for the placement of centralized mail delivery units in the Public Utility Easement (P.U.E.). Developers will provide a concrete base for placement of the centralized mail delivery unit. Specifications and location of such base shall be
determined pursuant to the applicable requirements of the Postal Service and the Yuba City Public Works Department, with due consideration for street light location, traffic safety, security and consumer convenience.

38. 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 that all construction equipment is 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 CalTrans “Manual of Traffic Safety Controls for Construction and Maintenance Work Zones.” 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."

PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS

39. At the Public Works Department’s discretion, the storm sewer and sewer mains shall be re-hydroflushed.

40. 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 (AutoCad version 2010 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.

PRIOR TO FINAL MAP RECORDATION

41. The development shall pay for operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs. This condition may be satisfied through participation in a
Mello Roos Community Facilities District, 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 the district. The maximum annual assessment provided in such district or mechanism shall not be greater than $425 per single family residential unit for the 4 single family homes.

42. All public street lighting shall be dedicated to the City of Yuba City.

43. Right of way on Stabler Lane shall be dedicated to the City, a width of 30.0 feet from centerline to 6” behind the back of curb.

44. A public utility easement shall be provided along Stabler in accordance with the approved tentative map.

45. A public utility easement shall be provided along Butte Vista Lane extending 20.0 feet from 6” behind the back of curb and along Parc East Drive extending 18.0 feet from 6” behind the back of curb.

46. The Developer shall reimburse Cresleigh Homes Corporation for the parcel’s fair proportionate share of the construction of the roundabout at the intersection of Stabler Lane and Butte Vista Lane, as such roundabout is shown on Drawing No’s. 4978-D and 5044-D and approved by the City Engineer. The amount to be reimbursed is $9,100.00 as shown on City Resolution No. 07-120.

47. The developer shall comply with the Yuba City Basin Drainage Study; Draft dated December 2016.

48. The AT&T easement at the southeast corner of Lot 1 (as shown on the tentative map dated December 2014) shall be abandoned.

PRIOR TO BUILDING PERMIT

49. The Developer’s Superintendent/Representative shall submit three 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.

50. All street lighting shall be energized prior to the issuance of any building permits unless otherwise approved by the Public Works Department.

PRIOR TO CERTIFICATE OF OCCUPANCY

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.
51. Prior to the certificate of occupancy being approved for the last unit in the development the streets shall be Type II slurry sealed the full width as follows:

   b. Stabler Lane: north of the north crosswalk stripe at Parc East Drive to south of the south crosswalk stripe south of the round-a-bout.
   c. Parc East Drive: east of the new stamped sidewalk to the east end of the property.
   d. Butte Vista Lane: east of the east crosswalk stripe on Butte Vista Lane to the east end of the property.

52. Prior to the certificate of occupancy being approved for the last unit in the development any pavement marking and/or striping that was destroyed during construction shall be re-striped to meet City Standards.

53. Prior to issuance of any certificate of occupancy, all underground utilities, public improvements, and site improvements, including rough grading, shall be completed.

**SCHOOLS**

54. Prior to the issuance of building permits, school construction fees shall be paid to the Yuba City Unified School District in accordance with the school district’s adopted schedule of fees.

**UNITED STATES POSTAL SERVICE**

55. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
Attachment 3: Tentative Parcel Map
Attachment 5: Buttes Vista Plan Amendment

Subject Site

Figure 4-A Land Use Plan
Attachment 7: Proposed Building Elevations

Parc West Drive
Regency Villas
Lot 1

Received
Dec 22 2019
City of Yuba City
Development Services
Stabler Lane

Regency Villas
Lot 3

[Image of an illustration of a house]
Environmental Assessment EA-17-07
Initial Study and Mitigated Negative Declaration
For
Regency View
General Plan Amendment, Specific Plan Amendment
Rezone, and Tentative Parcel Map

Prepared for:
City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993

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

July 19, 2017
Section 1. Introduction & Project Overview

Purpose and CEQA Process

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to identify any potential environmental impacts in the City resulting from a general plan amendment, specific plan amendment, rezone, and parcel map to create four single-family residential lots for future development. The development is a project under the California Environmental Quality Act (CEQA), and the City has discretionary authority over the project.

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The purpose of the IS/MND is to determine the potential significant impacts associated with the proposed Regency Villa project. In addition, this document is intended to provide the basis for input from public agencies, organization, and interested members of the public for the project.

Introduction

This Initial Study has been prepared to identify and assess any anticipated environmental impacts resulting from the proposed General Plan Amendment (GP-17-03), Rezone (RZ-17-02), Specific Plan Amendment (SPA-17-01) and Tentative Parcel Map (TM-17-02). The proposed project consists of a General Plan Amendment amending the City of Yuba City General Plan Diagram from Community Commercial to Low Density Residential (approximately 1.21 acres); Specific Plan Amendment from Commercial to Single Family; Rezone from Neighborhood Convenience Commercial District/Specific Plan (C-1/SPA) to One-Family Residence/Specific Plan/Combining District (R-1/SPA/X) and Tentative Parcel Map (TM 17-02) creating four single-family lots. The site is generally located on the east side of Stabler Lane between Butte Vista Lane and Parc Drive. The site is identified as Assessor’s Parcel Number 59-030-018.

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, these impacts shall be reduced to less than significant, a mitigated negative declaration shall be prepared.

In reviewing the site specific information provided 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.

**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 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 parcel map would be avoided or mitigated.

The IS/MND and associated appendixes are available for review during regular business hours at the City of Yuba City Development Services Department, 1201 Civic Center Boulevard, Yuba City, California 95993 or by contacting the City.

Comments on the IS/MND must be submitted in writing during the comment period, which will commence on July 24, 2017. Written comments on the Draft IS/MND should be sent to the above address by 5:00 p.m. on August 22, 2017.
1. **PROJECT TITLE:**

   Regency View (Ryan Dusa)

2. **LEAD AGENCY NAME & ADDRESS:**

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

3. **CONTACT PERSON & PHONE NUMBER:**

   Ed Palmeri, Senior Planner
   (530) 822-4606
   epalmeri@yubacity.net

4. **PROJECT LOCATION:**

   The site is generally located on the east side of Stabler Lane between Butte Vista Lane and Parc East Drive.

5. **ASSESSORS PARCEL NUMBER:**

   The site is identified as Assessor’s Parcel Number 59-030-018.
6. PROJECT APPLICANT:

Ryan Dusa
784 Long Horn Trail
Plumas Lake, CA 95961

7. PROPERTY OWNER:

Ryan Dusa
784 Long Horn Trail
Plumas Lake, CA 95961

8. GENERAL PLAN AND SPECIFIC PLAN DESIGNATION:

General Plan: Neighborhood Commercial
Butte Vista Neighborhood Plan: Commercial

9. ZONE DISTRICT:

Neighborhood Convenience Commercial/Specific Plan (C-1/SP)

10. PROJECT DESCRIPTION:

Site Description

The project site consists of an undeveloped 1.21 acre parcel located on the east side of Stabler Lane between Butte Vista Lane and Parc East Drive in a residential subdivision. The site is approximately .42 miles west of State Route 99. The site is identified as Assessor’s Parcel Number 59-030-018.

Access to the site is from Stabler Lane on the west side of the property, Butte Vista Lane on the north, and Parc Drive on the south. Stabler Lane is identified in the Yuba City General Plan Roadway Network (Figure 5-1) as a collector street. Both Parc East Drive and Butte Vista Lane are local streets.

The property is relatively flat with no unique topographic features and drains to the southwest. There are no rock outcroppings or heritage-type trees on the site. There are no structures on the site. The area will drain to a southwest where it will connect with existing storm water facilities. All City services are available in the streets fronting the proposed lots.

The site is immediately east of Regency Park a 7.7 acres City community park. All the streets bordering this project are completed with curb, gutter and sidewalk and all City
services are available in the streets fronting the proposed lots. A condition of approval is that that access to the lots will be from Butte Vista Lane and Parc East Drive. A driveway easement from Butte Vista Lane, over proposed Lot 4, will be provided for proposed Lot 3.

**Proposed Project**

The proposed project consists of a General Plan Amendment (GP-17-03) amending the City of Yuba City General Plan Diagram from Neighborhood Commercial to Low Density Residential; Specific Plan Amendment (SPA-17-01) amending the Butte Vista Neighborhood Land Use Plan from Commercial to Single Family; Rezone (RZ-17-02) rezoning the property from Neighborhood Convenience Commercial/Specific Plan (C-1/SP) to One-Family Residence/Specific Plan (R-1/SP); and Tentative Parcel Map (TM-17-02) creating four single-family lots ranging in size from 0.16 to 0.31 acres.

**11. SURROUNDING LAND USES & SETTING:**

Existing single-family residences are located to the north, south and east. Those neighboring lots are similarly sized to the proposed lots. Regency Park, which is a community park, is located to the west across Stabler Lane. A traffic circle, located just north of the property, influences access to the site.

**12. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED**

(e.g. permits, financing approval, or participation agreement):

- Feather River Air Quality Maintenance District (FRAQMD) (fugitive dust control plan)
- Regional Water Quality Control Board North Central Region 2 (for grading over 1 acre in size)
- City of Yuba City Building Department (building, electrical, and plumbing permits)
- City of Yuba City Public Works Depart. (roadways and public improvements)
Section 2. Environmental Checklist and Impact Evaluation

Environmental Factors Potentially Affected:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages.

| ☐ Aesthetics | ☐ Agriculture & Forestry Resources | ☑ Air Quality |
| ☐ Biological Resources | ☑ Cultural Resources | ☐ Geology/Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☑ Hydrology/Water Quality |
| ☐ Land Use/Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population/Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☑ Tribal Resources | ☐ Utilities/Service Systems |
| ☐ 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.

Written comments may be submitted to the Planning Division prior to the Planning Commission hearing, or at the Planning Commission hearing prior to the close of the public hearing.

Submit comments to: Initial Study Prepared by:

Development Services Dept. Ed Palmeri, Senior Planner, City of Yuba City
Planning Division
1201 Civic Center Blvd.
Yuba City, CA 95993
The public hearing for this item is scheduled for August 23, 2017, at 6:00 P.M. before the Planning Commission and will be held in the City Council Chambers located at 1201 Civic Center Blvd., Yuba City, California.

**Evaluation of Environmental Impacts:**

1) 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).

2) 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.

3) 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.

4) “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 in (5) below, may be cross referenced).

5) 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) 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.
   c) 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.
6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

Section 3. Environmental Checklist and Impact Evaluation

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

I. AESTHETICS

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Have a substantial adverse effect on a scenic vista?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Response to Questions:

a,c) There are no officially designated scenic vistas in Yuba City; the project would therefore have no adverse effect on a scenic vista.

b) There are no officially designated or eligible scenic highways in Sutter County by which this project would substantially damage a scenic resource.

c) The 1.21 acre project site is currently vacant. The transformation from vacant land to the proposed structures and site improvements is considered to be a substantial or permanent change in the existing visual character of the site. However, this change is not viewed as a substantial degradation of the existing visual character or quality of the site and its surroundings, because the proposed buildings and site improvements are
required to comply with the Yuba City Zoning Regulations, Residential Design Guidelines, and Butte Vista Neighborhood Plan: Single Family Architecture guidelines.

d) The proposed project will be developed with City-approved lighting to provide lighting during the night time for safety purposes. The development of this project will not create a source of substantial light or glare that would adversely affect day or nighttime views in the area.

II. AGRICULTURAL 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 (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</td>
<td></td>
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<td>X</td>
</tr>
<tr>
<td>c) Conflict with existing zoning for, or cause rezoning of, forest land (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))?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>d) Result in the loss of forest land or conversion of forest land to non-forest use?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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:</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
Response to Questions:

a) The property is located on land that is fallow and overgrown with weeds, some shrubs, and non-heritage trees. The site is well within the boundaries of the urban area, surrounded by a single-family homes on the north, east, and south, and Regency Neighborhood Park to the west. Further, the City of Yuba 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. Therefore, the project, and resulting development of this property will not create a significant impact regarding the loss of agricultural land.

b-c) The property is currently zoned Neighborhood Convenience Commercial District/Specific Plan (C-1/SP) for non-agricultural development; it is not zoned for agricultural uses nor is it under a Williamson Act contract. This is an urban infill project so no lands are designated or zoned for agricultural use near this property. Therefore this project will not result in the conversion of other agricultural properties to non-agricultural uses.

d) The project site has no forest land.

e) The site is currently fallow land and is zoned C-1 and is classified in the General Plan Diagram as Community Commercial. The site is in an urbanized area that is developing with residential uses. There is no agricultural activity on the site or in the area.

III. 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>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td></td>
<td></td>
<td>X</td>
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</tr>
<tr>
<td>b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?</td>
<td></td>
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<td>X</td>
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</tr>
<tr>
<td>c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</td>
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<td>X</td>
</tr>
</tbody>
</table>
The Feather River Air Quality Management District (FRAQMD) is the local agency charged with administering local, state, and federal air quality management programs for Yuba and Sutter Counties. The FRAQMD’s jurisdiction is located in Northern California in the Northern Sacramento Valley Air Basin. The major pollutants of concern in the Northern Sacramento Valley are ozone (O3) and particulate matter (PM). According to the Northern Sacramento Valley Planning Area (NSVPA) 2015 Triennial Air Quality Attainment Plan, Sutter County, in which the City of Yuba City is located, was designated as a nonattainment-transitional district that does not exceed the state ozone standards more than three times at any monitoring location in a single calendar year (Sacramento Valley Air Quality Engineering and Enforcement Professionals [SVAQEEP] 2015).

In that the project involves the demolition of existing structures it may be subject to the Asbestos NESHAP.

**Response to Questions:**

a-e) The State of California and the federal government have established ambient air quality standards for numerous pollutants, which are referred to as Criteria Pollutants. These standards are categorized as primary standards, designed to safeguard public health, or as secondary standards, intended to protect crops and to mitigate such effects as visibility reduction, soiling, nuisance, and other forms of damage. Air quality is also regulated through emissions limits for individual sources of criteria pollutants, i.e., ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), suspended particulate matter (PM-10 and PM-2.5), and lead (Pb).

Pursuant to the California Clean Air Act of 1998, California has adopted air quality standards for the criteria air pollutants that are generally more stringent than the federal standards, particularly for ozone and PM-10 (particulate matter, less than 10 microns in diameter). Also, the State has adopted ambient air quality standards for some pollutants for which there are no corresponding national standards.

Under the California Clean Air Act and amendments to the Federal Clean Air Act, the United States Environmental Protection Agency (EPA) and the State Air Resources Board are required to classify Air Basins, or portions thereof, as either “attainment” or “non-attainment” for each criteria air pollutant, based on whether or not the national and state standards have been met. Yuba City is located in the Northern Sacramento Valley.
Air Basin (NSVAB). The NSVAB consists of the northern half of the Central Valley. Air quality monitoring has been conducted in the NSVAB for the last fifteen years and the monitoring results have shown that the principal pollutants of the NSVAB, including Yuba City, are ozone and particulate matter.

The Feather River Air Quality Management District (FRAQMD) was created in 1991 to administer local, state, and federal air quality management programs for Yuba and Sutter Counties. They reviewed this project and determined that due to its small size it does not trigger any specific air quality concerns. However, in order to reduce any possible impacts even further, the FRAQMD requires through its permitting process, the following mitigations are required to be met, which reduces the impacts to a less than significant level:

**Mitigation Measures 3.1**

Construction Phase Requirements

1. Implement a Fugitive Dust Control Plan that will, at a minimum, include the following elements:

   All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when sustained winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures. An operational water truck shall be onsite at all times to assist in dust control.

   Onsite dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizer employed to reduce windblown dust emissions. Incorporate the use of approved non-toxic soil stabilizer according to manufacturers’ specifications to all inactive construction areas. Contractor is required to provide the specifications to the City Inspector.

   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. Water conservation is a priority for the City, and therefore recommends that the contractor monitor their use and obtain water from alternate sources (e.g. agricultural wells) when available.

   Temporary silt fencing shall be erected during construction and permanent fencing shall be completed prior to occupancy so that transport of construction debris can be retained on-site.

   An operational water truck should be onsite at all times. Apply water to control dust as needed to prevent visible emissions violations and offsite dust impacts.
All transfer process involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.

Apply approved chemical soil stabilizers according to the manufacturer’s specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours), including unpaved roads and employee/equipment parking areas.

To prevent track-out, wheel washers should be installed where project vehicles and/or equipment exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.

Paved streets shall be swept frequently (a water sweeper with reclaimed water and a wet broom is recommended) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.

As deemed appropriate by the Public Works Department and/or Caltrans, provide temporary traffic control as needed during all phases of construction to improve traffic flow and to reduce vehicle dust emissions.

Reduce traffic speeds on all unpaved surfaces to 15 mph or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage.

By seeding and watering, reestablish ground cover on the construction site as soon as possible and prior to final occupancy.

No open burning of vegetative waste or other legal or illegal burn materials may be conducted at the project site. It is unlawful to haul materials offsite for disposal by open burning.

2. Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions Limitations (40 percent opacity or Ringlemann 2.0). Operators of vehicles and equipment found to exceed opacity limits shall take action to repair the equipment within 72 hours or to remove the equipment from service. Failure to comply may result in a Notice of Violation.

3. The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.

4. Minimize idling time to 5 minutes.
5. Use existing power sources or clean fuel generators rather than temporary generators.
6. Develop a traffic plan to minimize traffic flow interference from construction activities.

### IV. Biological Resources

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife corridors, or impede the use of native wildlife nursery sites?</td>
<td></td>
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<td>X</td>
</tr>
<tr>
<td>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td></td>
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<td>X</td>
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<tr>
<td>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?</td>
<td></td>
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<td>X</td>
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</tbody>
</table>

**Response to Questions:**

a) There have been no special status species identified on the site or within the vicinity of the project 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 Hartweg’s 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 particular species occurs at the extreme eastern boundary of the City’s Planning Area at the confluence of the Feather and Yuba Rivers. This property
does not fall within the Hartweg’s Golden Sunburst habitat area, and no adverse impacts to special status species will occur.

b) As identified in the Yuba City General Plan EIR, there are no riparian habitats or any other sensitive natural communities within the vicinity of the project.

c) There are no federally protected wetlands within the vicinity of the property.

d) Because the project is surrounded by urban development, the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife corridors, or impede the use of native wildlife nursery sites.

e) The project will have no impact on unique biological resources in that the site has been occasionally plowed for fire prevention and is currently overgrown with weeds and several trees. There are no heritage trees or trees of unique species type on the site.

f) There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans within the project vicinity.

V. CULTURAL RESOURCES

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c) Directly or indirectly destroy unique paleontological resources or site or unique geologic features?</td>
<td></td>
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<td>X</td>
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<tr>
<td>d) Disturb any human remains, including those interred outside of formal cemeteries?</td>
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<td>X</td>
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</table>

Response to Questions:

a) The proposed project will not cause a substantial adverse change in a historical resource, as there are no structures on the site.

b-d) There are no known archaeological resources located on the site. As part of the construction of the existing single-family subdivision the site was completely graded. Past ground disturbance did not result in any paleontological or archeological artifact
finds in the area. However, the following mitigation will be placed on the project to reduce environmental impacts to less than significant:

**Mitigation Measure 5.1**

1. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.

### VI. GEOLOGY AND SOILS

<table>
<thead>
<tr>
<th>Would the project:</th>
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<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</td>
<td></td>
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<td>X</td>
</tr>
<tr>
<td>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 <a href="#">Division of Mines and Geology Special Publication 42</a>.</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>ii) Strong seismic ground shaking?</td>
<td>X</td>
<td></td>
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<tr>
<td>iii) Seismic-related ground failure, including liquefaction?</td>
<td>X</td>
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<tr>
<td>iv) Landslides?</td>
<td></td>
<td>X</td>
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<tr>
<td>b) Result in substantial soil erosion or the loss of topsoil?</td>
<td></td>
<td>X</td>
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<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</td>
<td></td>
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<td>X</td>
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<tr>
<td>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</td>
<td></td>
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<td>X</td>
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</tbody>
</table>
Response to Questions:

a-c) No active earthquake faults are known to exist in Sutter County, although active faults in the region could produce motion in Yuba City. However, potentially active faults do exist in the Sutter Buttes but those faults are considered small and have not exhibited activity in recent history (last 200 years).

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. All new structures are required to adhere to current California Uniform Building Code (CUBC) 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-5 reduce impacts to less than significant.

According to the Environmental Impact Report prepared for the City’s General Plan, due to the area’s flat topography, erosion, landslides, and mudflows are not considered to be a significant risk in the City limits or within the Urban Growth Boundary.

d) The extreme southwest corner of the Yuba City Growth Boundary is the only known area with expansive soils. The project site is not located within this area and therefore will not be impacted by the presence of expansive soils.

e) The project has access to all city services including sewer, storm drain, water, and will not require the use of septic tanks or alternative waste water disposal systems.

VII. GREENHOUSE GAS EMISSIONS

<table>
<thead>
<tr>
<th>Would the project:</th>
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<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</td>
<td></td>
<td></td>
<td>X</td>
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</tr>
<tr>
<td>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</td>
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<td></td>
<td>X</td>
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</tbody>
</table>
Response to Questions:

a-b) 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 earth’s 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 snow pack, 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, 2008).

The proposed project would not include construction and operational activities. Construction activities would include site preparation, grading, building construction, architectural coatings, and paving activities. Operation would include commuters, utility use, and activities consistent with school uses. The project would generate what would be considered a significant amount of GHG if project-related GHG emissions were high enough to be considered a major source by CARB. However, due to the small size of this project, it would not be classified as a major source of greenhouse gas emissions by CARB (the lower reporting limit being 25,000 metric tons/year of CO2e). Therefore this impact would be considered less than significant.

VIII. Hazards and Hazardous Materials

<table>
<thead>
<tr>
<th>Would the project:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</td>
<td></td>
<td></td>
<td>X</td>
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</table>

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<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>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?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</td>
<td>X</td>
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</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>h) 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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a-c) The only hazardous materials associated with this project are those materials associated with construction activities such as solvents, oil and fuel. Provided that proper use and storage is utilized for these materials in accordance with adopted laws, the proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of these hazardous materials. *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 site is not listed on any listings of sites that are contaminated by hazardous wastes.

e) The project is located approximately 3.3 miles northwest of the Sutter County Airport and is not within the sphere of influence of the Sutter County Airport.

f) There are no private airstrips located within City limits or the City’s Urban Growth Boundary.

g) The proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Police and Fire Departments expressed no concern over the project’s impacts on any emergency response plans.

h) The site is in an urbanized area developed with a mix of residential, commercial, retail and religious uses. There are no wildlands in the area.

### IX. HYDROLOGY AND WATER QUALITY

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Violate any water quality standards or waste discharge requirements?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted water?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Would the project:</td>
<td>Potentially Significant Impact</td>
<td>Potentially Significant Unless Mitigation Incorporated</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
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<td>-------------------</td>
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<td>-----------------------------------------------</td>
<td>-------------------------------</td>
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</tr>
<tr>
<td>f) Otherwise substantially degrade water quality?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>j) Expose people or structures to inundation by seiche, tsunami, or mudflow?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a) The proposed project will not violate any water quality or wastewater discharge requirements. Any runoff associated with construction is addressed in part through General Plan Implementing Policies 8.5-I-1 through 8.5-I-10 which requires a wide range of developer and City actions involving coordination with the State Regional Water Quality Control Board, protecting waterways, and following Best Management Practices for new construction. The project will implement the following mitigation measures to reduce construction-related impacts to a less-than significant level:

b) The project will be served by the City water system, which primarily uses surface water. The City has concluded that it has adequate surface water entitlements from the Feather River as well as treatment/distribution capacity to accommodate any need associated with the project. The project will be required to pay all applicable fees prior to hooking up to City water. The reduced groundwater recharge that could result from the additional impermeable surfaces associated with this project will not be significant due to the small size of the project.

c) The project will drain into an established drainage system that serves the area and is eventually pumped into the Feather River. Drainage within the project site will be diverted to an existing storm drainage pipe location along the northerly and westerly parameter. As noted above, all construction must involve use of Best Management Practices and site improvements to collect storm water runoff from the site and help reduce any off-site drainage from occurring other than into the City’s. 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.
d) The existing drainage system was designed and improved to accommodate storm water drainage from the entire area, including this property. Therefore, the proposed project will not create or contribute runoff water that would exceed the capacity of the existing storm water drainage system or provide substantial additional sources of polluted water. The drainage facilities within this area were designed with the assumption that this property would be developed with impermeable surfaces.

e) The proposed project will not substantially degrade water quality. As noted under item a) above, site development will be required to adhere to the General Plan Implementing Policies cited to ensure that water quality degradation does not occur.

f-h) According to the Federal Emergency Management Agency, the City is considered to be outside of the 100-year flood plain. It is classified as such because of an extensive series of levees and dams along the Feather and Yuba Rivers which protect the city from potential flooding. Local drainage improvements, principally the Gilsizer Slough, Live Oak Canal, and detention ponds provide storm water relief within the urban area.

i) There are 10 dams located outside Sutter County that could cause significant flooding should failure occur, among which there are six dams that are located on the Feather River and Yuba River. Failure of any one of these dams could cause significant flooding in Yuba City. These dams are under the jurisdiction of the California Department of Water Resources (DWR), Yuba County Water Agency, Pacific Gas & Electric, and the Corps of Engineers. However, all new development must be in compliance with General Plan policies to conduct hydrologic studies before construction and to provide information to property owners about the availability of flood insurance, as detailed in Policy 9.3-I-3 and 9.3-I-5. These policies would minimize the effects of prospective growth from flooding hazards and the impact would be less than significant.

j) A seiche is the periodic oscillation of a body of water resulting from seismic shaking. The City is not close to any big lakes so seiche is unlikely to happen to the City. A tsunami is a very large ocean wave caused by an underwater earthquake or volcanic eruption. 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 are shallow water-saturated landslides that travel rapidly down slopes carrying rocks, brush, and other debris. Landslides are unlikely to happen due to the relatively flat topography within the project area. Thus, it is unlikely that the project site would be subject to inundation by a seiche, tsunami, or mudflow. Therefore, there is no impact.
X. LAND USE AND PLANNING

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Physically divide an established community?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a) The project, by its nature, will not physically divide an established community. Instead, it is an infill project that will provide for an additional four single-family homes in an area developed with similar uses.

b) The City General Plan Diagram designates the site as Neighborhood Commercial. In addition, the Butte Vista Neighborhood Plan identifies the area as Commercial. Zoning for the property is Neighborhood Convenience Commercial District/Specific Plan (C-1/SP) which is consistent with the General Plan designation and Butte Vista Neighborhood Plan. The proposed project consists of a General Plan Amendment (GP-17-03) amending the City of Yuba City General Plan Diagram from Neighborhood Commercial to Low Density Residential; Specific Plan Amendment (SPA-17-01) amending the Butte Vista Neighborhood Land Use Plan from Commercial to Single Family; Rezone (RZ-17-02) rezoning the property from Neighborhood Convenience Commercial/Specific Plan (C-1/SP) to One-Family Residence/Specific Plan (R-1/SP); and Tentative Parcel Map (TM-17-02) creating four single-family lots ranging in size from 0.16 to 0.31 acres.

The predominant land use in the area is single-family residential. The General Plan, specific plan, and rezone amendment will bring the site into consistency with the surrounding developed area.

c) There are currently no adopted habitat conservation plans or natural community conservations plans within City limits or the Urban Growth Boundary.
### XI. Mineral Resources

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**Response to Questions:**

a-b) The proposed project is not expected to impact mineral resources. The project site has no known mineral resource value nor is there opportunity for mineral resource extraction.

### XII. Noise

<table>
<thead>
<tr>
<th>Would the project result in:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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 expose people residing or working in the project area to excessive noise levels?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
Response to Questions:

a-d) Future development will consist of uses consistent with the proposed General Plan Amendment, specific plan amendment, rezone, and City of Yuba City Ordinance Title 8 Planning and Zoning. An EIR for the General Plan contemplated development of the site with a neighborhood commercial use. The proposed amendments will allow for a single-family residential uses which are addressed in this mitigated negative declaration.

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 home construction activities. Construction-related noise impacts will be less than significant because adherence to City Noise 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.

e) The project is located approximately 3.3 miles northwest of the Sutter County Airport. The Sutter County Airport Comprehensive Land Use Plan (April 1994) indicates the site is not within the sphere of influence of the Sutter County Airport.

f) There are no private airstrips in Yuba City.

XIII. POPULATION AND HOUSING

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Induce substantial 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)?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td>X</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Response to Questions

a) The proposed project will not induce substantial population growth in an area, since the area is already designated by the General Plan for residential development. City services have already been extended throughout the area, including this property, to serve neighboring urban uses. Further, the surrounding properties are already built-out with
a single-family residential uses.

b-c) There are no structures on the site; therefore, the project will not cause any existing housing to be removed that will necessitate the construction of replacement housing elsewhere.

XIV. Public Services

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) 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:</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>i) Fire protection?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>ii) Police protection?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>iii) Schools?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>iv) Parks?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>v) Other public facilities?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Response to Questions:

a i-ii) The project site is located in the City and is served by Yuba City Police and Fire Departments as well as other City departments. Both Yuba City Police Department and Fire Department received project plans and indicated the project would not significantly impact their ability to respond or provide service to the project. Other providing for additional jobs the project will not result in any additional need for police or fire protection. The City development impact fees mitigate the incremental change.

a iii) This project may result in additional need for educational services. School impact fees will be collected at the time of building permits to off-set additional costs of educational services.

a iv-v) This project will not result in any direct additional need for parks or other public facilities.
XV. RECREATION

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) 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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Response to Questions:
a-b) The proposed project will not increase the use of existing parks such that substantial physical deterioration of the facilities would occur. The proposed project is a commercial project that will not result in impacts upon any existing or planned recreational facilities. As previously discussed, the site is immediately east of Regency Park a 7.7 acre community park which serves area developed predominately with single-family homes.

XVI TRANSPORTATION/TRAFFIC

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the city congestion management agency for designated roads or highways?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?</td>
<td></td>
<td></td>
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<td>X</td>
</tr>
</tbody>
</table>
Would the project:

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>e) Result in inadequate emergency access?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Response to Questions:

a.b) The proposed four lot single-family development does not meet the threshold of peak traffic volumes necessary to provide traffic impact mitigation.

c) The project site is not within the Sutter County Airport CLUP.

d) Circulation within the project area are designed to accommodate anticipated traffic and do not contain sharp curves or dangerous intersections. In that the site is in an urbanized area it is anticipated there will be no conflict with incompatible uses such as farm equipment.

e) The Fire Department and Police Departments have reviewed the project plans and did not express concerns about emergency access to the property.

f) All existing streets adjacent to the project are fully improved and include curb, gutter and sidewalks throughout the project. There are no changes proposed that would adversely impact bus, pedestrian, or bicycle movements.
**XVIII. TRIBAL CULTURAL RESOURCES**

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>Cause a 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:</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i)</td>
<td>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</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii)</td>
<td>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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a i-ii) The proposed project site is not identified as eligible for inclusion in the California Register of Historic Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. The project has been circulated for tribal consultation pursuant to AB 52 protocol. No tribal comments were received for the proposed project.

Yuba City General Plan, 2004 Environmental Impact Report (SCH #2001072105) did not identify the site as having tribal cultural significance. There is a possibility that an unidentified site of cultural importance may be found on the project site. Therefore, the City is requiring implementation of mitigation in the event that artifacts or unusual amounts of bone or shell are discovered on the site (see Mitigation Measure 5.1)
### XVII. Utilities and Service Systems

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>e) 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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>g) Comply with federal, state, and local statutes and regulations related to solid waste?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a-e) The proposed subdivision has been evaluated by the City’s utility departments who have concluded that the City has adequate water entitlements and treatment/distribution capacity in its plants to serve the proposed project. The project applicant will be required to pay all applicable connection fees prior to hooking up to City utilities.

f-g) Yuba-Sutter Disposal, Inc. provides solid waste disposal for the area. There is adequate collection and landfill capacity to accommodate the proposed uses High.
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

<table>
<thead>
<tr>
<th>Does the Project:</th>
<th>Potentially Significant Impact</th>
<th>Potentially Significant Unless Mitigation Incorporated</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Have the potential to 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, 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?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Have impacts that are individually limited, but cumulatively considerable? (&quot;Cumulatively considerable&quot; 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)</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Response to Questions:

a) The project site is in an urbanized area with little biological value. The proposed project will not 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, 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.

b) The project site is identified in the 2004 General Plan for neighborhood commercial use. Specific mitigation has been incorporated into the project to mitigate significant impacts to less than significant as a result of developing the site with four single-family uses.

c) The proposed project would create no adverse impacts, either directly or indirectly, to residents in the project area.
Documents Referenced in the Initial Study and/or Incorporated by Reference

The following documents were used to determine the potential for impacts from the proposed project. Compliance with federal, state and local laws is assumed in all projects.


Yuba City General Plan, 2004.

Yuba City Ordinance Title 8. PLANNING AND ZONING.

Sutter County Airport Comprehensive Land Use Plan (April 1994).

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

Yuba Sutter Transit Route Map.


California Department of Toxic Substances Control – 2013 database.


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

City of Yuba City Water Master Plan.

City of Yuba City Wastewater Master Plan.

### Attachment 9

**City of Yuba City**

MITIGATION MEASURES AND MONITORING PLAN

General Plan Amendment GP 17-03, Specific Plan Amendment SPA 17-01,
Rezone RZ 17-02, Parcel Map TM 17-02

Initial Study and Mitigated Negative Declaration EA 17-07

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<th>Mitigation Measure</th>
<th>Responsible Party</th>
<th>Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>III. Air Quality</td>
<td><strong>Air Quality 3.1:</strong> Prior to issuance of a building or grading permit obtain a Feather River Air Quality Management District (FRAQMD) approved Fugitive Dust Control Plan.</td>
<td>Feather River Air Quality Management District, Developer, Public Works Dept., Development Services Dept.</td>
<td>Prior to issuance of building or grading permits.</td>
</tr>
<tr>
<td>V. Cultural Resources</td>
<td><strong>Cultural Resources 5.1:</strong> Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports, which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.</td>
<td>Developer, Public Works Dept., Development Services Dept.</td>
<td>During construction phase</td>
</tr>
</tbody>
</table>
City of Yuba City
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<tr>
<td>IX.</td>
<td>Hydrology and Water Quality 9.1: Temporary silt fencing shall be erected during construction so that transport of construction debris can be retained on-site. To prevent track-out, wheel washers shall be installed where project vehicles and/or equipment exit onto paved street from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out. 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.</td>
<td>Developer, Public Works Dept., Development Services Dept.</td>
<td>During construction phase.</td>
</tr>
</tbody>
</table>