Meeting Date: June 28, 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-17-01, HoopsLand USA. A request to operate an indoor recreational facility in an industrial area.

Project Location: The project is located at 1100 Garden Highway, Suite 1700, in an industrial warehouse located in a warehouse complex at the northeast corner of Garden Highway and Epley Drive. The property is identified as Assessor’s Parcel Number 54-081-002.

Project Proposal:
The proposal is to establish an indoor recreational facility. The proposed facility, operated by HoopsLand USA, is a privately owned, pay to play basketball facility.

Project Information:
The applicant, HoopsLand USA, in their operational statement (Attachment 2), indicates that they would like to establish a recreational facility, specifically for youth basketball and general public use. HoopsLand offers several youth basketball programs ranging in age from 5+ years including elementary (grades K-6) through secondary school (grades 7-8). The program is taught on the weekend with a maximum of 10 players and 1 coach. Practices take place Monday and Tuesdays in the evening for one hour. Games are take place on the weekend between in-house programs and last approximately one hour. The games include up to 7 players per team and 1 coach. Only parents are allowed to stay and watch the activities; however, spectator benches are not provided.

The proposed indoor sports facility consists of one high school regulation basketball court. The overall size of a high school basketball court is typically 84 feet long and 50 feet wide. As noted above, the court will be rented out to the public when it is not being used for any of the youth programs. General public use will be for two hour periods with a maximum of 10-12 players. The court may be used for playing basketball, badminton, dodgeball or volleyball.

Court reservations are made on-line, while there will be a staff person on the site in the morning and at the close of business. The entrance to the facility is activated by a phone app. At that time the interior lights will be activated for the rental period after which the lights automatically turn off.
**Property Description:**

The approximately four acre site is located at the northeast corner of the intersection of Garden Highway and Epley Drive. More specifically, the proposed indoor recreational facility is located in Suite 1700 of Building C of three industrial buildings (Buildings A, B, and C). Public improvements in place include contiguous curb, gutter and sidewalk. There are three driveways allowing ingress and egress onto the site; one on Garden Highway and two on Epley Drive. Garden Highway is a four lane major arterial with a landscaped median. The driveway on Garden Highway allows only right-in and right-out vehicle movements.

The suite is approximately 54 feet wide and has a depth of 96 feet (5,184 square feet). Access into the unit is provided via a roll-up and standard man-door at the front of the suite; there is a rear door and roll-up door that will not be used by the public. The facility has a small office area, storage closet, and unisex bathroom. The interior is sprinkled and is finished with drywall. The flooring consists of a vinyl flooring that resembles a basketball hardwood floor. 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 118 parking spaces provided on the site. Parking for the industrial complex is provided along the exterior of the property with access from Garden Highway and Epley Drive. A 10 foot wide landscaped area is provided between the parking and public right-of-way on Garden Highway and Epley Drive. As previously noted the site is developed with three industrial buildings. Buildings A and B have units with office fronts facing the parking areas along Garden Highway and Epley Drive. Building C, which includes the proposed HoopsLand USA facility, faces into an interior service area with no permanent parking spaces in the interior service area. The interior service area is accessed through a six foot high cyclone fence with gates that are locked after regular business hours and on the weekends. There are no sidewalks or pedestrian pathways, or places to congregate in the interior service area.

**General Plan and Zoning:**

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<td>South</td>
<td>Manufacturing, Processing &amp; Warehousing</td>
<td>M-2</td>
<td>Industrial/Commercial</td>
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**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 an industrial park. Surrounding properties are of a similar size and are utilized for a wide range of light industrial uses. The nearest residential area is approximately 380 feet west of Suite 1700. Uses on the site include storage and industrial uses, and a church. The church is located in Building A and occupies approximately 11,360 square feet. Church activities throughout the week include the church office, bible study, youth group, prayer gathering, and Sunday service.

Previous Commission Actions and/or Policies:

On September 9, 2009, the Planning Commission recommended that the City Council approve General Plan Amendment No. GP-09-03 to reclassify the site from Manufacturing, Processing and Warehousing to the Business, Technology, Light Industrial land use designation and Rezone No RZ-09-02 to redesignate the property from the M-2 (Industrial District) zone district to C-M (Heavy Commercial/Light Industrial District). Shortly thereafter, the City Council approved entitlements.

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. Class 1 exemption may be used when the use of the structure involves negligible or no expansion of the structure. In this instance improvements are limited to tenant improvements with no expansion of the existing structure.

Staff Comments:

Sports Facility

The Building and Fire Departments have noted that the HoopsLand USA suite has limited exits consisting of a roll-up and standard office door. Because of limited 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 a maximum 10 players, a coach, and a parents on the site at any one time.

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.
As previously noted a HoopsLand staff person is only on site to open and close the facility. Staff recommends that contact information be provided to the City in the event of an emergency and that said information be placed in a conspicuous location at the facility.

Parking

As previously noted there are a total of 118 parking spaces provided on the site. The interior service area has no designated parking spaces and is used for truck delivery and pickup. The Conditions of Approval require that persons attending HoopsLand USA use existing parking spaces and not park in the interior service areas.

Sports Activities

The applicant has indicated that all activities will be conducted indoors. As previously noted there are no sidewalks, pedestrian areas, or places to congregate in the service area. Staff recommends that the applicant instruct all participants that they are not to congregate in the service area prior to or after a session. In addition, no sports activities are to occur in the service area and all recreational equipment is to be contained within the facility.

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, needs a large facility and efficiently uses the space with minimal impact on the industrial uses. The spaces could in fact be rented out by employees at the industrial complex for recreational activities.

   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 5,500 square feet of floor area which will adequately accommodate the proposed recreational court. The project site is in a fully developed industrial complex with parking, landscaping, and public improvements.
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 sports facility focus on youth play, many of whom are underage and do not drive. It is anticipated that the proposed use will generate little new traffic. The site has immediate access to Garden Highway a four lane major arterial. The 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 fully developed with three industrial/commercial one story buildings that are approximately 9 years old. The indoor sports facility will occupy a single suite that is approximately 5,500 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 recreational 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 recreational facility is approximately 380 feet from the closest residential area. All activities shall occur on the building interior and parking is restricted to existing parking spaces to avoid any conflicts with other businesses in the industrial complex.

C. Approve Use Permit 17-01, subject to the conditions provided in Draft 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 1: Site map

Hoops Land
ATTACHMENT 2
Conditions of Approval for UP 17-01

General

1. Approval of Use Permit UP 17-01 shall be null and void without further action if utilization of Use Permit UP 17-01 has not been substantially commenced within 2 years of the date of its approval, or on June 28, 2019.

2. Use Permit UP 17-01 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 sports 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 Hoopsland facility are to leave complex at the end of their rental period.

14. Development Services Department shall be provided with contact information for a Hoopsland representative who is available to respond to emergency situations or other contingencies. Said information shall also be placed at the facility in a conspicuous location.

15. All landscaping per the original plans shall be maintained and replanted if necessary.
HoopsLand USA

About Us

HoopsLand USA is a private basketball organization established in 2013. HoopsLand USA prides itself on giving youth the opportunity to play the game of basketball. Alongside providing youth extracurricular programs, we also rent our court to the public in the times it is not being used for our youth programs.

Programs Offered

We offer several different programs for youth to help develop their basketball skills. The beginner basketball program is designed for children 5+. The program will be taught on the weekend with a maximum of 10 players & 1 coach. Only parents are allowed to be present when the program is being taught. HoopsLand USA will also offer league programs for elementary and secondary school students. Our league programs are in-house programs. We only have 7 players per team and 1 coach. Parents are allowed to watch the weekly game and bi-weekly practice. Games take place on the weekend and are typically 1 hour in length. Practices take place Monday-Tuesdays in the evening time and are also 1 hour in length. HoopsLand USA does not have a bleacher system and only parents are allowed to watch the activities.

Court Rental

HoopsLand USA will have one basketball court high school regulation length. We will rent our court out to the public in the periods the court is not being used for any of the programs. During court rental periods, typically a group will consist of a maximum of 10-12 players. We rent the court out in two hour slots over the course of the day, allowing members of the community to stay active by playing basketball, badminton, dodgeball or volleyball. For more information about HoopsLand USA check out our facebook page at @HoopsLandUSA or visit our website at www.HoopsLandUSA.com alternatively you can send us an email at info@HoopsLandUSA.com
Meeting Date: June 28, 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-17-02, Antonio Lozano. A request to operate an indoor recreational facility in an industrial area.

Project Location: The project is located at 1256 Garden Highway, Suite C, in an industrial warehouse located in an industrial warehouse complex approximately 450 feet south of the intersection of Garden Highway and Epley Drive. The property is identified as Assessor’s Parcel Number 54-082-011.

Project Proposal:
The proposal is to establish an indoor recreational facility designed for physical fitness and exercise training in a CrossFit gym.

Project Information:
The applicant, Antonio Lozano, in their operational statement (Attachment 3), states that they will provide an opportunity for physical fitness training using a wide range of activities that do not include traditional weight training equipment such as walking or riding equipment that is tethered to the ground. Rather, the equipment that will be employed includes free weights, bar-bells, pull ups, peddle bells, vehicle tires, and indoor rowing in a group setting. A group of up to 10 persons will work with a training coach for one hour. There will be a maximum of two groups for each training session. Class times will be at 5:00 to 6:00 am, 9:00 to 10:00 am, and between 4:30 – 7:30 pm Monday through Friday. Saturday’s class will be between 9:00-10:00 am. There will be a staff person at the facility during all sessions.

Property Description:
The proposed facility is located at 1256 Garden Highway, Suite C. The site is approximately 480 feet south of the intersection of Garden Highway and Epley Drive. The 1.5 acre site is developed with a single-story, 21,600 square foot industrial/commercial building. There are a total of four suites in the building. The structure was constructed in 2005 and is a pre-engineered building with a metal frame and metal siding. Public improvements in place include contiguous curb, gutter and sidewalk. The site is accessed from two driveway located on Garden Highway. At this location, Garden Highway is a four lane major arterial with a turn lane. Both driveways on Garden Highway allow for left and right turn vehicle
movements. The driveway also provides access, via a cross access easement, through the property immediately to the east and exits onto Hassett Avenue.

Suite C is approximately 4,800 square feet in area. Access into Suite C is provided by a roll-up and standard door at the front of the suite; there is no rear exit. The interior is sprinkled and is finished with drywall and cement flooring. There is an office room and unisex bathroom. 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 30 parking spaces provided on the site. Parking for the site is provided along the southerly property line and adjacent to office area fronting Garden Highway. A 10 foot wide landscaped area planted with mature ground cover and trees along the southerly property line. It should be noted that the subject site is approximately five feet lower than the grade of Garden Highway, thus there is pedestrian stairway access on the Garden Highway with several planter boxes.

**General Plan and Zoning:**

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</tr>
<tr>
<td><strong>North</strong></td>
<td>Business, Technology, and Light Industry</td>
<td>C-M</td>
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<tr>
<td><strong>East</strong></td>
<td>Manufacturing, Processing &amp; Warehousing</td>
<td>M-2</td>
</tr>
<tr>
<td><strong>West</strong></td>
<td>Low Density Residential</td>
<td>R-1</td>
</tr>
<tr>
<td><strong>South</strong></td>
<td>Manufacturing, Processing &amp; Warehousing</td>
<td>M-2</td>
</tr>
</tbody>
</table>

**General Plan Designation:**
The General Plan classifies the property as Manufacturing, Processing & Warehousing. 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:**
M-2 (Industrial District) zone district: The M-2 zone district is intended to provide areas for a full range of industrial uses. This district is consistent with the Manufacturing, Processing & Warehousing General Plan designation. The M-2 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 an industrial park. Surrounding properties are of a similar size and are utilized for a wide range light industrial and storage. The nearest residential
area is approximately 350 feet west of Suite C. Current users on the site include Fastenal, a distributor of fasteners, safety equipment, and related industrial products; and Pizazz Party Rentals, a supplier of party goods and party planner. 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. Class 1 exemption may be used when the use of the structure involves negligible or no expansion of the structure. In this instance 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 a roll-up and standard office door. Due to the limited number of exits the total number of all 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 to 20 people at the facility, plus one training coach for each 10 persons.

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.

**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 structures are large enough to accommodate a use that, although not industrial in nature, needs a large facility and efficiently uses the space with minimal impact on the 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 4,800 square feet of floor area which will adequately accommodate the proposed gym. The project site is in a fully developed industrial complex with parking, landscaping, and public improvements. Moreover, the business will largely be open when nearby business are closed given that their hours of operational 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 is limited in size as to the number of persons who will be at the facility; approximately 20 students, plus 2 instructors. It is anticipated that the proposed use will generate little new traffic. The site has immediate access to Garden Highway a four lane major arterial. The 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 fully developed with one industrial/commercial one-story building that is 12 years old. The indoor sports facility will occupy a single suite that is approximately 4,800 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 approximately 380 feet from the closest residential area. All activities shall occur on the building interior and parking is restricted to existing parking spaces to avoid any conflicts with other businesses in the industrial complex.

C. Approve Use Permit 17-02, subject to the conditions provided in Draft 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 17-02

1. Approval of Use Permit UP 17-02 shall be null and void without further action if utilization of Use Permit UP 17-02 has not been substantially commenced within 2 years of the date of its approval, or on June 28, 2019.

2. Use Permit UP 17-02 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 equipment shall be stored within the approved sports facility building.

5. All activities shall be conducted indoors.

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

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

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

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

10. The use shall operate pursuant to the operational statement submitted with this application and attached as Attachment 2.

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

12. All clients of the facility are to leave 1256 Garden Highway complex at the end of their rental period.

13. All landscaping shall be maintained as approved with Building Permit 0411001.
Attachment 3: Operational Statement

Antonio Lozano
761 Colusa Ave
Yuba City, CA, 95991

April 27th, 2017

Proposal Description for 1256 Garden Hwy Ste C, Yuba City CA, 95991:

The business will be a CrossFit gym and involves the use of indoor recreational methods to obtain better fitness for athletes. The goal is functional fitness and derives from the theory that life is a sport and so to be better at life, we do fitness as a sport. This not a traditional gym setting, we do not have machines, we do not have unsupervised athletes, we utilize mostly open space in group classes that are taught safely by a coach. Classes will have around 10 athletes in an hour long time frames with a coach. At most looking at around a cycle of 20 people every hour during operational times. Class times will be at 5-6am, 9-10am, and between 430-730pm Monday through Friday. On Saturday a solo class from 9-10am. These times dictate that we operate mostly during off business hours and therefore do not interfere with the daily work of businesses and other operations located around us. The lot has ample parking and has access to 50 marked parking spots within 100ft of our location. 10 of them being assigned specifically for our use. If there are any questions please email or call my cell.

Sincerely,

[Signature]

Ryan Wheeler
Manager
beeker327@hotmail.com
Meeting Date: June 28, 2017

To: Chairperson and Members of the Planning Commission

From: Development Services Department

Presentation By: Ed Palmeri, Senior Planner

Public Hearing: Revision to Tentative Subdivision Map (SM) No. SM-14-05 filed by Faith Christian Schools Inc. A request to revise an approved tentative subdivision map by reducing the number of residential lots from 15 to 10 and to allow contiguous curb, gutter, and sidewalk with no parkway. A previous Mitigated Negative Declaration and Mitigation Monitoring Program was adopted for SM-14-05.

Project Location: The 13.1 acre site is located at 3105 Colusa Highway Frontage Road approximately 600 feet west of George Washington Blvd. and the access point onto State Route 20 (Assessor’s Parcel Number 62-020-073)

Project Proposal:
The applicant is requesting a revision to Tentative Subdivision Map No. SM-14-05 to decrease the number of single-family residential units from 15 to 10 units and to allow contiguous curb, gutter and sidewalk.

Project Information:
Faith Christian Schools, Inc. is proposing a revision to an approved tentative subdivision map. Tentative Subdivision Map No. SM-14-05 was initially approved by the Planning Commission on March 11, 2015 to create 18 lots to facilitate development of 15 single-family lots in a gated community. The remaining three lots were for an athletic field and two commercial lots. The applicant is now requesting a five unit reduction in the number of single-family homes and connected curb, gutter, and sidewalk (no parkway). Staff has determined, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15073.5 (c), the previously adopted mitigated negative declaration is adequate for the proposed changes.

Property Description:
The 13.1 acre project site is located approximately 600 feet west of the northwest corner of Colusa Frontage Road and George Washington Blvd. The site is bordered on the south by Colusa Frontage Road and on the north by Monroe Road. The site is developed with a school (2.6 acres) and a 3.72 acre athletic field, while the remaining 6.7 acres are undeveloped and include 2.2 acres of C-O (Office Commercial District) zoned property. The remaining 4.5 acres are zoned R-1 (One-Family Residence
District) and are the subject of this subdivision map. The proposed single-family residential subdivision was approved as a gated subdivision with a private street, including curb, gutter, parkway, and sidewalk.

Access to the site is from Colusa Frontage Road and Monroe Road. The undeveloped portions of the property are relatively flat and drain to the southeast towards the Live Oak Canal. There are no rock outcroppings or heritage trees on the site, nor are there any structures on the vacant land.

The site is bordered on the north by single-family residential homes. Property to the east is developed with the First United Methodist Church and a baseball field followed by the Live Oak Canal and single-family residences bordering the west side of the canal. Colusa Highway Frontage Road and State Route 20 are immediately south of the project site. To the west of the project site are large vacant parcels (with exception of one single-family residence) which are fallow. These vacant parcels are designated similar to the project site, Office & Office Park on the southerly portion and Low Density Residential on the northerly portion.

Colusa Highway Frontage Road, located on the southerly portion of the project site, is improved with two lanes along the westerly project boundary however it lacks curb, gutter, and sidewalk. There is an existing drainage ditch which conveys water to the Live Oak Canal. Monroe is a two lane local street with rolled curb, gutter, no parkway, and sidewalk on the north side. The south side of Monroe Road, adjacent to the project site, has an unimproved shoulder with no curb, gutter, or sidewalk.

**General Plan and Zoning:**

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<tr>
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<td>R-1/C-O</td>
<td>Single-Family Residential</td>
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<td>East</td>
<td>Low Density Residential</td>
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<td>South</td>
<td>Four Lane Highway</td>
<td></td>
<td>Colusa Highway Frontage Road and State Route 20</td>
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**Land Use Classification**

The General Plan designates the site for Low Density Residential and Office & Office Park uses.

**Office & Office Park**

This land use classification provides for development containing professional and medical offices. This classification includes neighborhood, community as well as office development in a low-intensity, campus-like setting. Neighborhood and community office sites could include a mix of uses such as small-scale support services and residential uses that are secondary to the office development.

**Low Density Residential (Single Family)**

This category applies to residential development of 2-8 units per gross acre. This density range is typical of single family residential subdivisions and is the dominant land use in the City. In addition to single-
family houses, this category also provide for parks, day care, civic, and institutional uses, such as religious institutions. An average density of 4.25 units per acre is used for buildout projections. It should be noted that the proposed 10 single-family subdivision will have a density of approximately 2.2 dwelling units per acre.

**Zoning district classification:**

The property is zoned R-1 (One Family Residence District; 8.3 acres) and C-O (Office Commercial District; 4.8 acres). The purpose of the R-1 district is to provide for the low density residential neighborhoods that have adequate services and amenities which will support a desirable and stable living environment. The R-1 District is consistent with the Low Density Residential General Plan designation.

The intent of the C-O District is to provide for the establishment and concentration of professional and business and administrative offices and business support services normally associated with offices. This district is consistent with the Office & Office Park General Plan designation.

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 in the R-1 District have a minimum lot size of 5,000 square feet and 6,000 square feet for corner lots. The proposed single-family lots range in size from 12,558 square feet to 16,855 square feet. Lots in the C-O District shall have a minimum lot size of 5,000 square feet. The proposed C-O District lots are 2.27 acres and 2.80 acres. The proposed parcels comply with all R-1 and C-O lot requirements.

**Homeowner’s Association:**

It should be noted that the proposed project, a gated single-family residential subdivision, will be served by a single private road. As a result, the applicant will create a Homeowner’s Association that will be responsible for street maintenance, including curbs, gutters, and sidewalks.

**Previous Actions and/or Policies:**

As noted above, the Planning Commission, previously approved Tentative Subdivision Map No. SM-14-05 to create 18 lots to facilitate development of 15 single-family lots in a gated community, an athletic field, and two commercial lots, and adopted Environmental Assessment No. EA-14-13 Mitigated Negative Declaration.

**Environmental Determination:**

The project consists of subdividing approximately 13.1 acres into 13 parcels to facilitate the development of 10 single-family residential lots, 1 office/commercial lot, and a separate lot for an existing school. A previous Mitigated Negative Declaration and Mitigation Monitoring Program was adopted by the Planning Commission on March 11, 2015 for Tentative Subdivision Map No. SM-14-05. Staff has determined, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15073.5 (c) that the previous mitigated negative declaration is adequate for the proposed changes.

**Staff Comments:**

Given its location, proposed lot sizes, and access, the project will provide lots suitable for future development with single-family residential units and office and commercial uses encouraged by the General Plan. Staff’s primary concern is the modification to condition No. 41 to allow a sidewalk without
a parkway along the private street. The applicant has indicated that the subdivision is a gated with a single private street that should not require a parkway given that traffic volumes are low and speeds will be restricted by the access gate.

More specifically, the applicant is requesting that condition No. 41 be modified to eliminate the requirement for a parkway. Condition No. 41 currently reads as follows:

41. Faith Court shall be constructed to a width of 37.0 feet back-of-curb to back-of-curb with parking permitted on both sides. A PUE shall be dedicated to cover the entire roadway and extend 10 feet beyond the back of sidewalk on each side. Construction shall include curbs, gutters, 6.0 foot landscape parkway strip (measured from back of curb), 4.0 foot sidewalks, street trees, and streetlights.

The applicant has indicated that given the 237 foot width of the proposed residential subdivision, a private street, required 15 foot front and 25 foot rear yard setbacks, the lots with 92.8 feet depth have a limited building envelope. It should be noted that the proposed single-family residential lots range in size from 12,558 square feet to 16,855 square feet, which exceed the minimum lot sizes.

Staff recommends that Condition No. 41 not be modified and the parkway requirement be maintained. Parkways serve a number of purposes, including:

1. They provide solid volume that street trees need to grow into healthy, mature trees that provide shade, collect stormwater, consume carbon and provide other environmental and health benefits.
2. They provide shade to pedestrians and help cool the microclimate.
3. Parkways can collect stormwater and irrigation runoff and return it to the groundwater table.
4. They provide a buffer between pedestrians on the walkway and cars in the street creating a more pedestrian friendly environment with a physical barrier.
5. Parkways improve the curb appeal of a home, potentially increasing its value.
6. Parkways enhance the visual quality of the city.

Moreover, General Plan Policy 5.4-G-1 calls for “Develop a system of sidewalks and bikeways that promote safe walking and bicycle riding for transportation and recreation.”

In residential subdivisions there is a need to encourage the use of sidewalks and parkways to provide additional buffer between pedestrians and vehicular travel and parking movements. Although there are several subdivisions in Yuba City that have been approved with no parkway, staff has continued to advocate for parkways, with the exception of industrial areas where the parkways and street trees could potentially impede truck traffic.

**Community Facilities District**

Similar to other approved subdivisions, staff is recommending the developer enter into a Community Facilities District (CFD) for the purpose of funding on-going operational costs for police, fire, and other government services. The CFD is a tool to ensure that new residential development helps offset
increased demands on services. To date, the CFD condition has been placed on five other residential projects, including this project when it was originally approved.

Findings:

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. **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.**

   **Staff Analysis:** Staff completed an environmental assessment (EA-14-13) for the project which was subsequently adopted by the Planning Commission at a public hearing on March 13, 2013. The project was circulated for comments. It is the independent judgment that the adopted mitigation for EA-14-13, conditions of approval, and best management practices will reduce all identified potentially significant impacts to less than significant with incorporation of mitigation.

2. **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 and Fish and Wildlife Filing Fees will be paid to the County Recorder.**

   **Staff Analysis:** As noted above, an environmental assessment (EA-14-13) was prepared and adopted for this site with 15 single-family units. The proposed project is a reduction in the total number of single-family units. It is the independent judgment that the adopted mitigation for EA-14-13, conditions of approval, and best management practices will reduce all identified potentially significant impacts to less than significant with incorporation of mitigation.

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

   **Staff Analysis:** The proposed tentative map conforms to the 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 building to be constructed on all developable lots.

4. **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.

5. **The design of the subdivision 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 13 parcels will not result in environmental damage or
public health problems. An adopted Mitigated Negative Declaration, mitigation, conditions of approval and Best Practices will mitigate any potential public health problems.

6. The design of the subdivision 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 subdivision.

Staff Analysis: The proposed tentative map is designed in such a way as to provide access to all proposed buildings on the proposed parcels. As such, the subdivision will not conflict with easements or public access.

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.

**Recommended Action:**

Staff recommends that Planning Commission take the following actions:

A. Adopt the following findings for Tentative Subdivision Map SM-14-05:

1. The Planning Commission has considered the Mitigated Negative Declaration and Mitigation Monitoring Program together with all comments during the comment public review period SM-14-05.

2. The Planning Commission finds on the basis of the whole record before it that there is no substantial evidence 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.

3. 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.

4. The design or improvement associated with the proposed SM-14-05 is consistent with the Yuba City General Plan and the Yuba City Zoning Regulations.

7. The site of the proposed SM-14-05 is physically suited for the type and proposed density of development.

8. The design of SM-14-05 and 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.
9. The design of SM-14-05 and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

B. The Planning Commission hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Plan, incorporated herein by reference, and approves Tentative Subdivision Map SM-14-05 subject to the Mitigation Measures contained within the Mitigation Monitoring Plan and Conditions of Approval Tentative Map SM-14-05 subject to the Conditions of Approval as outlined in Attachment 2.

**City Council Review:**

Although the Planning Commission is responsible for review and action on the Tentative Subdivision Map and environmental review, City Council will enter into agreements relative to recording of the final map.

**Attachments:**

1. Aerial Photo/Location Map
2. Conditions of Approval
3. Proposed Tentative Subdivision Map & Gate Detail
4. Mitigated Negative Declaration
Attachment 1: Aerial Photo

Approximate location of residential map boundary

Approximate location of map boundaries
ATTACHMENT 2

SM 14-05 FAITH CHRISTIAN SUBDIVISION
CONDITIONS OF APPROVAL
(Revised Conditions of Approval shown in *Italics* and **underline**)  

**Planning Division**

1. Tentative Subdivision Map 14-05 divides a 13.1 acre parcel into **16 10** lots, **16 10** of which are for residential uses, **1 for athletic field use**, and 2 lots for office commercial type uses. Faith Court will be gated, making it a private street.

2. Approval of Tentative Subdivision Map No. SM-14-05 shall expire two years from the date of the project approval. The map shall expire on June 28, 2019.

3. 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. *(Mitigating Measure)*

4. If it is decided to not to gate Faith Court the tentative map shall be revised to provide a second access to Faith Court. This revision can be completed administratively, as the resulting subdivision will be substantially the same with the same number of lots or fewer.

**Engineering Division**

5. At such time as an application is submitted for development of Lot **17 11**, the applicant shall coordinate with the City to submit the application to the California Department of Transportation for review per their letter dated January 15, 2015.

6. 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.


8. 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.

9. 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.

10. 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.

11. 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.

12. 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 the Public Works Department recommends that the contractor obtain construction water from alternate sources (e.g. agricultural wells) when available.

13. 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.

14. 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.

15. 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.

16. 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.

17. Provide temporary traffic control as needed, and/or as deemed appropriate by the Public Works Department, 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
18. 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.

19. During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler’s baffles. Failure to do so may result in the issuance of an order to stop work.

20. 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.

21. 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.

22. 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.

23. Sidewalks, within and adjacent to the construction area, shall be kept clean and remain accessible for American Disability Act compliance.

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

25. 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.

**Building Division**

26. 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.

**Prior to issuance of Grading Permit**
Engineering Division

27. 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.

28. Project shall comply with the City’s Stormwater Management and Discharge Control Ordinance.

29. 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.

30. 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.

31. 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.

32. The rear yards and/or side yards of the lots that are created by this subdivision that are adjacent to existing development shall have the same finish grade elevation as those lots within tolerances as approved by the Public Works Department.

33. 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/. 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

34. The security gate system at Faith Court shall comply with the provisions outlined in the Municipal Code.

35. 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.

36. 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.

37. The contractor shall obtain an Encroachment Permit from the City and/or County prior to performing any work within public rights of way.

38. 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.

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

40. North Colusa Frontage Road shall be widened to a half-width (centerline to face of curb) of 24.0 feet. Right-of-way shall be dedicated to a width of 25.0 feet together with a 20.5 foot PUE behind the right-of-way. Frontage improvements shall include curb, gutter, 6.0 foot landscape parkway strip (measured from back of curb), and a 5.0 foot wide sidewalk.

41. Monroe Road shall be widened to a half-width (centerline to face of curb) of 21.0 feet. Right-of-way shall be dedicated to a width of 22.0 feet \( 41.5 \) (centerline to 0.5 feet behind the back of curb face of block wall on the property side) together with a 19.5 foot PUE behind the right-of-way from 0.5 feet behind the back of curb to the face of block wall on the property side. Frontage improvements shall include curb, gutter, 6.0 foot landscape parkway strip (measured from back of curb), 4.0 foot wide sidewalk, street trees, and streetlights.

42. Faith Court shall be constructed to a width of 37.0 feet back-of-curb to back-of-curb with parking permitted on both sides. A PUE shall be dedicated to cover the entire roadway and extend 10 feet beyond the back of sidewalk on each side. Construction shall include curbs, gutters, 6.0 foot landscape parkway strip (measured from back of curb), 4.0 foot sidewalks, street trees, and streetlights.

43. A preliminary soils report, prepared by a civil engineer licensed in the state of California, shall be submitted to the Public Works Department per Government Code Section 66490.

44. 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 and 4” minimum for collectors 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 street.

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.

45. All service laterals (water, sewer, irrigation, fire suppression), along with required meters, are to be shown on the civil improvement plans.

46. The Developer shall be responsible for preparation of a street tree and irrigation plan that is deemed acceptable by the Director of Parks and Recreation prior to entering into a Subdivision Agreement with the City.

47. The streetlights along North Colusa Frontage Road and Monroe Road are public improvements and shall be included in the improvement plans and specifications for the subdivision when the improvement plans are submitted for the first improvement plan check.

48. The homeowner’s association shall be responsible for maintaining the street trees and landscaping planted along Faith Court and Monroe Road, as well as for the private streetlights.

49. 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. Only one tree specie shall be planted on any street.

50. 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.

51. 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.

52. The Developer shall enter into an agreement with Sutter County providing the following:

    Participation in a zone of benefit, drainage district, agency, service area or any other public entity for the financing of construction and maintenance of a drainage system. In addition to the special assessment district or public entity referred to immediately above, the agreement shall contemplate the imposition by the district or public entity of any legally available fee, assessment or other financing mechanism to facilitate the construction and maintenance of a drainage system.
53. 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.

54. 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.

55. 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

56. Prior to paving, the Developer shall vacuum test all manholes to ensure no leakage will occur.
57. 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 subdivision improvements, and at the Public Works Department’s discretion, the storm sewer and sewer mains shall be re-hydroflushed.

58. 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.

59. 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 Final Map Recordation

Engineering Division

60. Faith Court shall be designated as Parcel A on the final map. Each owner shall be vested equally with an undivided interest in Parcel A.

61. A public utility easement shall be provided covering Parcel A extending 10 feet behind the sidewalk.

62. The subdivider shall provide for the maintenance of Parcel A through formation of a homeowner’s association. The documents creating the homeowner’s association shall meet the following requirements:
   a. Assignment to the homeowner’s association responsibility for the maintenance of the private street, the storm drain system under Faith Court, landscaping and street trees on Faith Court and Monroe Road, streetlights on Faith Court, gates, call box and emergency access systems.
   b. Assignment to the homeowner’s association responsibility to monitor and report to the City of Yuba City on activities and violations of any of these conditions, easement restrictions, or any other ordinance, rule or regulation of the City occurring within Parcel A.
   c. Statement that the City may, at its option, cause the maintenance of Parcel A to be performed and assess (lien) the cost to the homeowner’s association in the event Parcel A is not maintained in accordance with the approved plans.
The document creating the homeowner’s association shall be reviewed and approved by the City Attorney for compliance with the above noted conditions prior to recordation of the map.

63. The developer shall pay for ongoing street maintenance costs. This condition may be satisfied through participation in a Mello Roos Community Facilities District (CFD), by payment of cash in an amount agree 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.

64. The development shall pay for operations and/or maintenance for police, fire, parks, and drainage. This condition may be satisfied through participation in a Mello Roos CFD, by payment of cash in an amount agreed to by the City, by another secure funding mechanism acceptable to the City, or by some combination of those mechanisms. The City shall be reimbursed actual costs associated with the formation of the district.

65. 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 streetlights along North Colusa Frontage Road and Monroe Road. The Engineering Division shall be reimbursed actual costs associated with the formation of the district.

**Prior to Building Permit**

**Engineering Division**

66. 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.

67. The Developer shall be required to pay any applicable Sutter County Water Agency drainage fees. The drainage fees are paid at the time of a permit being issued for a building to be constructed on that parcel.

**Building Division**

68. 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

**Prior to Certificate of Occupancy**

**Engineering Division**

69. Provisions shall be made for access to Faith Court by utility maintenance vehicles to the satisfaction of the Public Works Director.

70. Each lot shall be landscaped between the residence and the curb prior to occupancy. 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.

71. 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.

72. The Developer shall install the perimeter subdivision wall and/or fence in place to the satisfaction of the Public Works Department.

73. A 6 foot high decorative masonry block wall with a cap shall be constructed between Lots 3 and 17 on the south side of 5 and 6 and along the common boundary between Lots 9 and 18 Lots 6 and 12.

74. The entry gate shall provide adequate turn around for drivers that cannot pass through the gate into the subdivision. Said turn-around shall be provided on-site.

75. A 6 foot high decorative masonry wall with a decorative cap shall be placed a minimum of 19 ft. 6 inches behind the back of the curb along Monroe Road. Concrete block shall be split face or finished with stucco, and capped with a decorative cap, or other decorative material.

76. The wall along Monroe Road shall incorporate decorative pilasters with decorative caps spaced no more than 50 feet apart. Decorative caps, not to exceed six-inches shall be added to the columns of all walls.

77. The gated entry shall provide decorative pavement such a pavers, stamped concrete, or cobblestone.

78. There shall be a knox box or other approved system to access the gate by emergency responders.

79. Relinquish access rights to the following:
   a. The northern property lines to lots 1 & 10
   b. The northern 50 feet of the east property line of lot 1 and the west property line of lot 10.

80. Prior to construction, the location, including the design of the mailbox shall be reviewed and approved by the City. The mailbox design features shall be consistent with those of the development.

Building Division

80. All street lighting shall be energized prior to the issuance of any certificate of occupancy.

81. All underground utilities, public improvements, and site improvements, including rough grading, shall be completed.

82. Light standards should be residential/pedestrian in scale and be spaced appropriately for the fixture, type of illumination and pole height.
83. Lighting shall be designed to shine downward and eliminate skyward glare and spillover to adjacent properties.

84. Pedestrian oriented lighting shall be provided at the two man-gates at the main entry.
City of Yuba City  
Development Services  
Planning Division  

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

EA 14-13  
Initial Study and Mitigated Negative Declaration for  

Faith Christian Tentative Subdivision Map  

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

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

February, 2015
Introduction

This Initial Study has been prepared to identify and assess any anticipated environmental impacts resulting from the proposed subdivision of a 13.1 acre parcel into 18 lots, located in the Tierra Buena area within an R-1 Zone District and a C-O Zone District. The subject property is identified as Assessor’s Parcel Number 62-02-073, located near the northwest corner of North Colusa Frontage Road and George Washington Blvd.

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.
1. PROJECT TITLE:

SM 14-05: Faith Christian Schools Inc. Tentative Subdivision Map

2. LEAD AGENCY NAME & ADDRESS:

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

3. CONTACT PERSON & PHONE NUMBER:

Darin Gale, Interim Community Development Director
(530) 822-4762
dgale@yubacity.net

4. PROJECT LOCATION:

The proposed project is located on 13.1 acres near the northwest corner of North Colusa Frontage Road and George Washington Blvd. Monroe Road borders the north side of the property.

5. ASSESSORS PARCEL NUMBER:

The subject property is identified as Assessor’s Parcel Number 62-020-073

6. PROJECT APPLICANT:

Faith Christian Schools Inc.
3105 Colusa Highway
Yuba City, CA 95993
7. **PROPERTY OWNER:**

Faith Christian Schools Inc.
3105 Colusa Highway
Yuba City, CA 95993

8. **GENERAL PLAN DESIGNATIONS:**

Low Density Residential for the northern portion of the property that fronts Monroe Road and Office and Office Park for the southerly portion of the property that borders North Colusa Frontage Road.

9. **ZONE DISTRICTS:**

One-Family Residential (R-1) Zone District and Office Commercial (C-O) Zone District, divided along the corresponding General Plan Boundary.

10. **PROJECT DESCRIPTION:**

The applicant is proposing to subdivide the 13.1 acres into 18 lots. The site contains the Faith Christian School, the school’s soccer field/track, as well as an undeveloped portion of the property.

The proposed southerly two office commercial lots (Lots 17 and 18) are located within the C-O Zone District. The westerly Lot 17 is vacant and proposed to be 2.36 acres in size. The easterly Lot 18 is proposed to be 2.71 acres and is developed with the Faith Christian School campus.

The northern portion of the property that is designated for low density residential development is proposed to be subdivided into 15 single family lots and a 3.86 acre lot that presently contains the school’s track/soccer field. Twelve of the 15 proposed single-family lots will be about 8,000 square feet in size and there are three larger lots proposed at the end of the proposed cul-de-sac. The 15 single-family lots are proposed to be gated, requiring that the street be privately owned and maintained by a homeowners association to be created for this project.

All of the streets will be fully improved to City standards and all lots will be connected to the City water distribution and wastewater collection systems, the City drainage system and all other public utilities.

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

Existing single-family residences are located to the immediate north of the site, across Monroe Road. To the east of the site is the existing First United Methodist Church and its baseball fields, followed by the Live Oak Canal with single family residential uses bordering the east side of the Canal. To the south is Colusa Highway Frontage Road and
Colusa Highway (SR 20). To the west of the site are larger vacant parcels (except one house). Those properties are designated similar to the project site, Office and Office Park on the southerly portion and Low Density Residential on the northerly portion.

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

Feather River Air Quality Maintenance District (FRAQMD)
Sutter County Drainage District
Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<table>
<thead>
<tr>
<th>Aesthetics</th>
<th>Greenhouse Gases</th>
<th>Population/Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Resources</td>
<td>Hazards and Hazardous Materials</td>
<td>Public Services</td>
</tr>
<tr>
<td>Air Quality</td>
<td>Hydrology/Water Quality</td>
<td>Recreation</td>
</tr>
<tr>
<td>Biological Resources</td>
<td>Land Use/Planning</td>
<td>Transportation/Traffic</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>Mineral Resources</td>
<td>Utilities and Service Systems</td>
</tr>
<tr>
<td>Geology/Soils</td>
<td>Noise</td>
<td>Mandatory Findings of Significance</td>
</tr>
</tbody>
</table>

X Cultural Resources
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 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 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 project, nothing further is required.

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

Submit comments to:  
Community Development  
Planning Division  
1201 Civic Center Blvd.  
Yuba City, CA  95993

Initial Study Prepared by:  
_______________________  
Denis Cook, Planning Consultant  
to Yuba City.
The public hearing for this item is scheduled for March 11, 2015, at 6:30 P.M. before the Yuba City 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.
Environmental Impacts and Discussion:

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></td>
<td>X</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) Because there are no officially designated scenic vistas in Yuba City, the project would therefore have no adverse effect on an official scenic vista. However, the new construction would be visible to Colusa Highway travelers and could slightly interfere with views from the highway towards the Sutter Buttes. How much would depend primarily on the height of the office building(s) that would be built on the frontage parcel, which is unknown. However, any new building would be limited in height by the zoning which is similar to all other buildings along this corridor, so no excessively high buildings would be permitted. Since this is not a designated scenic corridor, and that it would, at most, only partially block any views, the impact is considered less than significant.

b) About 7.6 of the 13.1 acre project site is vacant; the school facilities and soccer field/track on about 5.5 acres. 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 significant degradation of the existing visual character or quality of the site because the site is flat with no unique features that would be affected. Further, the proposed buildings and site improvements are required to comply with the Yuba City Zoning Regulations and the Commercial Design Guidelines.

d) The proposed project will be developed with City-approved lighting to provide lighting during the night for safety purposes. City approved lighting is required to be shielded
from view so it will not create a source of substantial light or glare that would adversely affect any 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

<table>
<thead>
<tr>
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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>X</td>
<td></td>
<td></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>X</td>
<td></td>
</tr>
<tr>
<td>c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Response to Questions:

a) The property is located on land that has a soil quality that could support agricultural uses. However, the site is well within the boundaries of the Yuba City urban area, surrounded by non-agricultural uses, and the non-developed portion of the property (about 7.6 acres) is of too small a size and within an urban area to be economically farmed. Further, the City and Sutter County General Plans identify this area for urban development, as compared to the vast majority of the County for which agricultural land is protected from urban development. Therefore, this subdivision, and the resulting development of this property will not create a significant impact regarding the loss of agricultural land.

b-c) The property is currently zoned for residential development; it is not zoned for agricultural uses nor is it under a Williamson Act contract. As no agricultural lands are near this property, this project will not result in the conversion of other agricultural properties to non-agricultural uses.
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>
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<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>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?</td>
<td></td>
<td>X</td>
<td></td>
<td></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>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) Expose sensitive receptors to substantial pollutant concentrations?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>e) Create objectionable odors affecting a substantial number of people?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**Response to Questions:**

a-d) 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 conditions that are required to be met, which reduces the impacts to a less than significant level:

**Construction Phase Measures**

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 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 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.

   To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project as directed by the Public Works Department or FRAQMD and as necessary to prevent fugitive dust violations.

   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.

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>
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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) 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>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>e) Conflict with any local policies or ordinances protecting biological resources?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<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>
<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 this 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) 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>X</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>X</td>
<td></td>
</tr>
<tr>
<td>d) Disturb any human remains, including those interred outside of formal cemeteries?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Response to Questions:

a) The proposed project will not cause a substantial adverse change to a historical resource. Staff performed a visual inspection of the project site and found no historical resources as defined by Section 15046.5 of the California Environmental Quality Act. The only buildings on the property are those associated with the school campus, which are less than 50 years old.

b-d) There are no known archaeological resources located on the site. Because of the past ground disturbance, it is unlikely that any paleontological or archeological artifacts exist in the area. However, the following mitigation will be placed on the project:

*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>
<td></td>
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<td></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?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>ii) Strong seismic ground shaking?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>iii) Seismic-related ground failure, including liquefaction?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>iv) Landslides?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) 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>
<td></td>
</tr>
<tr>
<td>c) 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>X</td>
<td></td>
</tr>
<tr>
<td>d) 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>X</td>
<td></td>
</tr>
</tbody>
</table>

Response to Questions:

a-b) 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. The 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. However, 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. Further, 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.

c) 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.

d) The project 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>X</td>
<td></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 includes construction and operational activities. Construction
activities include site preparation, grading, building construction, architectural coatings, and paving activities. Operation includes daily household traffic, office business and employee related traffic, 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>
<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) 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></td>
<td>X</td>
</tr>
<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></td>
<td></td>
<td></td>
<td>X</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></td>
<td></td>
<td></td>
<td>X</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></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 result in a safety hazard for people residing or working in the project area?</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 result in a safety hazard for people residing or working in the project area?</td>
<td></td>
<td></td>
<td></td>
<td>X</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></td>
<td>X</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.

d) The site is not listed on any listings of sites that are contaminated by hazardous wastes.

e) The project is not located within the flight safety zones 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. Neither the Police nor Fire Departments expressed concern over the project’s impacts on any emergency response plans.

### IX. HYDROLOGY AND WATER QUALITY

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
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<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>X</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?</td>
<td>X</td>
<td></td>
<td></td>
<td>X</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 flooding on- or off-site?</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d) 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>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>e) Otherwise substantially degrade water quality?</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>f) 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>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>g) Place within a 100-year flood hazard area structures which would impede or redirect</td>
<td>X</td>
<td></td>
<td></td>
<td>X</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 require 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 have the following conditions of approval that will reduce construction-related impacts to a less-than-significant level:

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.

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 site drains into an established drainage system that has already been established in this area, which is the Live Oak Canal located near this property. Therefore the proposed project will not substantially alter the existing drainage pattern of the site or the area. 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 storm water drainage system.

d) The proposed project will not 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. The Live Oak Canal is near to this property and will receive any additional drainage associated with this project, as it is designed to do. As noted above under item a), the site will 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 improved drainage system.

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.

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><strong>X</strong></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><strong>X</strong></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></td>
<td><strong>X</strong></td>
</tr>
</tbody>
</table>

Response to Questions:

a) The project, by its nature, will not physically divide an established community. Instead, it is generally an infill project located within a community.

b) The City General Plan and zoning designate the north portion of the site for single-family residential uses, which is what is proposed by the applicant. The southerly portion of the site is designated and zoned for office commercial uses, which is what the applicant proposes for that portion of the site. Therefore there is no conflict with the General Plan or zoning.

c) There are currently no adopted habitat conservation plans or natural community conservation 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-b) The proposed site is subject to elevated noise levels from SR 20, which is located just to the south of the project site. According to the General Plan Noise Element, noise impacts from the highway will extend through the depth of the property. To avoid significant noise impacts onto uses incompatible with high noise levels, the General Plan Land Use Element designates the frontage of the property for office type uses, which have a higher threshold for noise, than residential development. Residential development, which typically has a lower noise tolerance level, is allowed on the northern portion of the property, which has a reduced highway noise level because it is further from the highway noise source. In this case, the distance is created by the frontage road abutting the highway and the office commercial portion of the property, which combined is over 500 feet. The highest future noise levels for the residential property appears to be 60 db or less. Therefore, because of the combined circumstances of distance from the noise source (SR 20) and the noise reduction characteristics associated with single-family residential construction, any noise impacts from SR 20 should be less than significant.

c) The proposed residential uses and office commercial uses are not typically considered to be noise generating uses, and therefore should not create any significant noise impacts.

d) Short-term noise impacts can be expected resulting from site grading and construction activities. The grading and construction-related noise impacts will be less than significant because adherence to City nuisance and construction standards is required. These standards limit the hours of operation for construction and use of heavy machinery to daytime hours. Also, the construction noise is of limited duration, further limiting any adverse impacts.

e-f) The project is not located in an airport land use planning area. 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>X</td>
<td></td>
</tr>
<tr>
<td>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c) Displace substantial numbers of people,</td>
<td></td>
<td></td>
<td>X</td>
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</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 infill growth, and City services have already been extended throughout the area to serve neighboring urban uses.

b-c) 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>
<td></td>
</tr>
<tr>
<td>i) Fire protection?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii) Police protection?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iii) Schools?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iv) Parks?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>v) Other public facilities?</td>
<td></td>
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</tbody>
</table>

Response to Questions:

ai-ii) The project site is currently located in the City and is served by Yuba City Police and Fire Departments. The Yuba City Police Department and Fire Department received project plans and did not comment on the project. Other than the small incremental growth this project brings, the project will not result in any additional need for police or fire protection. The City development impact fees cover the incremental change.

a iii) This project will not result in any additional direct need for educational services. The incremental increase of new students from the additional housing is mitigated by the school district’s development impact fees for residential development.

a iv-v) This project will not result in any direct additional need for parks or other public facilities. The small incremental increase of new residents is mitigated by the City’s
Impact fees collected from new development for parks and other City services.

**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)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

**Response to Questions:**

a-b) Due to its small size, the proposed project will not increase the use of existing parks such that substantial physical deterioration of the facilities will occur. The new residences that will be constructed as a result of this subdivision will pay development impact fees that mitigate any incremental impacts on recreational facilities.

**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)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>b)</td>
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<tr>
<td>c)</td>
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<tr>
<td>d)</td>
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<tr>
<td>e)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
Response to Questions:

a-b) The project will create an incremental traffic increase on Monroe Street, North Colusa Frontage Road and the George Washington/SR 20 intersection. The 15 new single-family residences will create approximately 143 daily vehicle trips (average of 9.5 trips/residence) on Monroe Road, some of which will also utilize the Colusa Frontage Road. The vacant office site, once developed, will also generate additional traffic. The amount of traffic is not known, as it will depend on the type of use that is developed on the property and the actual size of the facility. The site could accommodate a building up to about 30,000 square feet. That traffic generated by development of that site would primarily utilize Colusa Frontage Road for ingress and egress.

The residential traffic will utilize Monroe Road for ingress and egress, and most traffic will ultimately exit or enter the area via Tierra Buena Road or the Colusa Frontage Road. The traffic generated by the office building will utilize the Frontage Road and primarily enter and exit the area from the east along the Frontage Road. Both Monroe Road and the Colusa Frontage Road have adequate capacity to accommodate the additional traffic generated by this project.

Of concern is the intersection of the Colusa Frontage Road and George Washington Blvd. The present design of the intersection does not meet today’s standards and needs improvements. Both the City Public Works Department and Caltrans have reviewed the application and determined that the small size of this project will not significantly impact traffic flows at the intersection, but that if in the future a discretionary use is proposed for the 2.36 acre office commercial site, a closer review of the additional traffic generated by that project should be considered. A condition is included that establishes this review.

In the long term, it is likely that the Colusa Frontage Road/Geo. Washington intersection will be closed once George Washington Blvd. is extended north, as provided in the General Plan. At that time a new intersection will be created, likely at Monroe Road, which will serve as the easterly exit from this area.

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

d) Because this is a subdivision, with no new buildings proposed at this time, no new parking is required at this time. However, as a result of the subdivision there will ultimately be 15 new residences built and an office type building, all of which will require parking. The City Zoning Regulations require the new uses to construct adequate amounts of parking that is built to City standards. Therefore there will be no parking issue associated with this project or any future construction that results from this subdivision.

e) All new street construction will be required to meet City standards, which includes sidewalks and, where appropriate, bike lanes. When a building is proposed for the office commercial site, bike racks will also be required to be installed per City standards.
**XVII. UTILITIES AND SERVICE SYSTEMS**

<table>
<thead>
<tr>
<th>Would the project:</th>
<th>Potentially Significant Impact</th>
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<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b)</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c)</td>
<td></td>
<td>X</td>
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<td>d)</td>
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<td>e)</td>
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<td>f)</td>
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<td>X</td>
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<tr>
<td>g)</td>
<td></td>
<td>X</td>
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</table>

**Response to Questions:**

a-e) The proposed subdivision has been evaluated by the City’s utility departments who have concluded that it 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)</td>
<td></td>
<td>X</td>
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</tbody>
</table>
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 important example of the major periods of California history or prehistory.

b) The project does not create a situation with limited individual but cumulatively considerable impacts.

c) The proposed project would create no adverse impacts, either directly or indirectly, to residents in the project area.

<table>
<thead>
<tr>
<th>(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)</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>(c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</td>
<td>X</td>
</tr>
</tbody>
</table>
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 Zoning Regulations.

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

Yuba Sutter Transit Route Map.

   Alquist-Priolo Earthquake Fault Zones.

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.
City of Yuba City
MITIGATION MEASURE AND MONITORING PLAN
Tentative Subdivision Map 14-05, Faith Christian Subdivision
Initial Study and Mitigated Negative Declaration EA 14-

<table>
<thead>
<tr>
<th>Impact</th>
<th>Mitigation Measure</th>
<th>Responsible Party</th>
<th>Timing</th>
</tr>
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<tbody>
<tr>
<td>V. Cultural Resources</td>
<td>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., Community Development Dept.</td>
<td>During construction phase</td>
</tr>
</tbody>
</table>