

CITY OF YUBA CITY
STAFF REPORT

Date: September 19, 2017

To: Honorable Mayor & Members of the City Council

From: Development Services Department

Presentation By: Arnolando Rodriguez, AICP, Development Services Director

Summary:

Subject: Consideration of a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Parcel Map to facilitate the development of four single family homes on 1.21 acres located on the east side of Stabler Lane, between Butte Vista Lane and Parc East Drive.

Recommendation:

- A. Conduct a public hearing and after consideration,
- B. Adopt a Mitigated Negative Declaration that determined that the proposed project will not create any significant environmental impacts.
- C. Adopt a Resolution amending 1.21 acres of the General Plan land use designation from the Neighborhood Commercial Planned Land Use designation to the Low Density Residential designation.
- D. Adopt a Resolution amending the Buttes Vista Neighborhood Plan.
- E. Introduce an Ordinance rezoning 1.21 acres from the C-1 (Neighborhood Convenience Commercial) zone district to R-1/SP/X (One-Family Residential District/Specific Plan/Combining District), and waive the first reading.
- F. Adopt a Resolution approving a Tentative Parcel Map to create four single-family residential lots.
- G. Make necessary tentative parcel map findings as outlined in this staff report.

Fiscal Impact: The costs for processing the land use entitlements is funded by the payment of the required entitlement fee, a flat rate fee that covers staff costs. Moreover, the development of the project will be subject to the payment of development impact fees as well as building permit fees that will cover future costs incurred by the City.

Purpose:

Facilitate the development of four single-family homes.

Background:

The applicant has filed numerous land use entitlements pertaining to 1.21 acres located on the east side of Stabler Lane, between Butte Vista Lane and Parc East Drive, across the street from

Regency Park (Attachment 5). The applicant is proposing to develop the site with four single-family homes. More specifically, the request includes:

1. *General Plan Amendment (GP) 17-03*: To redesignate 1.21 acres from the Neighborhood Commercial Land Use designation of the City's General Plan to the Low Density Residential designation (Attachment 6).
2. *Specific Plan Amendment (SPA) 17-01*: Amend the Buttes Vista Neighborhood Plan Land Use classification from Commercial to Single Family Residential (Attachment 7).
3. *Rezone (RZ) 17-02*: To rezone approximately 1.21 acres from the C-1/SP (Neighborhood Commercial District/Specific Plan) Zone District to the R-1/SP/X (One-Family Residence/Specific Plan/Combining District) Zone District (Attachment 8).
4. *Tentative Parcel Map (TM) 17-02*: Subdivision map to create four single-family parcels (Attachment 11).
5. *Mitigated Negative Declaration*: Environmental Assessment for the entire project (Attachment 12).

Planning Commission Action:

On August 23, 2017, the Planning Commission (Commission) considered this project. At the public hearing, the Commission heard testimony from city staff and the applicant. The Commission posed numerous questions regarding design, ingress and egress, market conditions, etc.

It should be noted that one member of the public spoke in support of the project. The Commission, by a vote of 4 to 0, with two Commission members absent, recommended that the Council approve the project, subject to compliance with the conditions.

Previous Commission Action:

Prior to the Commission action on August 23, 2017, the applicant submitted land use entitlements for the subject site, including a General Plan Amendment, Rezone, and tentative subdivision map to allow development of a six lot single family subdivision. The request was scheduled for Planning Commission consideration on March 25, 2015, however, at the applicant's request the project was continued to an undetermined date. Since then, the applicant submitted the subject entitlements.

Project Analysis:

Staff prepared an in-depth analysis relative to the proposed project and its potential impacts in terms of traffic, urban design, access, fencing, parking, lighting, etc. This analysis is provided in Attachment 9 while the Conditions of Project Approval are outlined in Attachment 10.

Environmental Determination:

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

and interested organizations. Given that the project includes a general plan amendment, Native American Tribal consultation was conducted pursuant to Assembly Bill 52 and Senate Bill 18.

The environmental assessment (EA-17-07) included an initial study that analyzed the various entitlements for this project. A mitigated negative declaration has been completed for the project which concluded that with incorporation of mitigation measures, actions will be taken to decrease significant impacts to less than significant.

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

Community Facilities District:

Similar to other recently approved subdivisions, the conditions of approval require that 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, in an amount not to exceed \$425 per single family home per year.

Recommendation:

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the General Plan, its compatibility with surrounding uses, and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Therefore, staff recommends that the Council conduct a public hearing and after consideration, concur with the Planning Commission's recommendations, which are to:

- A. **Environmental:** Adopt Mitigated Negative Declaration EA-17-07 determining that with the proposed mitigation measures drafted for the various entitlements, the development of four single family homes will not create any significant environmental impacts (Attachment 12).
- B. **General Plan Amendment:** Adopt a resolution re-designating the subject site from the Neighborhood Commercial to Low Density Residential Plan Land Use (Attachment 1).
- C. **Specific Plan Amendment:** Adopt a resolution re-designating the subject site from the Commercial to Low Density Residential Plan Land Use (Attachment 2).
- D. **Rezoning:** Adopt an ordinance that the proposed R-1/SP/X zone district is consistent with the Low Density Residential Land Use Plan designation (Attachment 3).
- E. **Tentative Parcel Map:** Adopt a resolution pursuant to Yuba City Municipal Code Section 8-2.609 and the California Subdivision Map Act requiring that findings be made in order to approve a tentative map (Attachment 4). Provided below is an evaluation of the findings required to approve the tentative parcel map. The required findings are in italics.

1. *The proposed tentative map is consistent with the General Plan and specific plans and the design or improvement of the proposed parcel map is consistent with the General Plan, specific plan, and adopted City standards.*

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

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

Staff Analysis: The project site is adequate for development with single-family homes given that the project will comply with all development standards and will provide improvements, such as parking, drive aisles, and landscaping. The proposed density of 3.3 dwelling units per acre is consistent with both the General Plan and Specific Plan density range of 2.0 to 8.0 dwelling units per acre.

3. *That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Staff Analysis: An environmental assessment (EA 17-07), including a mitigated negative declaration, has been completed for the project which concluded that with incorporation of mitigation measures, actions will be taken to decrease significant impacts to less than significant.

4. *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 four parcels will not result in environmental damage or public health problems given that the project will meet all City standards for provisions of public improvements including, streets, sidewalks, and public utilities.

5. *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 project is designed to allow for existing easements acquired by the public at large for access through or use of property within the proposed tentative map. 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.

Alternatives:

1. Deny the proposal. Should the project be denied the plan land use and zoning would remain Neighborhood Commercial.
2. Amend the Conditions of Project Approval.

3. Provide staff with further direction.

Attachments:

1. Resolution (General Plan Amendment)
2. Resolution (Specific Plan Amendment)
3. Ordinance (Rezone)
4. Resolution (Tentative Parcel Map)
5. Aerial photo
6. General Plan Amendment map
7. Specific Plan Amendment map
8. Rezone map
9. Project Analysis
10. Conditions of Approval
11. Project map and elevations
12. Mitigated Negative Declaration and Mitigation Monitoring Plan

Prepared By:

/s/ Arnoldo Rodriguez

Arnoldo Rodriguez
Development Services Director

Submitted By:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed By:

Finance

City Attorney

RB

TH by email

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ADOPTING AN AMENDMENT TO THE LAND USE ELEMENT OF THE YUBA CITY
GENERAL PLAN TO REDESIGNATE APPROXIMATELY 1.21 ACRES FROM THE
NEIGHBORHOOD COMMERCIAL DESIGNATION TO THE LOW DENSITY RESIDENTIAL
DESIGNATION**

WHEREAS, General Plan Amendment application No. GP 17-03 has been filed by Ryan Dusa with the City of Yuba City to amend the land use designation of the City's General Plan, relating to approximately 1.21 acres of property located on the east side of Stabler Lane, south of Butte Vista Lane and north of Parc E. Drive, from the Neighborhood Commercial designation to the Low Density Residential designation as shown on attached Exhibit A; and

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the filing of a mitigated negative declaration; and

WHEREAS, on August 23, 2017, the City of Yuba City Planning Commission held a public hearing to consider Plan Amendment application No. GP 17-03 and associated mitigated negative declaration Environmental Assessment No. EA 17-07; and

WHEREAS, at the same hearing the Planning Commission reviewed related Specific Plan Amendment No. SPA 17-01 seeking to amend the Buttes Vista Neighborhood Plan land use classification from Commercial to Single Family Residential; and

WHEREAS, at the same hearing the Planning Commission reviewed related Rezone No. RZ 17-02 seeking to reclassify the subject site from the C-1/SP (Neighborhood Commercial/Specific Plan District) zone district to the R-1/SP/X (One-Family Residence/Specific Plan/Combining District District) zone district; and

WHEREAS, at that same hearing the Planning Commission reviewed related Tentative Parcel Map No. TM 17-02 proposing to create four lots; and

WHEREAS, General Plan Amendment No. GP 17-03, Specific Plan Amendment No. SPA 17-01, Rezone No. RZ 17-02, and Tentative Parcel Map No. TM 17-02 will facilitate the development of four lots with single-family uses and public improvements in (the Project); and

WHEREAS, the Planning Commission took action to recommend approval of the GP 17-03, which proposes to amend the land use designation of the City's General Plan; and

WHEREAS, no neighbors spoke in opposition and two persons, including the applicant and a community member, spoke in support of the General Plan Amendment; and

WHEREAS, the Planning Commission found that the proposed General Plan Amendment is in the public interest; and

WHEREAS, on September 19, 2017, the Yuba City Council conducted a public hearing to consider Plan Amendment application No. GP 17-03 and received both oral testimony and written information presented at the hearing regarding the Plan Amendment; and

WHEREAS the City Council of the City of Yuba City considered said recommendations

of the Yuba City Planning Commission on the matter of redesignating said property and after review and consideration of the mitigated negative declaration found that the mitigated negative declaration prepared for the project is in conformance with State and local environmental guidelines and adopted said mitigated negative declaration.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Yuba, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council finds that on the basis of the whole record before it that there is no substantial evidence that the Project will have a significant effect on the environment and that the mitigated negative declaration reflects the Council's independent judgment and analysis.
2. The Council further finds that 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. The mitigated negative declaration prepared for the Project is in conformance with State and local environmental guidelines and a Notice of Determination will be recorded for Environment Assessment No. EA 17-07 with the County Recorder.
3. The Council finds the adoption of the proposed General Plan Amendment as recommended by the Yuba City Planning Commission is in the best interest of the City of Yuba City.
4. The Council of the City of Yuba City hereby adopts Environmental Assessment No. EA-17-07 and General Plan Amendment No. GP 17-03 amending the General Plan from the Neighborhood Commercial designation to the Low Density Residential for approximately 1.2 acres as depicted on Exhibit A and attached hereto and incorporated herein by reference.
5. General Plan Amendment No. GP 17-03 is hereby approved and shall become effective on November 3, 2017.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on September 19, 2017 by the following vote:

AYES:

NOES:

ABSENT:

Stanley Cleveland, Jr., Mayor

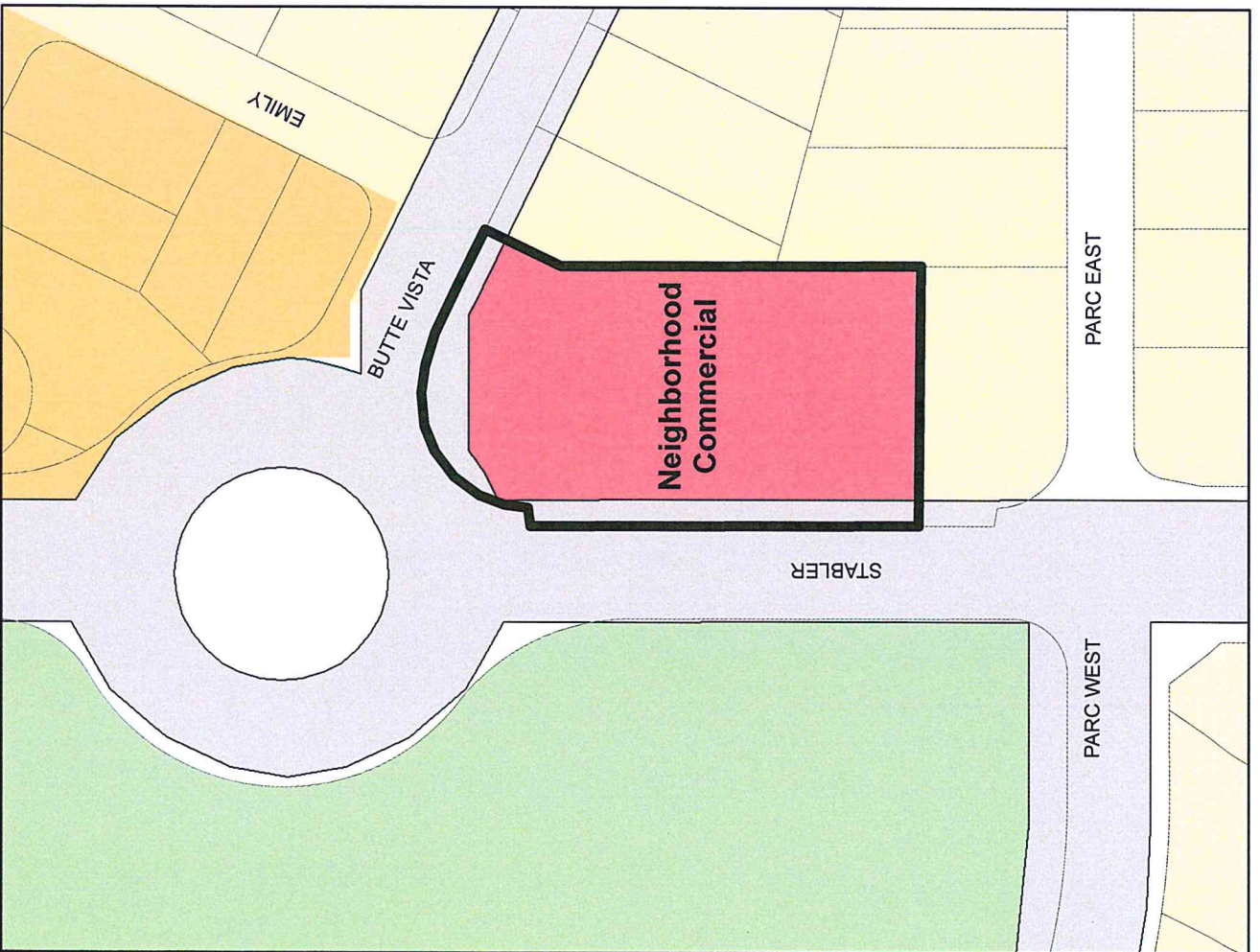
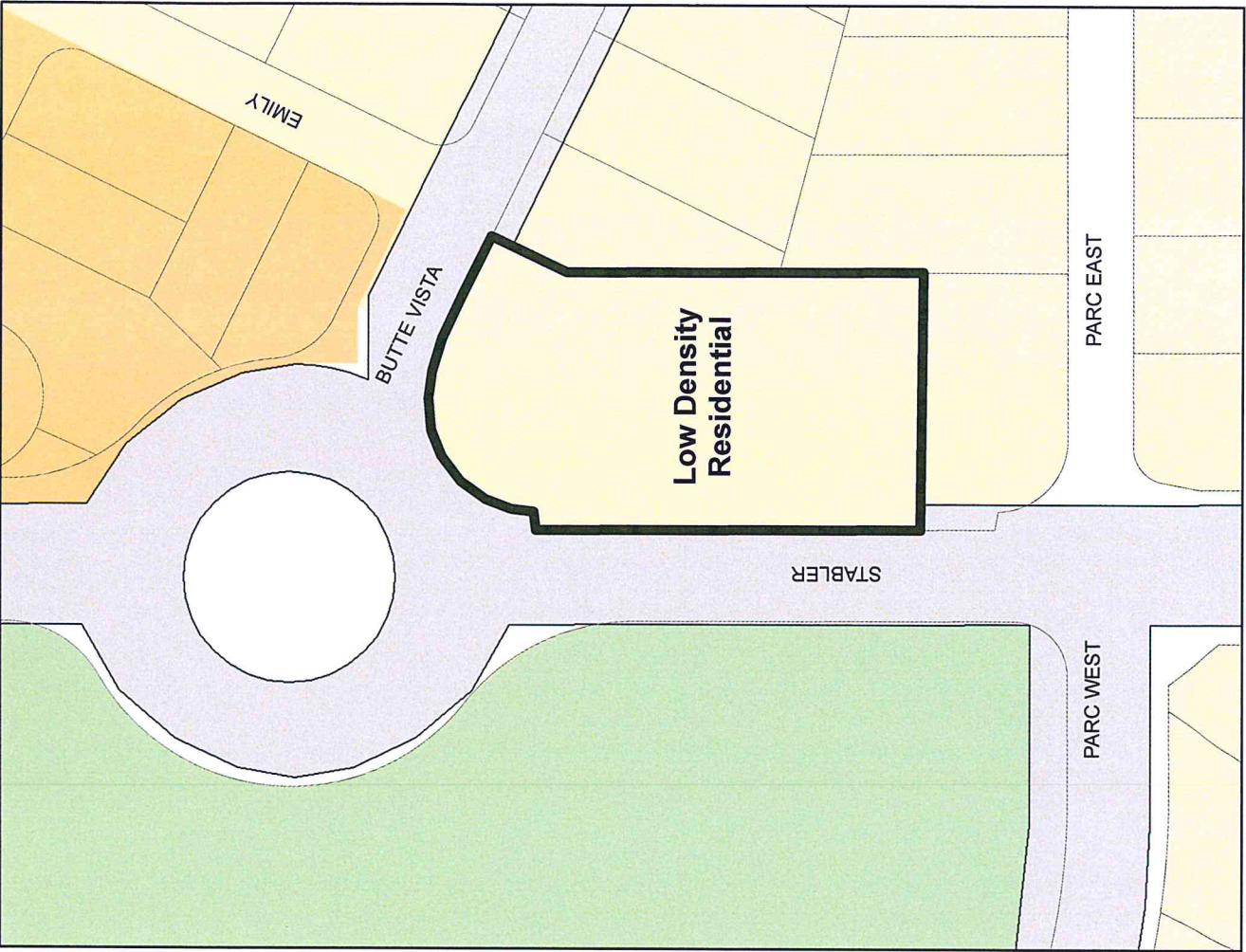
ATTEST:

Patricia Buckland, City Clerk

PROPOSED

EXISTING

EXHIBIT A



City of Yuba City

General Plan

- Low Density Residential
- Medium/Low Density Residential
- Medium/High Density Residential
- Parks, Recreation & Open Space
- Agricultural/Rural
- HS-High School; EMS-Elementary/Middle School
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- Office & Office Park
- Business, Technology & Light Industry
- Manufacturing, Processing & Warehousing
- highways
- roads
- Parcels
- Greenways
- Project Site



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ADOPTING AN AMENDMENT TO THE LAND USE PLAN OF THE BUTTES VISTA
NEIGHBORHOOD PLAN TO REDESIGNATE APPROXIMATELY 1.21 ACRES FROM THE
COMMERCIAL DESIGNATION TO THE SINGLE FAMILY DESIGNATION**

WHEREAS, Specific Plan Amendment application No. SPA 17-01 has been filed by Ryan Dusa with the City of Yuba City to amend the land use designation of the Buttes Vista Neighborhood Plan, relating to approximately 1.21 acres of property located on the east side of Stabler Lane, south of Butte Vista Lane and north of Parc E. Drive, from the Commercial designation to the Single Family designation as shown on attached Exhibit A; and

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the filing of a mitigated negative declaration; and

WHEREAS, on August 23, 2017, the City of Yuba City Planning Commission held a public hearing to consider Specific Plan Amendment application No. SPA 17-01 and associated mitigated negative declaration Environmental Assessment No. EA 17-07; and

WHEREAS, at the same hearing the Planning Commission reviewed related General Plan Amendment No. GP 17-03 seeking to amend the General Plan Land Use diagram classification from Neighborhood Commercial to Low Density Residential; and

WHEREAS, at the same hearing the Planning Commission reviewed related Rezone No. RZ 17-02 seeking to reclassify approximately 1.2 acres of property from the C-1/SP (Neighborhood Commercial/Specific Plan District) zone district to the R-1/SP/X (One-Family Residence/Specific Plan/Combining District) zone district; and

WHEREAS, at that same hearing the Planning Commission reviewed related Tentative Parcel Map No. TM 17-02 proposing to create four lots for development with single family homes; and

WHEREAS, General Plan Amendment No. GP 17-03, Specific Plan Amendment No. SPA 17-01, Rezone No. RZ 17-02, and Tentative Parcel Map No. TM 17-02 will facilitate the development of four lots with single-family uses and public improvements in (the Project); and

WHEREAS, the Planning Commission took action to recommend approval of the SPA 17-01, which proposes to amend the land use designation of the Buttes Vista Neighborhood Plan; and

WHEREAS, no neighbors spoke in opposition and two persons spoke in support of the General Plan Amendment; and

WHEREAS, the Planning Commission found that the proposed Specific Plan Amendment is in the public interest; and

WHEREAS, on September 19, 2017, the Yuba City Council conducted a public hearing to consider Plan Amendment application No. SPA 17-01 and received both oral testimony and written information presented at the hearing regarding the Specific Plan Amendment; and

WHEREAS the City Council of the City of Yuba City considered said recommendations of the Yuba City Planning Commission on the matter of redesignating said property and after review and consideration of the mitigated negative declaration found that the mitigated negative declaration prepared for the project is in conformance with State and local environmental guidelines and adopted said mitigated negative declaration.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Yuba, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council finds that on the basis of the whole record before it that there is no substantial evidence that the Project will have a significant effect on the environment and that the mitigated negative declaration reflects the Council's independent judgment and analysis.
2. The Council further finds that 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. The mitigated negative declaration prepared for the Project is in conformance with State and local environmental guidelines and a Notice of Determination will be recorded for Environment Assessment No. EA 17-07 with the County Recorder.
3. The Council finds the adoption of the proposed Buttes Vista Neighborhood Plan Amendment as recommended by the Yuba City Planning Commission is in the best interest of the City of Yuba City.
4. The Council of the City of Yuba City hereby adopts Environmental Assessment No. EA-17-07, Specific Plan Amendment No. SPA 17-01, amending the Buttes Vista Neighborhood Plan from the Commercial designation to the Single Family Residence designation for approximately 1.2 acres as depicted on Exhibit A and attached hereto and incorporated herein by reference.
5. Specific Plan Amendment No. SPA 17-01 is hereby approved and shall become effective on November 3, 2017.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on September 19, 2017 by the following vote:

AYES:

NOES:

ABSENT:

Stanley Cleveland, Jr., Mayor

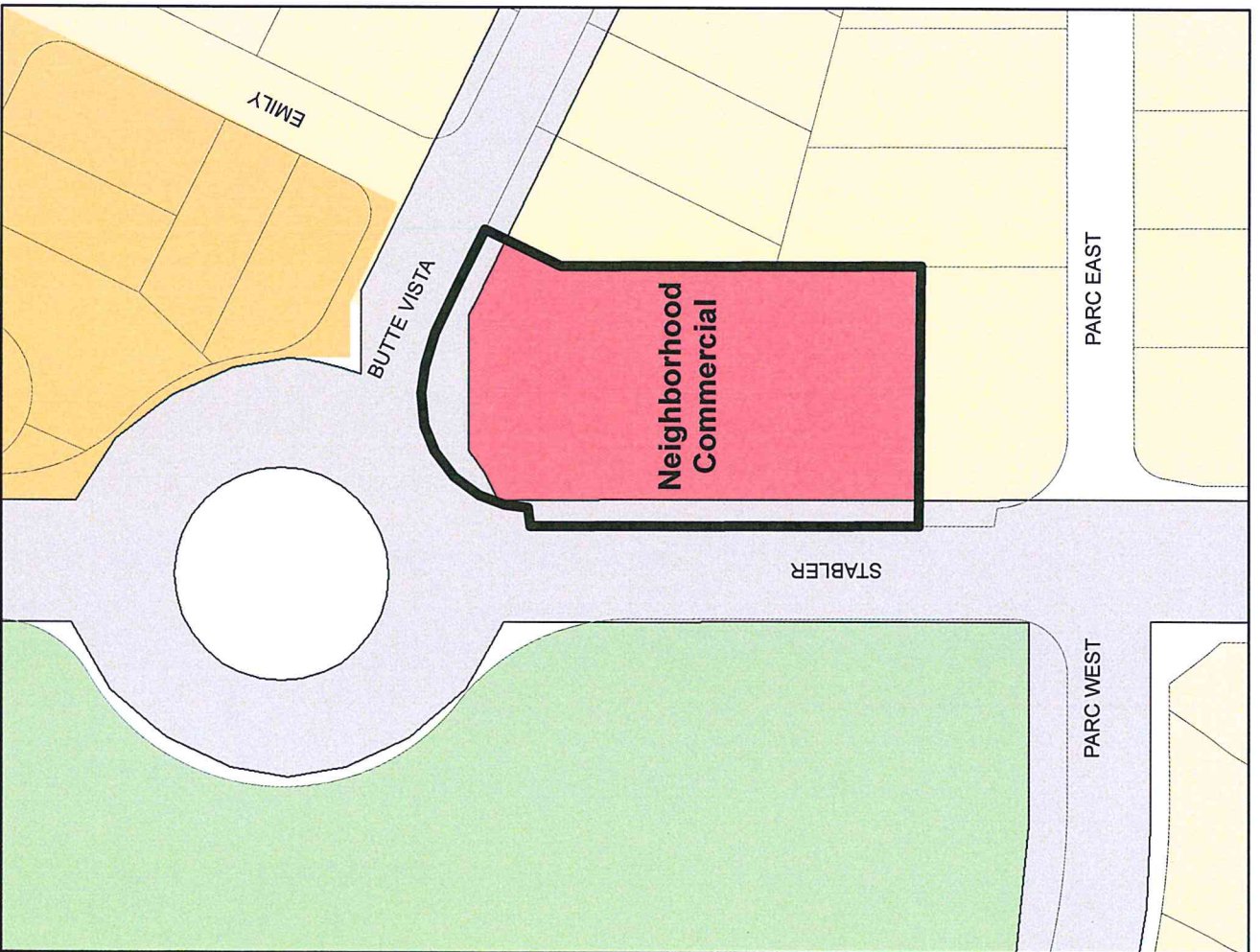
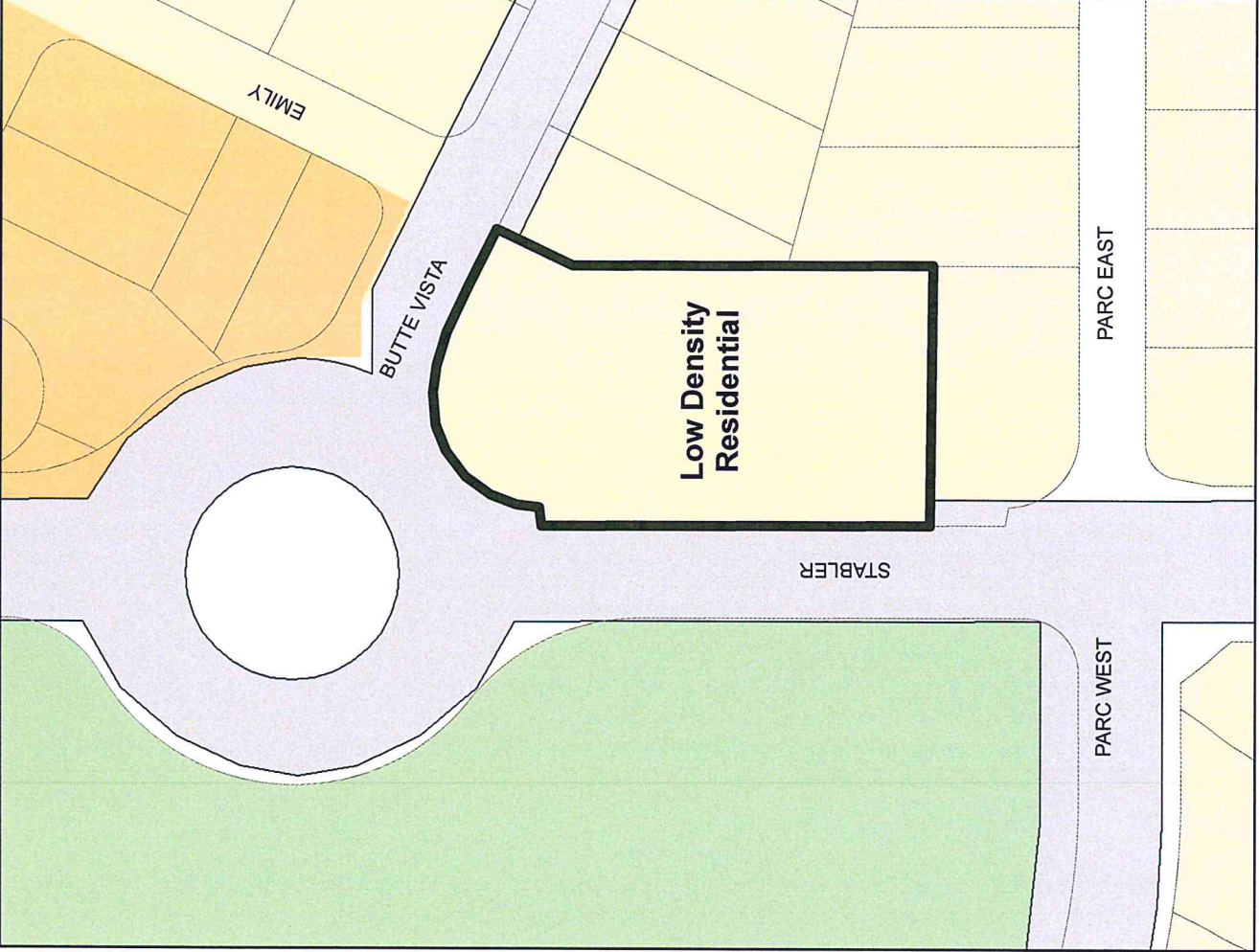
ATTEST:

Patricia Buckland, City Clerk

PROPOSED

EXISTING

EXHIBIT A



City of Yuba City

- General Plan**
- Low Density Residential
 - Medium/Low Density Residential
 - Medium/High Density Residential
 - Parks, Recreation & Open Space
 - Agricultural/Rural
 - HS-High School; EMS-Elementary/Middle School
 - Regional Commercial
 - Community Commercial
 - Neighborhood Commercial
 - Office & Office Park
 - Business, Technology & Light Industry
 - Manufacturing, Processing & Warehousing
 - highways
- roads**
- roads
- Parcels**
- Parcels
- Greenways**
- Greenways
- Project Site**
- Project Site



ORDINANCE NO. _____

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AMENDING THE ZONING CLASSIFICATION FROM THE C-1/SP (NEIGHBORHOOD
COMMERCIAL/SPECIFIC PLAN DISTRICT) to R-1/SP/X (ONE-FAMILY
RESIDENCE/SPECIFIC PLAN/COMBINING DISTRICT) ZONE DISTRICT ON
APPROXIMATELY 1.21 ACRES**

WHEREAS, Rezone No. RZ 17-02 has been filed by Ryan Dusa with the City of Yuba City to reclassify approximately 1.21 acres of property located on the east side of Stabler Lane, south of Butte Vista Lane and north of Parc E. Drive (Assessor's Parcel No. 59-030-108), from the C-1/SP (Neighborhood Commercial/Specific Plan District) Zone District to the R-1/SP/X (One-Family Residence/Specific Plan/Combining District) Zone District;

WHEREAS, pursuant to the provisions of Article 72, Section 8-5.7202, of the City of Yuba City Municipal Code, the Planning Commission held a public hearing on August 23, 2017, to consider Rezone No. 17-02 and related Environmental Assessment No. 17-07, during which the Planning Commission considered the environmental assessment and recommended to the City Council of the City of Yuba City approval of the rezone application which proposes to amend the City's Zoning Ordinance on real property per Exhibit A from the C-1/SP (Neighborhood Commercial/Specific Plan District) Zone District to the R-1/SP/X (One-Family Residence/Specific Plan/Combining District) Zone District; and

WHEREAS, at that same hearing the Commission reviewed related General Plan Amendment No. GP 17-03 proposing to redesignate approximately 1.21 acres of the subject site from the Neighborhood Commercial Land Use designation to the Low Density Residential designation; and

WHEREAS, at that same hearing the Commission reviewed related Specific Plan Amendment No. SPA 17-01 proposing to redesignate approximately 1.21 of the Buttes Vista Neighborhood Plan from the Commercial Land Use designation to the Single Family Residential designation; and

WHEREAS, at that same hearing the Commission reviewed related Tentative Parcel Map No. TM 17-02 proposing to create four lots for development with single family residential uses; and

WHEREAS, Rezone No RZ 17-02, General Plan Amendment No. GP 17-03, Specific Plan Amendment No. SPA 17-01, and Tentative Parcel Map No. TM 17-02 will facilitate the development of four lots for development with single family residences and public improvements (the Project); and

WHEREAS, at that same hearing the Commission reviewed related Environmental Assessment No. EA 17-07 considering a mitigated negative declaration and mitigation monitoring plan prepared for the project which provided mitigation to reduce significant impacts to less than significant; and

WHEREAS, no neighbors spoke in opposition and two persons spoke in support of the rezone; and

WHEREAS, the City Council of the City of Yuba City, on September 19, 2017, received the recommendation of the Planning Commission.

THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Planning Commission of the City of Yuba City having heretofore conducted a public hearing on August 23, 2017, on the matter of rezoning of the property as identified in Exhibit A, and at the conclusion of said hearing recommended that the City Council make a determination the project is categorically exempt pursuant to California Environmental Quality Act Section 15332, and recommended to the City Council approval of the rezoning of said property from the to the C-1/SP (Neighborhood Commercial/Specific Plan District) to the R-1/SP/X (One-Family Residence/Specific Plan/Combining District District) Zone District.

Section 2. The City Council of the City of Yuba City having considered said recommendations of the City Planning Commission on the matter of the rezoning and related applications of said property, conducted a public hearing on the matter on August 23, 2017 and after review and consideration of Environmental Assessment (EA) EA 17-07 and mitigation monitoring plan found that on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the Council's independent judgment and analysis.

Section 3. The Council further finds that 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. The mitigated negative declaration prepared for the project is in conformance with State and local environmental guidelines and adopted said mitigated negative declaration and a Notice of Determination will be recorded with the County Recorder.

Section 4. The Council finds that the proposed zone district is consistent with the proposed General Plan Low Density Residential and Buttes Vista Neighborhood Plan Land Use Designations.

IT IS HEREBY ORDERED, RESOLVED AND DECREED, that the property as depicted in attached Exhibit A made a part hereof by this reference, be rezoned to the R-1/SP/X (One-Family Residence/Specific Plan/Combining District) zone district.

This ordinance shall be effective November 3, 2017 and, after it is adopted, shall be published as provided by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 19th day of September, 2017, and passed and adopted at a regular meeting held on the _____ day of _____, 2017.

AYES:

NOES:

ABSENT:

Stanley Cleveland, Jr., Mayor

ATTEST:

Patricia Buckland, City Clerk

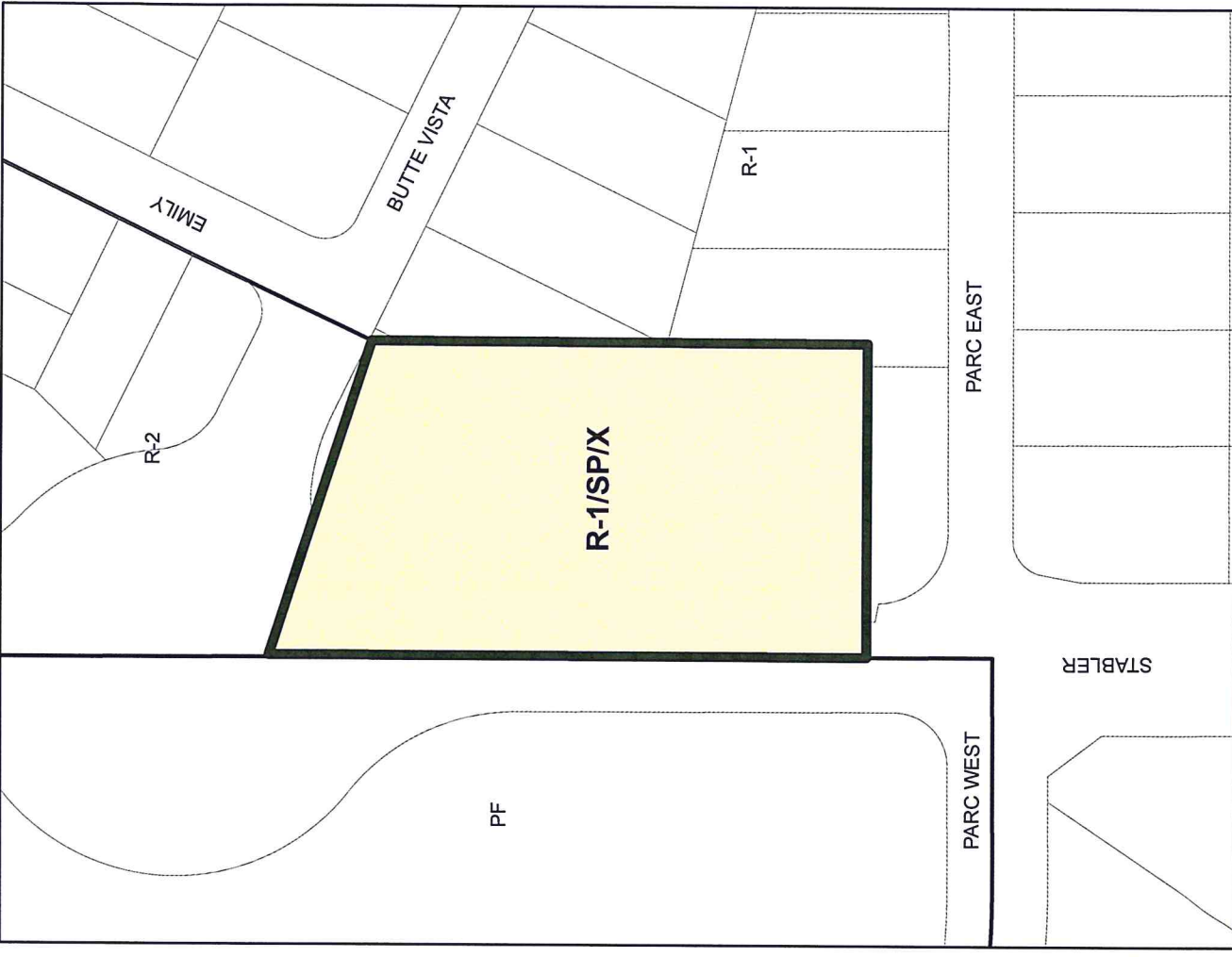
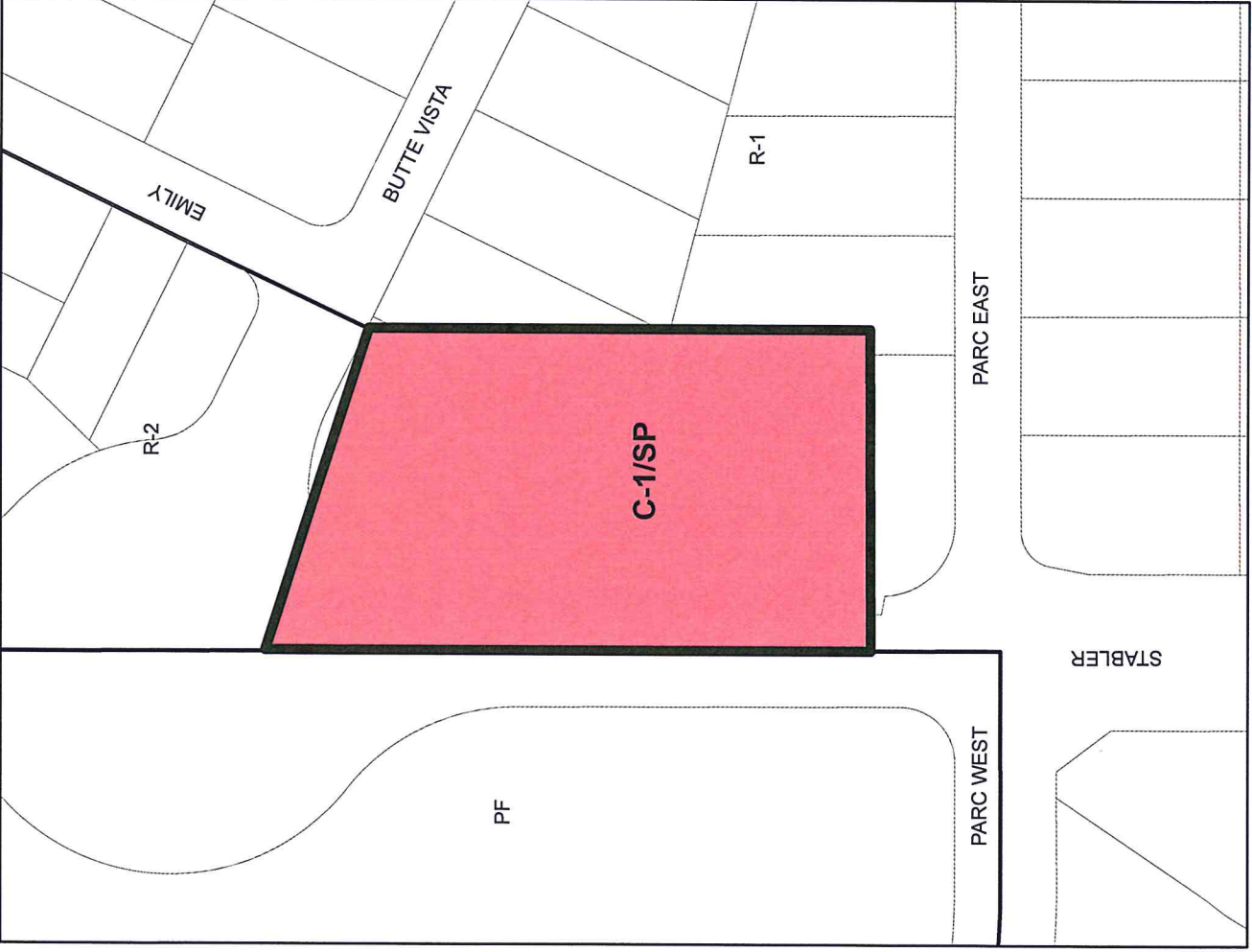
APPROVED AS TO FORM:

Timothy Hayes, City Attorney

EXISTING

EXHIBIT A

PROPOSED



City of Yuba City

- Zoning
- Parcels
- Project Site



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING TENTATIVE PARCEL MAP NO. TM 17-02**

WHEREAS, Tentative Parcel Map No. TM 17-02 has been filed by Ryan Dusa with the City of Yuba City requesting authorization to create four lots for development with single family homes on approximately 1.2 acres of property located on the east side of Stabler Lane, south of Butte Vista Lane and north of Parc E. Drive; and

WHEREAS, the environmental assessment conducted for the proposed parcel map resulted in the filing of a mitigated negative declaration; and

WHEREAS, on August 23, 2017, the City of Yuba City Planning Commission held a public hearing to consider Tentative Parcel Map No. TM 17-02 and associated mitigated negative declaration Environmental Assessment No. EA 17-07; and

WHEREAS, the Planning Commission conducted a public hearing to review the proposed parcel map, received testimony from the applicant, invited testimony from the public, and considered the Development Services Department's report recommending approval of the proposed development subject to special permit conditions; and

WHEREAS, at that same hearing the Planning Commission reviewed related General Plan Amendment No. GP 17-03 proposing to redesignate approximately 1.2 acres from the Neighborhood Commercial designation of the City's General Plan to the Low Density Residential designation; and

WHEREAS, at the same hearing the Planning Commission reviewed related Specific Plan Amendment No. SPA 17-01 proposing to redesignate approximately 1.2 acres of the Buttes Vista Neighborhood Plan land use plan from the Commercial designation to the Single Family Residence designation; and

WHEREAS, at the same hearing the Planning Commission reviewed related Rezone No. RZ 17-02 seeking to reclassify approximately 1.2 acres from the C-1/SP (Neighborhood Commercial/Specific Plan District) zone district to the R-1/SP/X (One-Family Residence/Specific Plan/Combining District) zone district; and

WHEREAS, General Plan Amendment No. GP 17-01, Specific Plan Amendment No. SPA 17-01, Rezone No. RZ 17-02, and Tentative Parcel Map No. TM 17-02 will facilitate the development of four lots with single family residences (the Project); and

WHEREAS, no neighbors spoke in opposition and two persons spoke in support of the tentative parcel map; and

WHEREAS, the Yuba City Planning Commission considered the proposed tentative parcel map relative to the staff report and environmental assessment issued for the project; and

WHEREAS, the Development Services Department staff recommended approval of the proposed project subject to all conditions of approval contained in the staff report dated August 23, 2017; and

WHEREAS, the Yuba City Planning Commission took action to recommend approval of the Tentative Parcel Map No. TM 17-02, which proposes creation of four lots and related public improvements; and

WHEREAS the City Council of the City of Yuba City considered said recommendations of the Yuba City Planning Commission on the matter of a Tentative Parcel Map for said property and conducted a public hearing on the matter on August 23, 2017, and after review and consideration of the mitigated negative declaration found that the mitigated negative declaration prepared for the Project is in conformance with State and local environmental guidelines and adopted said mitigated negative declaration.

NOW, THEREFORE, BE IT RESOLVED that the City of Yuba City Council hereby finds and determines that there is no substantial evidence in the record to indicate that Tentative Parcel Map No. TM 17-02 may have a significant effect on the environment as identified by the Mitigated Declaration prepared for Environmental Assessment No. EA 17-07.

BE IT FURTHER RESOLVED by the Council of the City of Yuba, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council finds that on the basis of the whole record before it that there is no substantial evidence that the Project will have a significant effect on the environment and that the mitigated negative declaration reflects the Council's independent judgment and analysis.
2. The Council further finds that 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. The mitigated negative declaration prepared for the Project is in conformance with State and local environmental guidelines and a Notice of Determination will be recorded for Environment Assessment No. EA 17-07 with the County Recorder.
3. The Council finds the adoption of the proposed Tentative Parcel Map No. TM 17-02 recommended by the Planning Commission is in the best interest of the City of Yuba City.
4. The Council of the City of Yuba City hereby adopts Environmental Assessment No. EA-17-07 for Tentative Parcel Map No. TM 17-02, proposing to create four lots for development with single family residences, and related public improvements.
5. The Council finds that the findings as outlined in the staff report presented to the Council may be made.
6. Tentative Parcel Map No. TM 17-02 is hereby approved and shall become effective on effective date of General Plan Amendment No. GP 17-03, Specific Plan Amendment No. SPA 17-01, and Rezone No. RZ 17-02.

BE IT FURTHER RESOLVED that the City Council finds that approval of the tentative parcel map subject is consistent with the adopted General Plan and the findings required pursuant to Section 66410 et. seq. of the Subdivision Map Act.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on September 19, 2017 by the following vote:

AYES:

NOES:

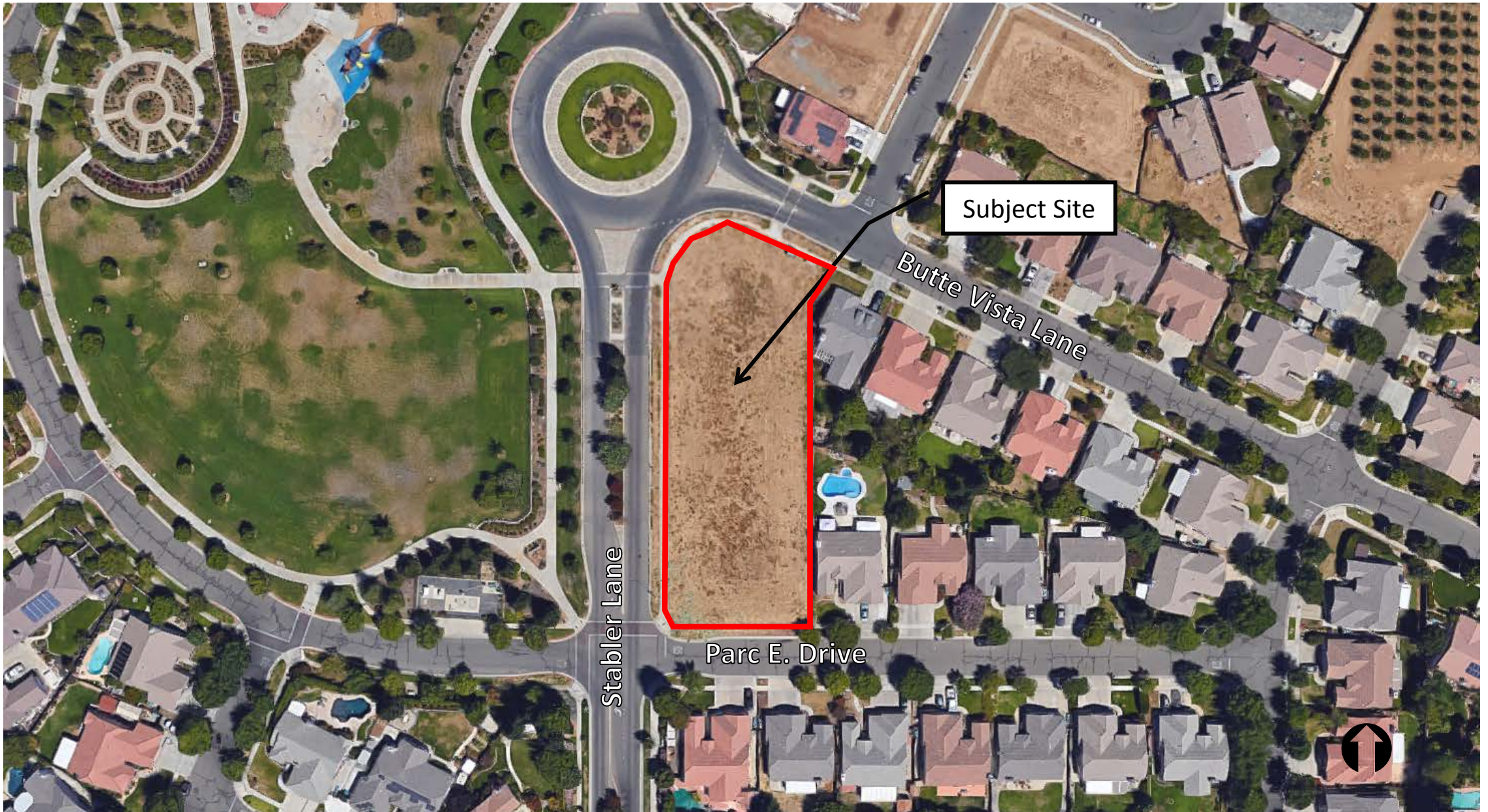
ABSENT:

Stanley Cleveland, Jr., Mayor

ATTEST:

Patricia Buckland, City Clerk

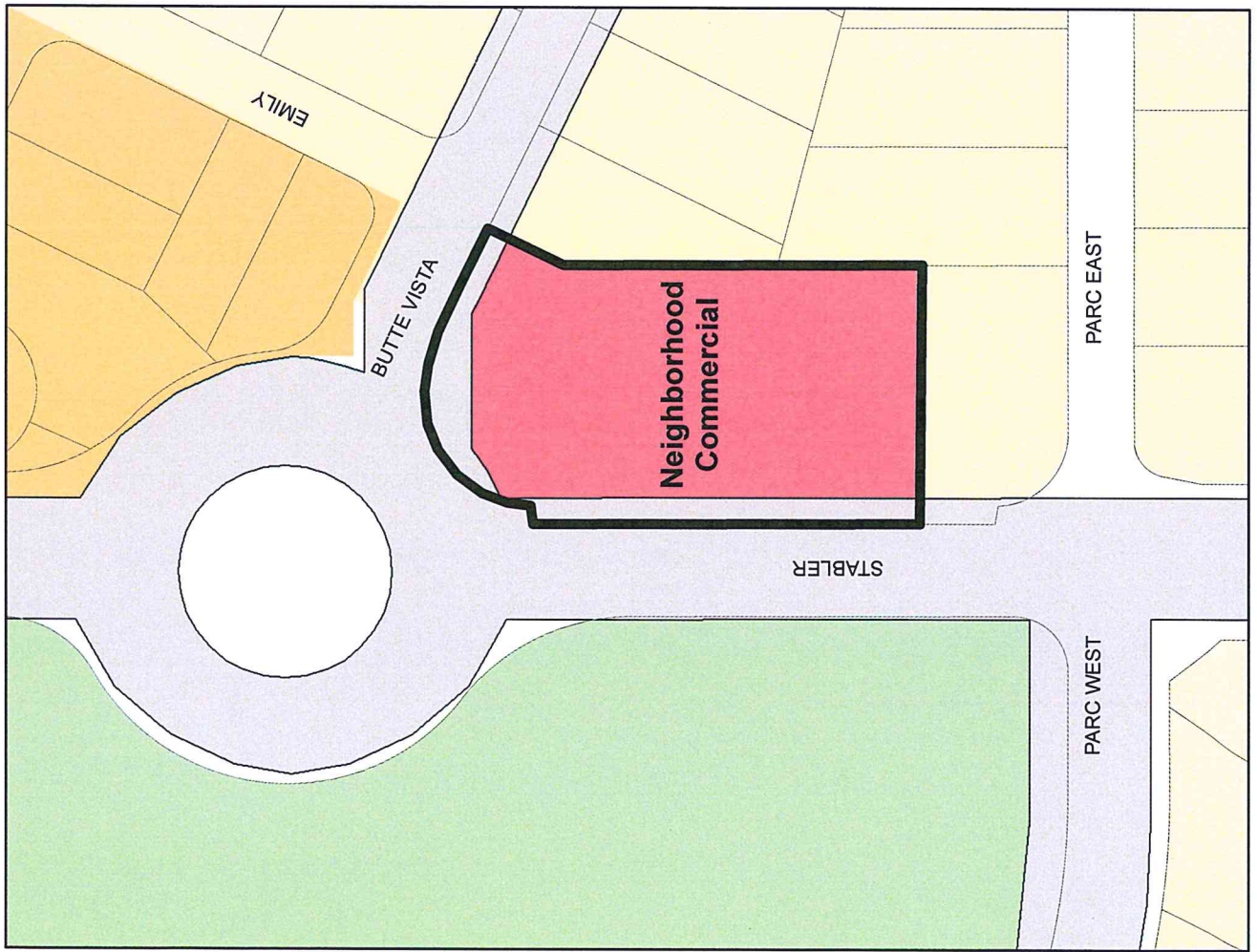
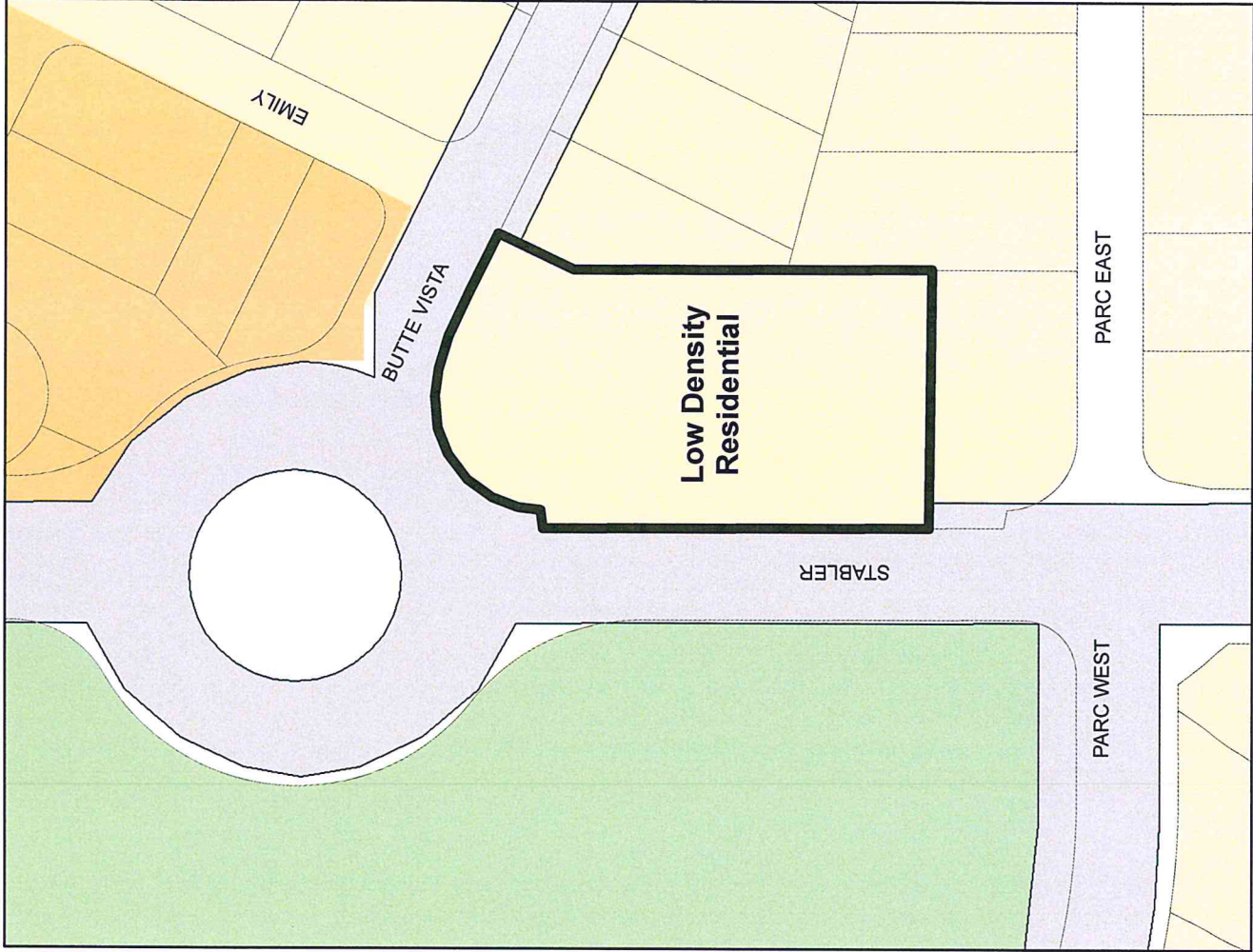
Attachment 5: Aerial Photo



PROPOSED

Attachment 6: Plan Land Use Diagram

EXISTING



City of Yuba City

General Plan

- Low Density Residential
- Medium/Low Density Residential
- Medium/High Density Residential
- Neighborhood Commercial
- Office & Office Park
- Business, Technology & Light Industry
- Manufacturing, Processing & Warehousing
- Parks, Recreation & Open Space
- Agricultural/Rural
- HS-High School; EMS-Elementary/Middle School
- Regional Commercial
- Community Commercial
- highways
- roads
- Parcels
- Greenways
- Project Site



Attachment 7: Buttes Vista Plan Amendment

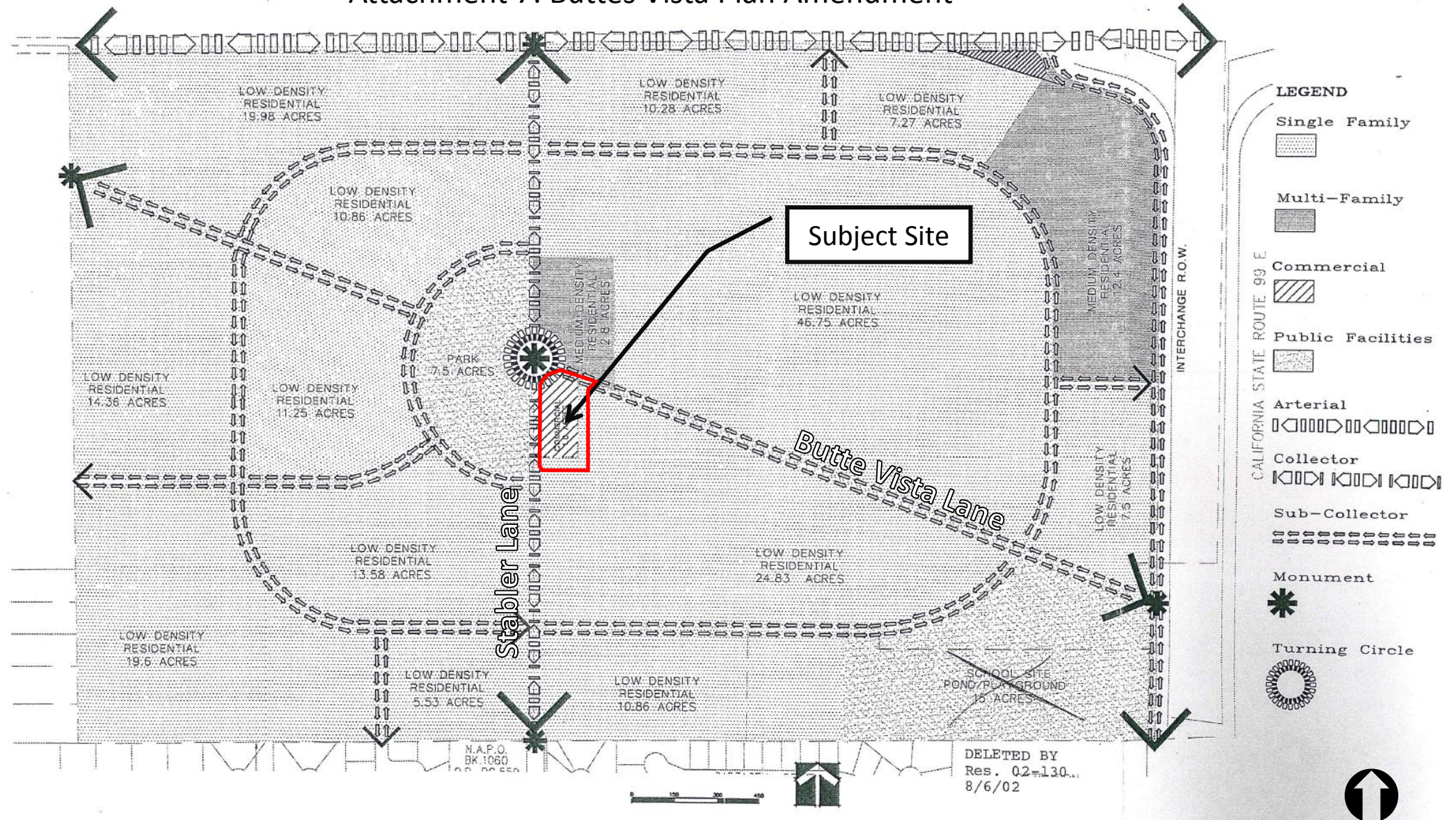
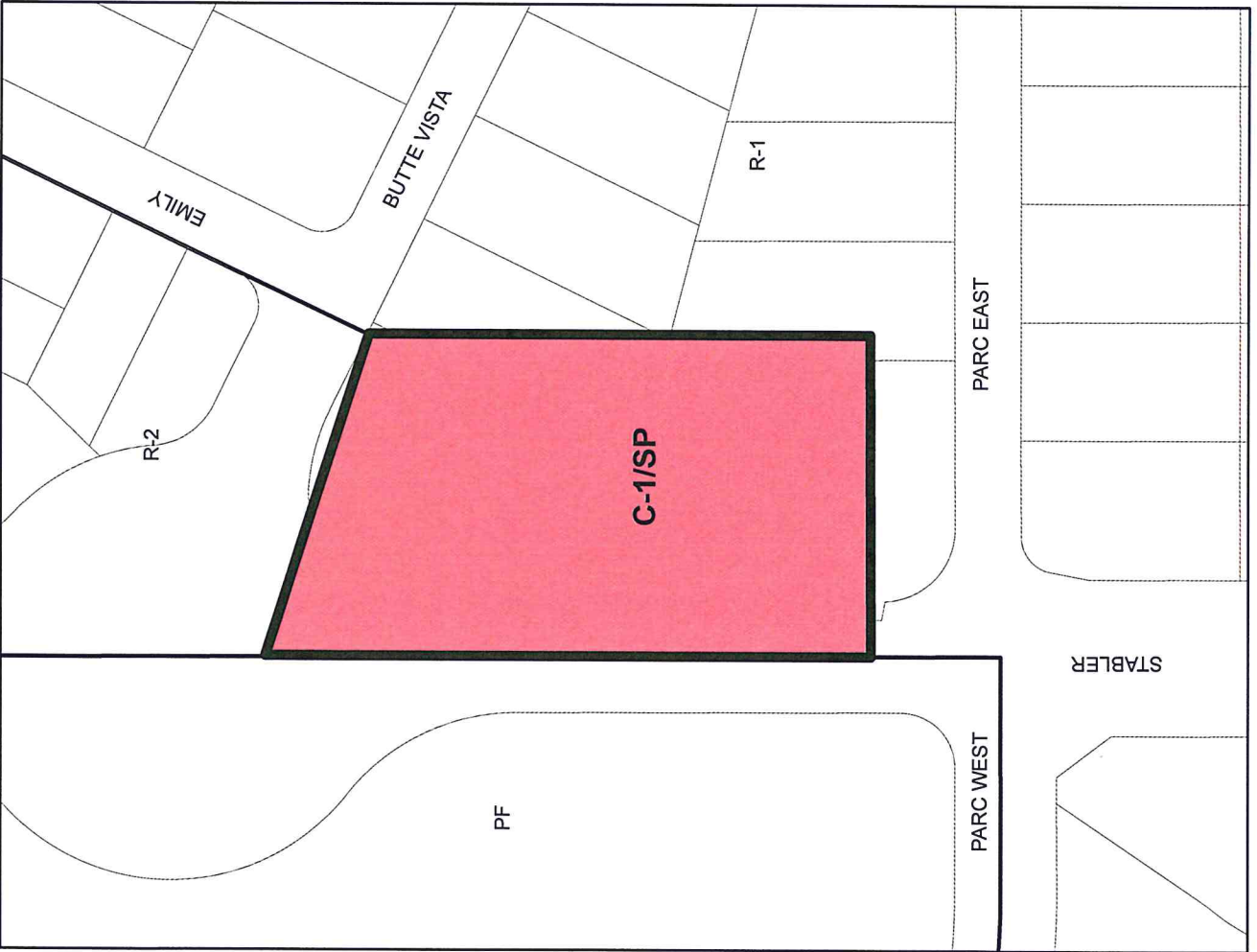
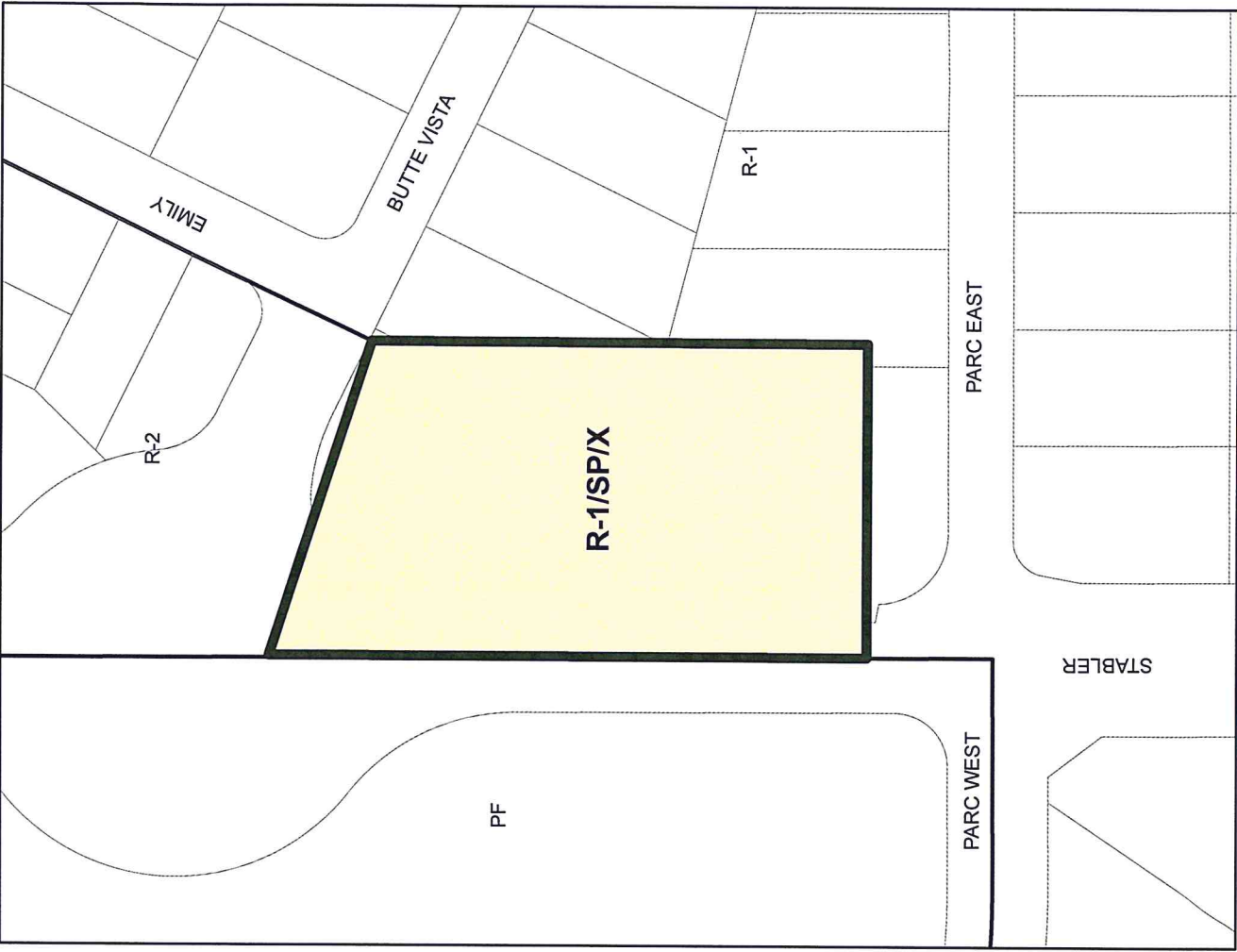


Figure 4-A Land Use Plan

PROPOSED

Attachment 8: Zoning

EXISTING



City of Yuba City

- Zoning
- Parcels
- Project Site



Attachment 9: Project Analysis

Property Description:

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

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

Proposal Summary:

The following table provides a synopsis of the proposal.

<i>Table 1: Project Summary</i>	
<i>General Plan Designation</i>	
<i>Existing:</i>	Neighborhood Commercial. This designation provides for a variety of commercial activities focused around shopping centers, retail plazas, etc.
<i>Proposed:</i>	Low Density Residential (LDR)
<i>Zoning Classification</i>	
<i>Existing:</i>	C-1 (Neighborhood Convenience Commercial)
<i>Proposed:</i>	R-1/SP/X (One-Family Residence/Specific Plan/Combining District)

Bordering Uses:

The project is located in north central Yuba City and surrounded by single family homes and a park. Adjacent land uses include:

<i>Table 2: Bordering Information</i>				
	<i>General Plan Land Use Classification</i>	<i>Butte Vista Neighborhood Plan</i>	<i>Zoning</i>	<i>Existing Land Use</i>
<i>Project Site</i>	Neighborhood Commercial	Commercial	C-1/SP	Undeveloped land
<i>North</i>	Medium/Low Density Residential	Single Family	R-2	Single-family residential
<i>East</i>	Low Density Residential	Single Family	R-1/SP	Single-family residential
<i>West</i>	Parks, Recreation & Open Space	Public Facility	PF/SP	Park

Staff Comments:

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

Vista Neighborhood Plan (BVNP).

The existing General Plan and BVNP designation is intended to encourage development of a small shopping center or retail plaza and is does not encourage residential uses. Although the provision of convenient shopping available to a residential neighborhood is a positive concept, in practice development of commercial sites are market driven and in this instance there has been no proposals to develop the site with commercial uses. The area is approximately 1.25 miles north of the Feather Downs Shopping Center which provides a wide range of retail outlets for residents in the area.

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

The parcels range in size from 0.16 to 0.31 acres in area. Vehicular access rights will be relinquished along Stabler Lane, thus garage access will be via the Parc E. Drive (Parcels 1 and 2) and Butte Vista Lane (Parcels 3 and 4). Parcels 3 and 4 would have a shared access easement that would provide access to parking areas and garages along the rear. It should be noted that a masonry wall is required along the common property line between Parcel 4 and the adjacent residential parcel to the east (Assessor's Parcel Number 59-490-040). The wall is required in order to mitigate noise from vehicles accessing parcels 3 and 4.

Design Features:

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

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

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

Compatibility with Surrounding Uses

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

Public Improvements:

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

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

Availability of City Services:

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

Attachment 10

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

MITIGATION MEASURES

1. Air Quality Mitigation Measure: Prior to issuance of a building or grading permit obtain a Feather River Air Quality Management District (FRAQMD) approved Fugitive Dust Control Plan.
2. Air Quality Mitigation Measure: Any wood burning devices installed in the project shall meet EPA certification standards as well as FRAQMD regulations.
3. Cultural/Tribal Resources: Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.
4. The project shall comply with all applicable mitigation measures adopted with the Mitigated Negative Declaration EA 17-07.

GENERAL

5. Approval of Tentative Map TM-17-02 shall not be final until approval of General Plan Amendment GP 17-01 from Neighborhood Commercial to Low Density Residential, Specific Plan Amendment SPA 17-01 from Commercial to Single Family, and Rezone RZ 17-02 from C1/SP (Neighborhood Commercial/Specific Plan) to R1/SP One-Family Residential/Specific Plan is final.
6. Approval of Tentative Parcel Map TM 17-02 may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on Tentative Parcel Map TM 17-02, the Zoning Ordinance, and all Public Works Standards and Specifications. The City shall not assume responsibility for any deletions or omissions resulting from the permit review process or for additions or alterations to construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
7. The applicant/property owner agrees to defend, indemnify and hold harmless the City, its officers, agents and employees, from any and all claims, damages, liability or actions arising out of or connected with this Agreement, except to the extent such liabilities are caused by actions of the City.

EXPIRATION AND DEVELOPMENT IMPACT FEES

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

PLANNING DIVISION

9. Development within Tentative Parcel Map TM 17-02 shall be in compliance with the City of Yuba City Design Guidelines, Yuba City Zoning Regulations, and approved Buttes Vista Neighborhood Plan Design Standards. The approved project shall be constructed per the plans approved by the Planning Commission or City Council, except as provided by the conditions below.
10. Relinquish vehicular access rights to the streets and/or easements along Stabler Lane frontage for the following property lines: Lot 2, Lot 3, and Lot 4.
11. The residential unit on Lot 2 shall be oriented towards Parc E. Drive with a wrap-around porch on the southwesterly corner of the home. The design of the structure shall be submitted to the Development Services Director for review and approval prior to submittal of building permits.
12. Covenants:
 - a. Prior to final map approval, the owner of the subject property shall execute a "Right to Farm" covenant with the City. Said covenant is to run with the land and shall acknowledge and agree that the subject property is in or near agricultural districts and that the residents of said property should be prepared to accept the inconveniences and discomfort associated with normal farm activities. The "Right to Farm" covenant shall be recorded prior to or concurrent with the recording of the Final Map of Parcel Map No. TM 17-02.
13. Agreements. A cross access, drainage, maintenance, and shared parking covenant is required for Lots 3 and 4. All covenants or agreements will be prepared upon receipt of the fee and proper documents. The covenant shall stipulate maintenance requirements for the drive approach, wall, landscaping, automatic irrigation system, etc. Covenants must be approved by the City prior to issuance of building permits.
14. A six foot high split faced masonry wall with a decorative cap shall be constructed along the common shared property line of Lot 4 with the parcel identified as Assessor's Parcel Number 59-490.040. The wall shall begin approximately 35 feet behind the sidewalk on Butte Vista Lane.
15. A five foot landscape strip with automatic irrigation and drought resistant plants shall be installed and maintained between the access easement and six foot high wall.
16. Landscape plans and wall design plans shall be submitted for review and approval by the Development Services Director prior to issuance of building permits for either Lots 3 or 4.

17. Building elevations for the single-family units shall be submitted for review and approval by the Development Services Director prior to issuance of buildings permits for Lots 1, 2, 3, and 4.
18. Trash collection for Lots 1 and 2 will be from Parc E. Drive and for Lots 3 and 4 from Butte Vista Lane.

PUBLIC WORKS

19. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department.
20. Paved streets shall be swept frequently if soil material has been carried onto adjacent paved public thoroughfares from the project site. The use of a water sweeper that utilizes reclaimed water is recommended; i.e. wet broom.
21. The Developer, at their expense, shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to insure compliance.
22. Storage of construction material is not allowed in the travel way.
23. The only hard surface (concrete or pavers) that can be placed in the street planter area other than the standard driveway serving the residence is 18" wide strips to accommodate the wheel path of vehicles unless authorized/approved by the Public Works Director.

PRIOR TO ISSUANCE OF GRADING PERMIT

24. Provide evidence that a Notice of Intent has been submitted and received by the local Water Quality Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan shall be provided to the City.
25. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flows onto the adjacent residential or agricultural lands, or impedes the drainage from those properties. The rear yards and/or side yards of the lots that are created by this subdivision, that are adjacent to existing residential development, shall have the same finish grade elevation as those lots within tolerances as approved by the Public Works Department. If retaining walls are required they shall be constructed of concrete or masonry block.
26. Existing and proposed grade elevations at perimeter of the proposed land development shall be shown on the tentative map per Section 8-2.604 of the Municipal Code. The Engineer of Record shall designate on the plans as to where any retaining walls are required, and provide details of all proposed retaining walls. The retaining wall is required where grade differences between the proposed development and the surrounding land is greater than 6" (inches). The use of any type of wood as the retaining wall is not permitted.

27. Per Government Code Section 66490, the applicant shall submit, with the first improvement plan check, to the City for review and approval, a detailed geotechnical investigation prepared by a Civil Engineer registered in the State of California and qualified to perform geotechnical work. The grading plan shall incorporate the recommendations of the approved geotechnical investigation.
28. A master grading plan for all phases of the subdivision shall be submitted to the Public Works Department as part of the improvement plans with the first subdivision phase.

PRIOR TO APPROVAL OF IMPROVEMENT PLANS

29. An Improvement Agreement outlining any costs (hot tap, connection fee, fair share contribution, etc.) associated with the development shall be accepted by the City prior to approval of plans.
30. A streetlight shall be installed on Stabler Lane at Lot 4 (as shown on the tentative map dated June 2016) near the existing fire hydrant and dedicated to the City.
31. Obtain all necessary approvals from City, State, and Federal agencies, utilities and other effected parties that are required for the project including, but not limited to, the preparation of drawings, studies, reports and permit applications, and payment of fees. Prior to City approval of improvement plans the Developer shall provide evidence, to the satisfaction of the Public Works Department, that all such obligations have been met.
32. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
33. Where an excavation for a trench and/or structure is 5 feet deep or more, the contractor shall conform to O.S.H.A. requirements. The contractor shall provide a copy of the approved O.S.H.A. permit, and shoring details and calculations prepared by California licensed structural engineer to the Public Works Department.
34. All ADA access ramps along frontage of property shall be modified as required to meet current standards.
35. The Developer shall be responsible for preparation of a street tree and irrigation plan that is deemed acceptable by the Community Services Director prior to entering into an Improvement Agreement with the City. Only one tree species shall be planted on any street.
36. The street landscape planters, the street trees, and street lighting are public improvements which shall meet the Parks Division Planting Standards and Yuba City Standard Details and be included in the improvement plans and specifications for the subdivision when the improvement plans are submitted for the first improvement plan check.
37. The Improvement Plans shall show provisions for the placement of centralized mail delivery units in the Public Utility Easement (P.U.E.). Developers will provide a concrete base for placement of the centralized mail delivery unit. Specifications and location of such base shall be

determined pursuant to the applicable requirements of the Postal Service and the Yuba City Public Works Department, with due consideration for street light location, traffic safety, security and consumer convenience.

38. Required Improvement Plan Notes:

- a. "Any excess materials shall be considered the property of the contractor/owner and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
- b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. The Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler baffles. Failure to do so may result in the issuance of an order to stop work."
- c. "If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies."
- d. "The Contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The Contractor shall be required to follow traffic safety measures in accordance with the CalTrans "Manual of Traffic Safety Controls for Construction and Maintenance Work Zones." The City of Yuba City emergency service providers shall be notified, at least two working days in advance, of proposed construction scheduled by the contractor(s)."
- e. "Soil shall not be treated with lime or other cementitious material without prior express permission by the Public Works Department."

PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS

39. At the Public Works Department's discretion, the storm sewer and sewer mains shall be re-hydroflushed.
40. The contractor shall maintain record drawings of the improvements and keep them on site at all times. When the project is complete, the contractor shall deliver a marked set of plans to the Engineer of Record. The Engineer of Record shall update the improvement plans with the record information. Once the changes have been added to the plans, the Engineer of Record shall submit both an electronic copy (AutoCad version 2010 or newer) and a hard copy to the City. The City will not accept the completion of the improvements until the electronic copy and hard copy have been submitted.

PRIOR TO FINAL MAP RECORDATION

41. The development shall pay for operations and/or maintenance for police, fire, parks, drainage, and ongoing street maintenance costs. This condition may be satisfied through participation in a

Mello Roos Community Facilities District, by payment of cash in an amount agreed to by the City, by another secure funding mechanism acceptable to the City, or by some combination of those mechanisms. The City shall be reimbursed actual costs associated with the formation of the district. The maximum annual assessment provided in such district or mechanism shall not be greater than \$425 per single family residential unit for the 4 single family homes.

42. All public street lighting shall be dedicated to the City of Yuba City.
43. Right of way on Stabler Lane shall be dedicated to the City, a width of 30.0 feet from centerline to 6" behind the back of curb.
44. A public utility easement shall be provided along Stabler in accordance with the approved tentative map.
45. A public utility easement shall be provided along Butte Vista Lane extending 20.0 feet from 6" behind the back of curb and along Parc East Drive extending 18.0 feet from 6" behind the back of curb.
46. The Developer shall reimburse Cresleigh Homes Corporation for the parcel's fair proportionate share of the construction of the roundabout at the intersection of Stabler Lane and Butte Vista Lane, as such roundabout is shown on Drawing No's. 4978-D and 5044-D and approved by the City Engineer. The amount to be reimbursed is \$9,100.00 as shown on City Resolution No. 07-120.
47. The developer shall comply with the Yuba City Basin Drainage Study; Draft dated December 2016.
48. The AT&T easement at the southeast corner of Lot 1 (as shown on the tentative map dated December 2014) shall be abandoned.

PRIOR TO BUILDING PERMIT

49. The Developer's Superintendent/Representative shall submit three sets of Pacific Gas and Electric approved utility plans showing joint trench locations and distribution lines prior to issuance of first building permit for each phase of construction.
50. All street lighting shall be energized prior to the issuance of any building permits unless otherwise approved by the Public Works Department.

PRIOR TO CERTIFICATE OF OCCUPANCY

The curb, gutter, sidewalk, and lot drainage shall be inspected and approved by the City. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced. All sidewalks along the City right-of-way shall be free of any non-control joint cracking. In addition, any concrete with cracks, chips, blemishes, and spalling greater than an inch in diameter shall be replaced from control joint to control joint.

51. Prior to the certificate of occupancy being approved for the last unit in the development the streets shall be Type II slurry sealed the full width as follows:
 - b. Stabler Lane: north of the north crosswalk stripe at Parc East Drive to south of the south crosswalk stripe south of the round-a-bout.
 - c. Parc East Drive: east of the new stamped sidewalk to the east end of the property.
 - d. Butte Vista Lane: east of the east crosswalk stripe on Butte Vista Lane to the east end of the property.
52. Prior to the certificate of occupancy being approved for the last unit in the development any pavement marking and/or striping that was destroyed during construction shall be re-striped to meet City Standards.
53. Prior to issuance of any certificate of occupancy, all underground utilities, public improvements, and site improvements, including rough grading, shall be completed.

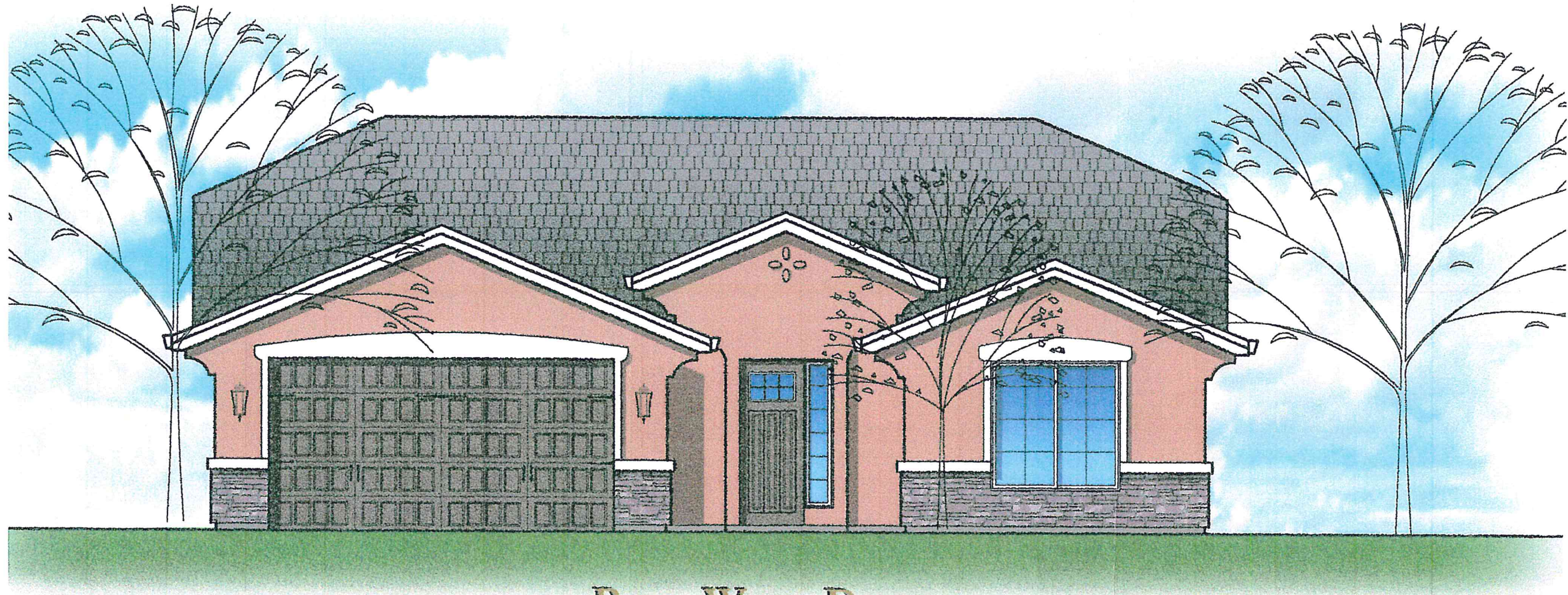
SCHOOLS

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

UNITED STATES POSTAL SERVICE

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

Attachment 11: Proposed Building Elevations



PARC WEST DRIVE

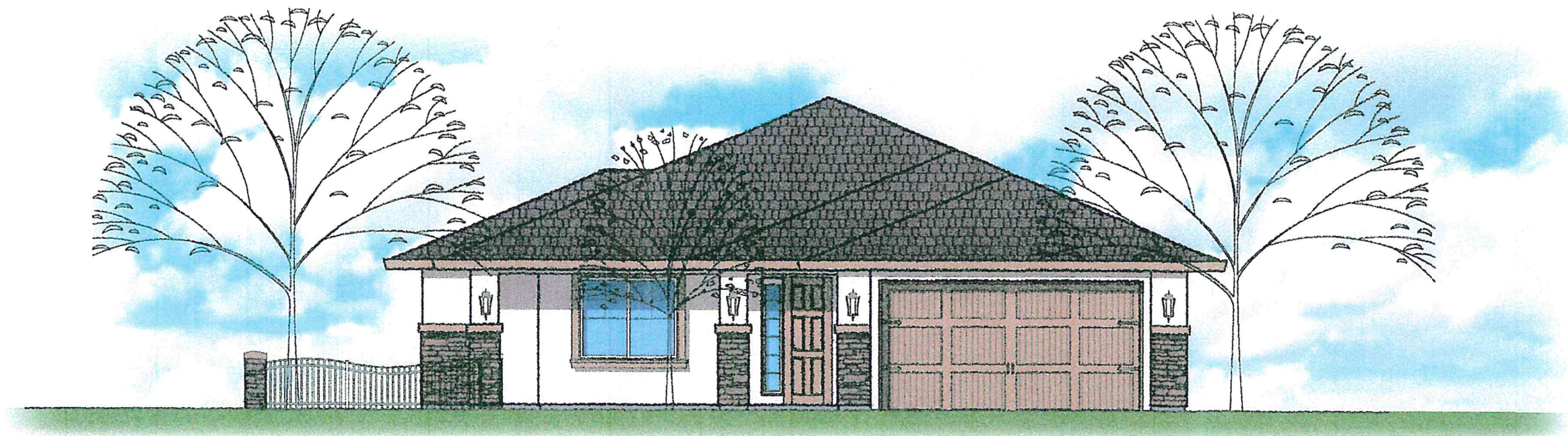
REGENCY VILLAS

LOT 1

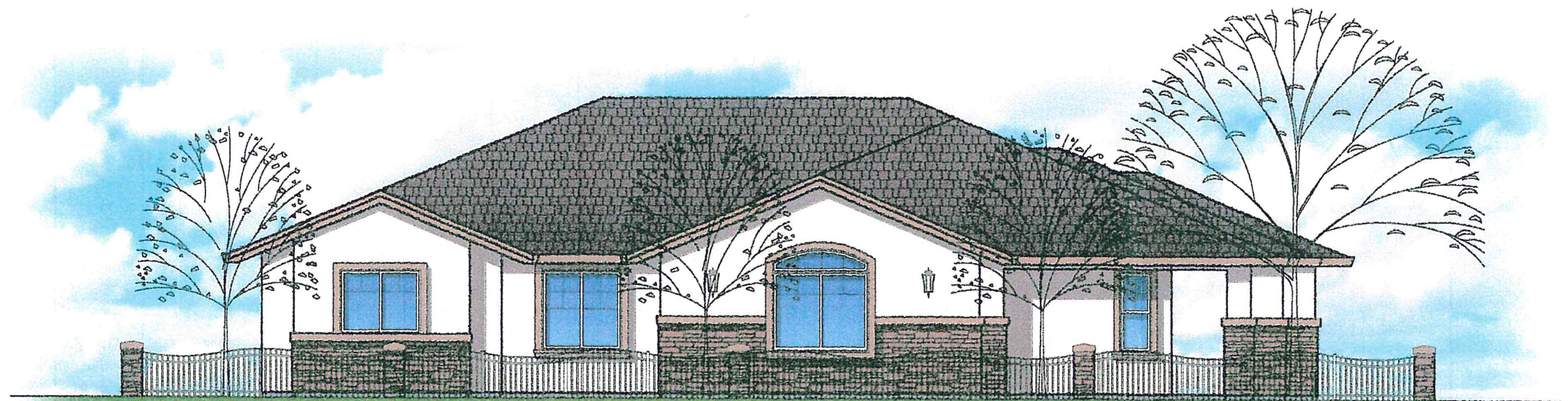
RECEIVED

DEC 22 2016

City of Yuba City
Development Services



PARC WEST DRIVE



STABLER LANE

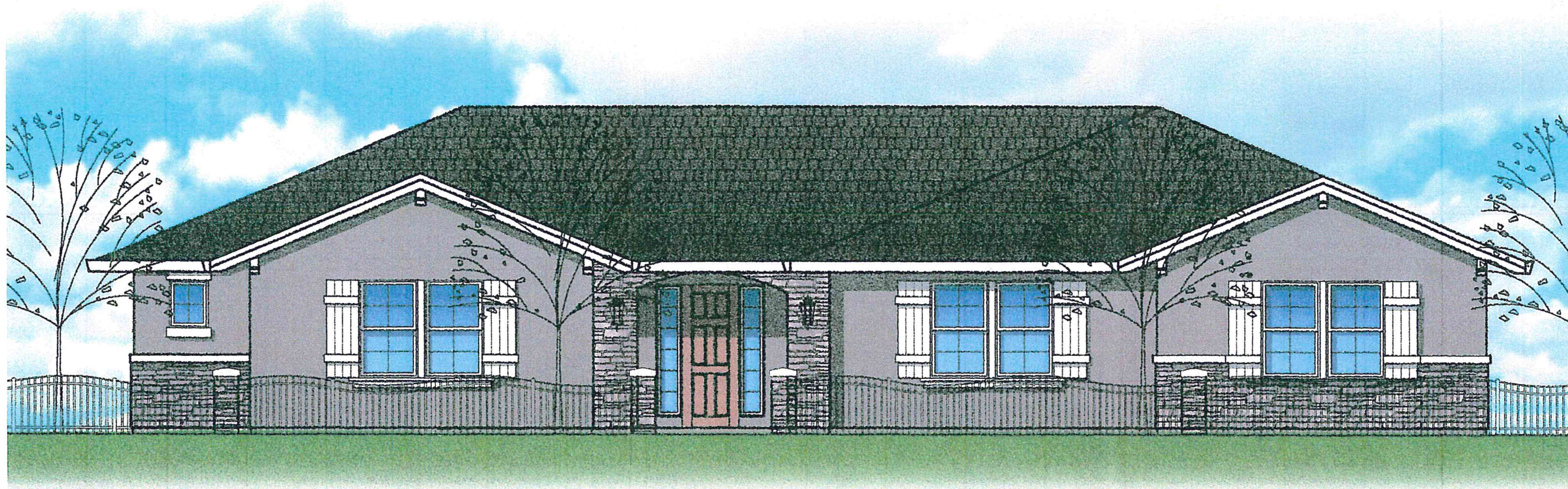
REGENCY VILLAS

LOT 2

RECEIVED

DEC 22 2016

City of Yuba City
Development Services



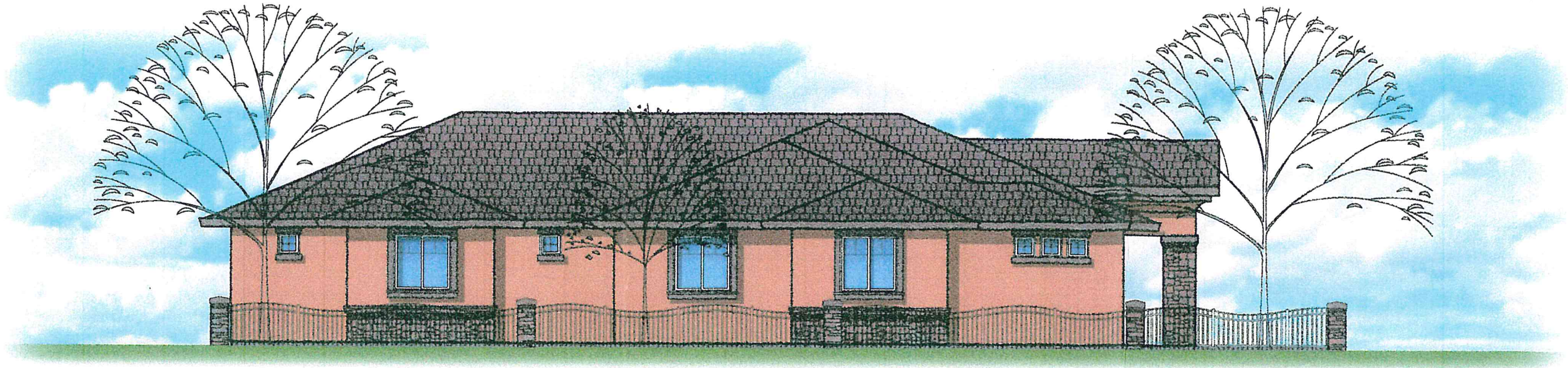
STABLER LANE

REGENCY VILLAS
LOT 3

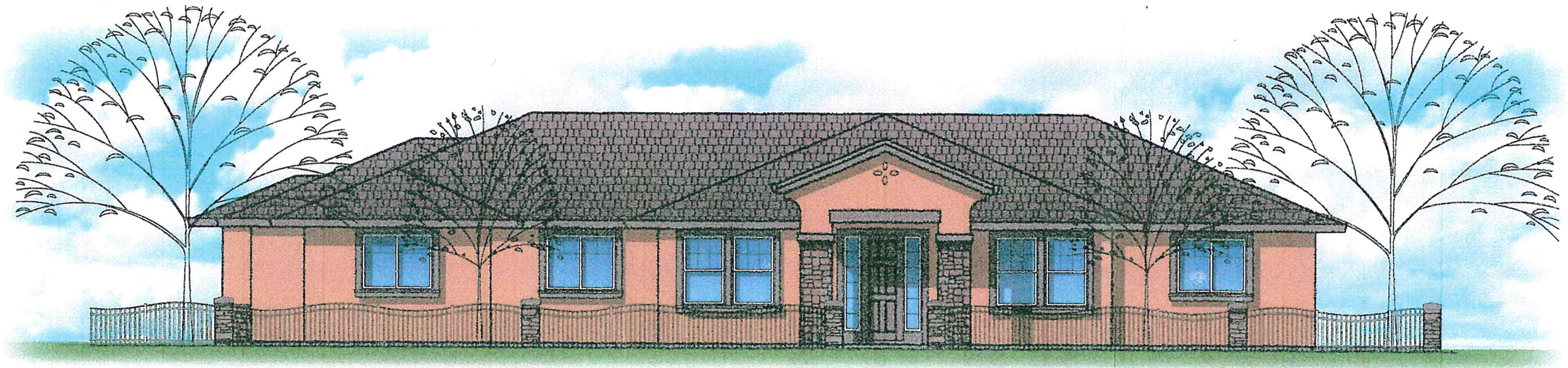
RECEIVED

DEC 22 2016

City of Yuba City
Development Services



BUTTE VISTA LANE



STABLER LANE

REGENCY VILLAS
LOT 4

RECEIVED

DEC 22 2016

City of Yuba City
Development Services

Attachment 12

City of Yuba City

MITIGATION MEASURES AND MONITORING PLAN

General Plan Amendment GP 17-03, Specific Plan Amendment SPA 17-01,
 Rezone RZ 17-02, Parcel Map TM 17-02
 Initial Study and Mitigated Negative Declaration EA 17-07

Impact.≥	Mitigation Measure	Responsible Party	Timing
III. Air Quality	Air Quality 3.1: Prior to issuance of a building or grading permit obtain a Feather River Air Quality Management District (FRAQMD) approved Fugitive Dust Control Plan.	Feather River Air Quality Management District, Developer, Public Works Dept., Development Services Dept.	Prior to issuance of building or grading permits.
V. Cultural Resources	Cultural Resources 5.1: Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports, which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.	Developer, Public Works Dept., Development Services Dept.	During construction phase

City of Yuba City
MITIGATION MEASURES AND MONITORING PLAN
 General Plan Amendment GP 17-03, Specific Plan Amendment SPA 17-01,
 Rezone RZ 17-02, Parcel Map TM 17-02
 Initial Study and Mitigated Negative Declaration EA 17-07

Impact.≥	Mitigation Measure	Responsible Party	Timing
IX. Hydrology and Water Quality	<p>Hydrology and Water Quality 9.1: Temporary silt fencing shall be erected during construction so that transport of construction debris can be retained on-site.</p> <p>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.</p> <p>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.</p>	Developer, Public Works Dept., Development Services Dept.	During construction phase.

Attachment 12



**Environmental Assessment EA-17-07
Initial Study and Mitigated Negative Declaration
For
Regency View
General Plan Amendment, Specific Plan Amendment
Rezone, and Tentative Parcel Map**

Prepared for:

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

Prepared By:

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

July 19, 2017



Section 1. Introduction & Project Overview

Purpose and CEQA Process

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

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

Introduction

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

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

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to use a previously prepared EIR and supplement that EIR, or prepare a subsequent EIR to analyze at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of the analysis, it is recognized that the project may have a significant impact on the environment, but that with specific recommended mitigation measures, these impacts shall be reduced to less than significant, a mitigated negative declaration shall be prepared.

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

Intended Uses of this Document

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

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

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

Notice of Declaration

1. PROJECT TITLE:

Regency View (Ryan Dusa)

2. LEAD AGENCY NAME & ADDRESS:

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

3. CONTACT PERSON & PHONE NUMBER:

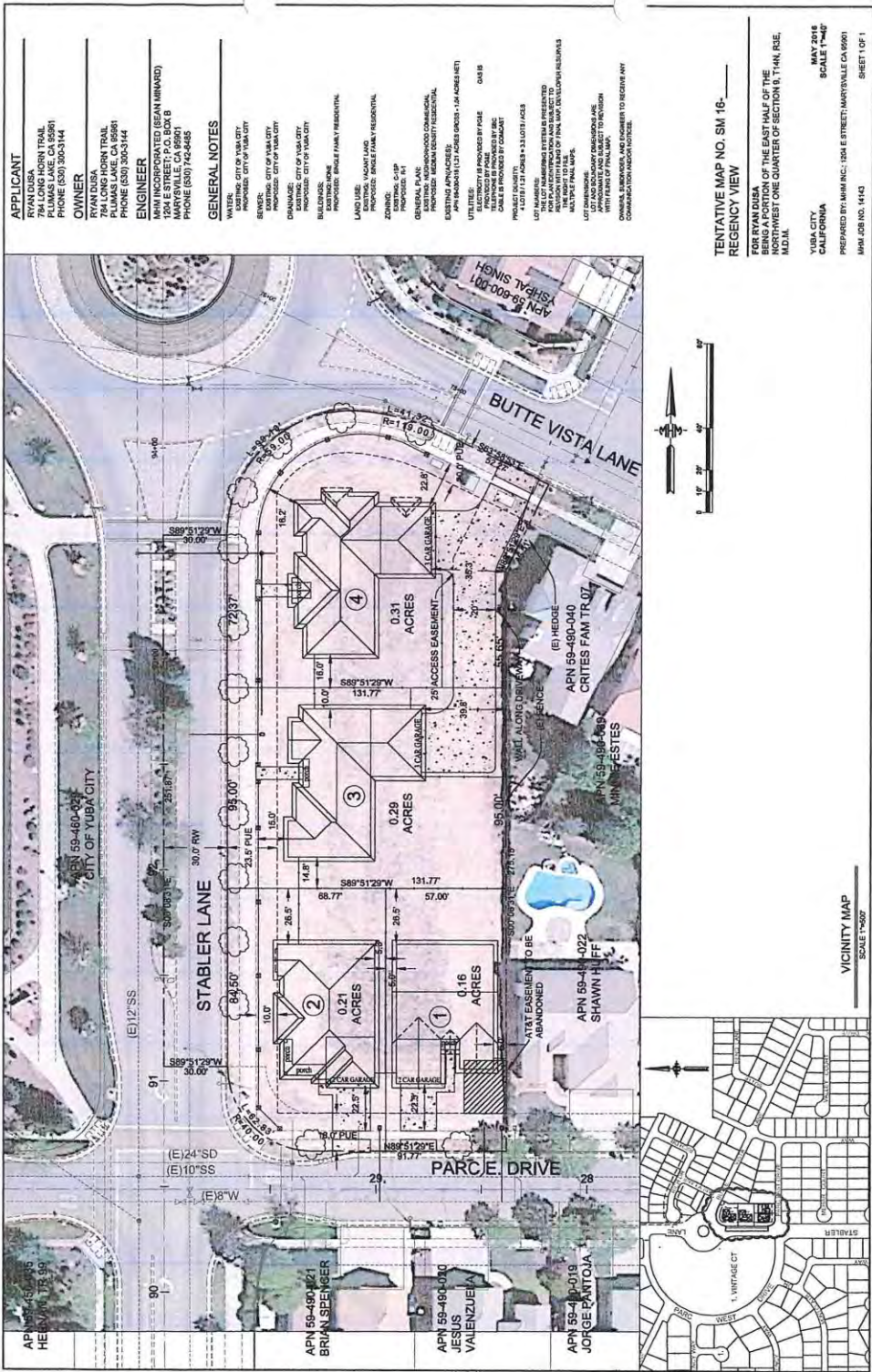
Ed Palmeri, Senior Planner
(530) 822-4606
epalmeri@yubacity.net

4. PROJECT LOCATION:

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

5. ASSESSORS PARCEL NUMBER:

The site is identified as Assessor's Parcel Number 59-030-018.



APPLICANT
 RYAN DUBA
 1204 E STREET, MARYSVILLE, CA 95901
 PHONE (530) 300-1144

OWNER
 RYAN DUBA
 784 LONG HORN TRAIL
 MARYSVILLE, CA 95901
 PHONE (530) 300-1144

ENGINEER
 MATT WATSON (P.E. IN MINN.)
 1204 E STREET, P.O. BOX 8
 MARYSVILLE, CA 95901
 PHONE (530) 742-6665

GENERAL NOTES

1. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

2. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

3. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

4. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

5. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

6. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

7. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

8. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

9. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

10. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

11. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

12. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

13. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

14. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

15. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

16. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

17. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

18. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

19. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

20. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

21. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

22. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

23. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

24. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

25. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

26. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

27. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

28. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

29. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

30. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

31. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

32. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

33. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

34. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

35. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

36. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

37. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

38. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

39. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

40. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

41. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

42. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

43. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

44. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

45. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

46. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

47. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

48. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

49. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

50. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

51. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

52. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

53. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

54. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

55. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

56. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

57. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

58. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

59. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

60. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

61. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

62. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

63. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

64. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

65. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

66. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

67. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

68. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

69. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

70. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

71. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

72. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

73. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

74. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

75. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

76. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

77. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

78. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

79. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

80. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

81. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

82. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

83. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

84. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

85. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

86. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

87. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

88. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

89. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

90. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

91. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

92. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

93. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

94. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

95. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

96. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

97. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

98. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

99. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

100. ALL SETBACKS TO BE TO THE CITY OF YUBA CITY.

TENTATIVE MAP NO. SM 16-

REGENCY VIEW

FOR THE PLAN AREA
 BEING A PORTION OF THE EAST HALF OF THE
 NORTHWEST ONE QUARTER OF SECTION 8, T4N, R3E,
 M.D.M.

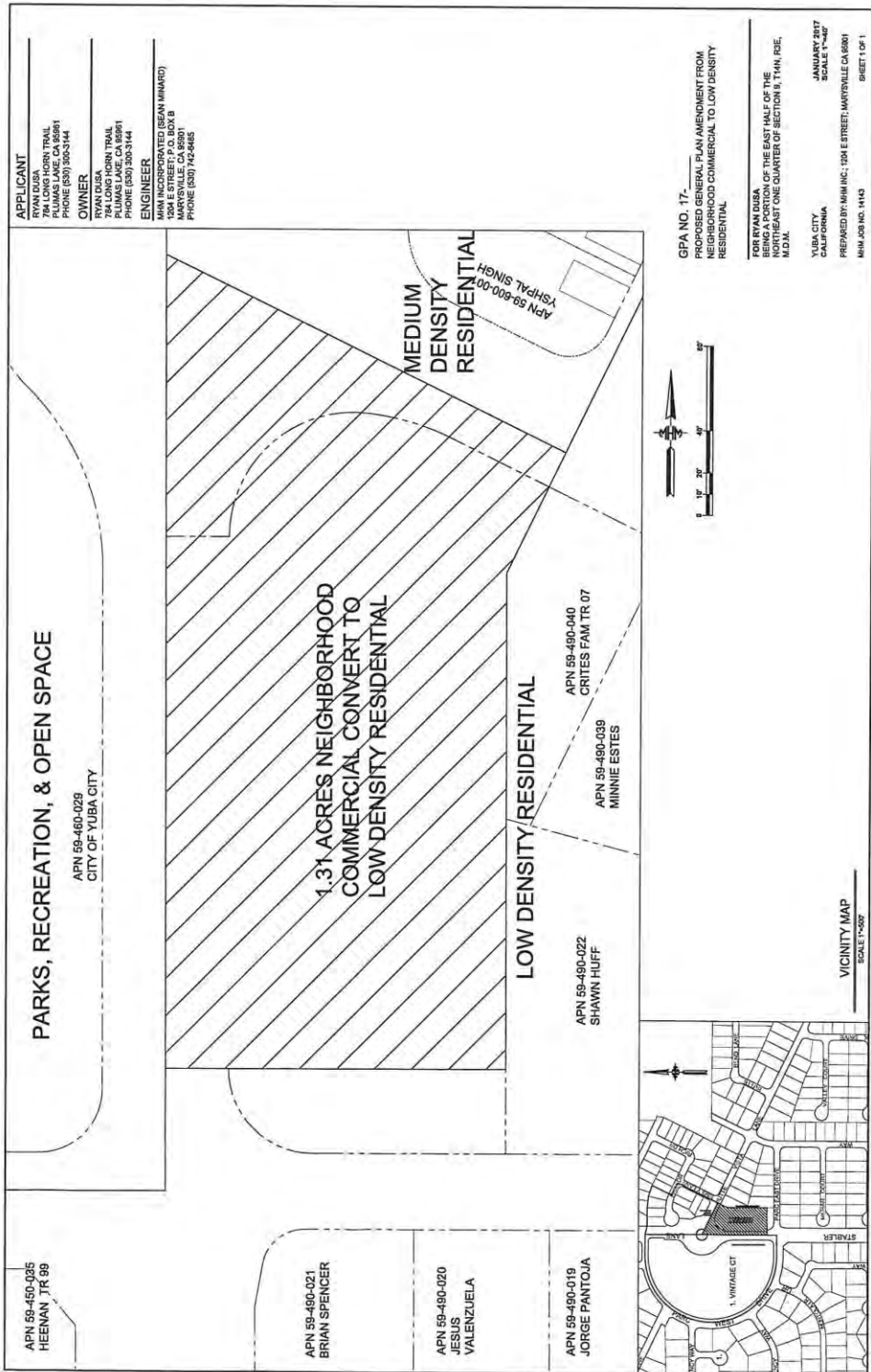
YUBA CITY
 CALIFORNIA

DATE: 04/18/2022
 SCALE: 1"=40'

PREPARED BY: MHW INC., 1204 E STREET, MARYSVILLE, CA 95901
 MHW JOB NO. 1443

SHEET 1 OF 1

LOCATION MAP



PROPOSED GENERAL PLAN AMENDMENT

6 PROJECT APPLICANT:

Ryan Dusa
784 Long Horn Trail
Plumas Lake, CA 95961

7. PROPERTY OWNER:

Ryan Dusa
784 Long Horn Trail
Plumas Lake, CA 95961

8. GENERAL PLAN AND SPECIFIC PLAN DESIGNATION:

General Plan: Neighborhood Commercial
Butte Vista Neighborhood Plan: Commercial

9. ZONE DISTRICT:

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

10. PROJECT DESCRIPTION:

Site Description

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

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

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

The site is immediately east of Regency Park a 7.7 acres City community park. All the streets bordering this project are completed with curb, gutter and sidewalk and all City

services are available in the streets fronting the proposed lots. A condition of approval is that that access to the lots will be from Butte Vista Lane and Parc East Drive. A driveway easement from Butte Vista Lane, over proposed Lot 4, will be provided for proposed Lot 3.

Proposed Project

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

11. SURROUNDING LAND USES & SETTING:

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

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

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

Section 2. Environmental Checklist and Impact Evaluation

Environmental Factors Potentially Affected:

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Tribal Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination: On the basis of this initial evaluation:

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

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

Submit comments to:

Initial Study Prepared by:

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

 Ed Palmeri, Senior Planner, City of Yuba City

The public hearing for this item is scheduled for August 23, 2017, at 6:00 P.M. before the Planning Commission and will be held in the City Council Chambers located at 1201 Civic Center Blvd., Yuba City, California.

Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Section 3. Environmental Checklist and Impact Evaluation

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

I. AESTHETICS

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

Response to Questions:

- a,c) There are no officially designated scenic vistas in Yuba City; the project would therefore have no adverse effect on a scenic vista.
- b) There are no officially designated or eligible scenic highways in Sutter County by which this project would substantially damage a scenic resource.
- c) The 1.21 acre project site is currently vacant. The transformation from vacant land to the proposed structures and site improvements is considered to be a substantial or permanent change in the existing visual character of the site. However, this change is not viewed as a substantial degradation of the existing visual character or quality of the site and its surroundings, because the proposed buildings and site improvements are

required to comply with the Yuba City Zoning Regulations, Residential Design Guidelines, and Butte Vista Neighborhood Plan: Single Family Architecture guidelines.

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

II. AGRICULTURAL RESOURCES

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

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use:			X	

Response to Questions:

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

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

- d) The project site has no forest land.

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

III. AIR QUALITY

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

Would the project?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?			X	
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)?			X	

Would the project?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

The Feather River Air Quality Management District (FRAQMD) is the local agency charged with administering local, state, and federal air quality management programs for Yuba and Sutter Counties. The FRAQMD's jurisdiction is located in Northern California in the Northern Sacramento Valley Air Basin. The major pollutants of concern in the Northern Sacramento Valley are ozone (O₃) and particulate matter (PM). According to the Northern Sacramento Valley Planning Area (NSVPA) 2015 Triennial Air Quality Attainment Plan, Sutter County, in which the City of Yuba City is located, was designated as a nonattainment-transitional district that does not exceed the state ozone standards more than three times at any monitoring location in a single calendar year (Sacramento Valley Air Quality Engineering and Enforcement Professionals [SVAQEPP] 2015).

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

Response to Questions:

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

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

Under the California Clean Air Act and amendments to the Federal Clean Air Act, the United States Environmental Protection Agency (EPA) and the State Air Resources Board are required to classify Air Basins, or portions thereof, as either "attainment" or "non-attainment" for each criteria air pollutant, based on whether or not the national and state standards have been met. Yuba City is located in the Northern Sacramento Valley

Air Basin (NSVAB). The NSVAB consists of the northern half of the Central Valley. Air quality monitoring has been conducted in the NSVAB for the last fifteen years and the monitoring results have shown that the principal pollutants of the NSVAB, including Yuba City, are ozone and particulate matter.

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

Mitigation Measures 3.1

Construction Phase Requirements

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

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

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

To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department. Water conservation is a priority for the City, and therefore recommends that the contractor monitor their use and obtain water from alternate sources (e.g. agricultural wells) when available.

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

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

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

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

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

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

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

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

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

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

2. Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions Limitations (40 percent opacity or Ringlemann 2.0). Operators of vehicles and equipment found to exceed opacity limits shall take action to repair the equipment within 72 hours or to remove the equipment from service. Failure to comply may result in a Notice of Violation.
3. The primary contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation.
4. Minimize idling time to 5 minutes.

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

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on 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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Response to Questions:

- a) There have been no special status species identified on the site or within the vicinity of the project site. According to the Yuba City General Plan EIR, the only designated special status vegetation species within Yuba City and its Sphere of Influence is the Hartweg's Golden Sunburst, a flowering plant that occurs primarily in the non-native grasslands and is threatened mostly by the conversion of habitat to urban uses. The habitat area for this particular species occurs at the extreme eastern boundary of the City's Planning Area at the confluence of the Feather and Yuba Rivers. This property

does not fall within the Hartweg’s Golden Sunburst habitat area, and no adverse impacts to special status species will occur.

- b) As identified in the Yuba City General Plan EIR, there are no riparian habitats or any other sensitive natural communities within the vicinity of the project.
- c) There are no federally protected wetlands within the vicinity of the property.
- d) Because the project is surrounded by urban development, the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project will have no impact on unique biological resources in that the site has been occasionally plowed for fire prevention and is currently overgrown with weeds and several trees. There are no heritage trees or trees of unique species type on the site.
- f) There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or any other approved local, regional, or state habitat conservation plans within the project vicinity.

V. CULTURAL RESOURCES

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

Response to Questions:

- a) The proposed project will not cause a substantial adverse change in a historical resource, as there are no structures on the site.
- b-d) There are no known archaeological resources located on the site. As part of the construction of the existing single-family subdivision the site was completely graded. Past ground disturbance did not result in any paleontological or archeological artifact

finds in the area. However, the following mitigation will be placed on the project to reduce environmental impacts to less than significant:

Mitigation Measure 5.1

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

VI. GEOLOGY AND SOILS

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

Response to Questions:

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

In the event of a major regional earthquake, fault rupture or seismic ground shaking could potentially injure people and cause collapse or structural damage to existing and proposed structures. Ground shaking could potentially expose people and property to seismic-related hazards, including localized liquefaction and ground failure. All new structures are required to adhere to current California Uniform Building Code (CUBC) standards. These standards require adequate design, construction and maintenance of structures to prevent exposure of people and structures to major geologic hazards. General Plan Implementing Policies 9.2-I-1 through 9.2-I-5 reduce impacts to less than significant.

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

- d) The extreme southwest corner of the Yuba City Growth Boundary is the only known area with expansive soils. The project site is not located within this area and therefore will not be impacted by the presence of expansive soils.
- e) The project has access to all city services including sewer, storm drain, water, and will not require the use of septic tanks or alternative waste water disposal systems.

VII. GREENHOUSE GAS EMISSIONS

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

Response to Questions:

a-b) Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, similar to a greenhouse. The accumulation of GHGs has been implicated as a driving force for Global Climate Change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth’s climate caused by natural fluctuations and the impact of human activities that alter the composition of the global atmosphere. Both natural processes and human activities emit GHGs. Global Climate Change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, the vast majority of the scientific community now agrees that there is a direct link between increased emission of GHGs and long term global temperature. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity. GHG impacts are considered to be exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA, 2008).

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

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

Response to Questions:

a-c) The only hazardous materials associated with this project are those materials associated with construction activities such as solvents, oil and fuel. Provided that proper use and storage is utilized for these materials in accordance with adopted laws, the proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of these hazardous materials. *If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.*

- d) The site is not listed on any listings of sites that are contaminated by hazardous wastes.
- e) The project is located approximately 3.3 miles northwest of the Sutter County Airport and is not within the sphere of influence of the Sutter County Airport.
- f) There are no private airstrips located within City limits or the City's Urban Growth Boundary.
- g) The proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Police and Fire Departments expressed no concern over the project's impacts on any emergency response plans.
- h) The site is in an urbanized area developed with a mix of residential, commercial, retail and religious uses. There are no wildlands in the area.

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted water?			X	

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?				X

Response to Questions:

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

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

- c) The project will drain into an established drainage system that serves the area and is eventually pumped into the Feather River. Drainage within the project site will be diverted to an existing storm drainage pipe location along the northerly and westerly parameter. As noted above, all construction must involve use of Best Management Practices and site improvements to collect storm water runoff from the site and help reduce any off-site drainage from occurring other than into the City's. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.

- d) The existing drainage system was designed and improved to accommodate storm water drainage from the entire area, including this property. Therefore, the proposed project will not create or contribute runoff water that would exceed the capacity of the existing storm water drainage system or provide substantial additional sources of polluted water. The drainage facilities within this area were designed with the assumption that this property would be developed with impermeable surfaces.
- e) The proposed project will not substantially degrade water quality. As noted under item a) above, site development will be required to adhere to the General Plan Implementing Policies cited to ensure that water quality degradation does not occur.
- f-h) According to the Federal Emergency Management Agency, the City is considered to be outside of the 100-year flood plain. It is classified as such because of an extensive series of levees and dams along the Feather and Yuba Rivers which protect the city from potential flooding. Local drainage improvements, principally the Gilsizer Slough, Live Oak Canal, and detention ponds provide storm water relief within the urban area.
- i) There are 10 dams located outside Sutter County that could cause significant flooding should failure occur, among which there are six dams that are located on the Feather River and Yuba River. Failure of any one of these dams could cause significant flooding in Yuba City. These dams are under the jurisdiction of the California Department of Water Resources (DWR), Yuba County Water Agency, Pacific Gas & Electric, and the Corps of Engineers. However, all new development must be in compliance with General Plan policies to conduct hydrologic studies before construction and to provide information to property owners about the availability of flood insurance, as detailed in Policy 9.3-I-3 and 9.3-I-5. These policies would minimize the effects of prospective growth from flooding hazards and the impact would be less than significant.
- j) A seiche is the periodic oscillation of a body of water resulting from seismic shaking. The City is not close to any big lakes so seiche is unlikely to happen to the City. A tsunami is a very large ocean wave caused by an underwater earthquake or volcanic eruption. The City is located inland from the Pacific Ocean, so people or structures in the City would not be exposed to inundation by tsunami. Mudflows are shallow water-saturated landslides that travel rapidly down slopes carrying rocks, brush, and other debris. Landslides are unlikely to happen due to the relatively flat topography within the project area. Thus, it is unlikely that the project site would be subject to inundation by a seiche, tsunami, or mudflow. Therefore, there is no impact.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
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?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Response to Questions:

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

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

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

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

XI. MINERAL RESOURCES

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

Response to Questions:

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

XII. NOISE

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
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?				X

Response to Questions:

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

Short-term noise impacts (and possibly some ground borne vibrations if site compaction is required prior to construction) can be expected resulting from site grading and home construction activities. Construction-related noise impacts will be less than significant because adherence to City Noise standards is required. These standards limit the hours of operation for construction and use of heavy machinery to daytime hours. Further the construction noise is of limited duration, further limiting any adverse impacts.

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

f) There are no private airstrips in Yuba City.

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Response to Questions

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

a single-family residential uses.

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

XIV. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?				X

Response to Questions:

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

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

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

XV. RECREATION

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Response to Questions:

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

XVI TRANSPORTATION/TRAFFIC

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

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

Response to Questions:

- a.b)The proposed four lot single-family development does not meet the threshold of peak traffic volumes necessary to provide traffic impact mitigation.
- c) The project site is not within the Sutter County Airport CLUP.
- d) Circulation within the project area are designed to accommodate anticipated traffic and do not contain sharp curves or dangerous intersections. In that the site is in an urbanized area it is anticipated there will be no conflict with incompatible uses such as farm equipment.
- e) The Fire Department and Police Departments have reviewed the project plans and did not express concerns about emergency access to the property.
- f) All existing streets adjacent to the project are fully improved and include curb, gutter and sidewalks throughout the project. There are no changes proposed that would adversely impact bus, pedestrian, or bicycle movements.

XVIII. TRIBAL CULTURAL RESOURCES

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

Response to Questions:

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

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Response to Questions:

- a-e) The proposed subdivision has been evaluated by the City's utility departments who have concluded that the City has adequate water entitlements and treatment/distribution capacity in its plants to serve the proposed project. The project applicant will be required to pay all applicable connection fees prior to hooking up to City utilities.
- f-g) Yuba-Sutter Disposal, Inc. provides solid waste disposal for the area. There is adequate collection and landfill capacity to accommodate the proposed uses High.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Response to Questions:

- a) The project site is in an urbanized area with little biological value. The proposed project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate an important example of the major periods of California history or prehistory.
- b) The project site is identified in the 2004 General Plan for neighborhood commercial use. Specific mitigation has been incorporated into the project to mitigate significant impacts to less than significant as a result of developing the site with four single-family uses.
- c) The proposed project would create no adverse impacts, either directly or indirectly, to residents in the project area.

Documents Referenced in the Initial Study and/or Incorporated by Reference

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

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

Yuba City General Plan, 2004.

Yuba City Ordinance Title 8. PLANNING AND ZONING.

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

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

Yuba Sutter Transit Route Map.

California Department of Conservation, California Geological Survey. "Fault Zone Activity Map" 2010. Alquist-Priolo Earthquake Fault Zones.

California Department of Toxic Substances Control – 2013 database.

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

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

City of Yuba City Water Master Plan.

City of Yuba City Wastewater Master Plan.

Traffic Impact Study for Yuba Crossings Mixed Use Development prepared by KD Anderson & Associates, Inc. (April 12, 2016).