

CITY OF YUBA CITY  
STAFF REPORT

**Date:** September 19, 2017  
**To:** Honorable Mayor & Members of the City Council  
**From:** Development Services Department  
**Presentation By:** Arnaldo Rodriguez, AICP, Development Services Director

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**Summary:**

**Subject:** Consideration of General Plan Amendment, Rezone, and Tentative Parcel Map to facilitate the creation of eight lots for future development with industrial uses on approximately 9.5 acres located at 3142 Colusa Frontage Road.

**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 9.5 acres of the General Plan land use designation from the Regional Commercial to Business, Technology & Light Industry.
- D. Introduce an Ordinance rezoning 9.5 acres from the C-3 (General Commercial District) zone district to the M-1 (Light Industrial District), and waive the first reading.
- E. Adopt a Resolution approving a Tentative Parcel Map to create eight lots for light industrial use.
- F. 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.

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**Purpose:**

Facilitate the creation of eight lots for future development with light industrial uses.

**Background:**

The applicant is proposing to amend the General Plan and to rezone 9.5 acres located at 3142 Colusa Frontage Road (Attachment 4) to facilitate the future development of industrial uses on eight lots. The existing Regional Commercial designation is intended to encourage retail uses

and does not permit industrial type uses. The General Plan Amendment and the rezone would allow for development of industrial type uses. It should be noted that properties to the west are also designated for commercial development, however several are developed with uses more commonly associated with light industrial land uses.

More specifically, the request includes:

1. *General Plan Amendment (GP) 17-01*: To reclassify 9.5 acres from the Regional Commercial Land Use designation to the Business, Technology & Light Industry designation (Attachment 5).
2. *Rezone No. RZ 17-04*: To rezone approximately 9.5 acres from the C-3 (General Commercial District) zone district to the M-1 (Light Industrial District) zone district (Attachment 6).
3. *Tentative Parcel Map No. TM 17-01*: Tentative subdivision map to create eight lots for future development with light industrial uses (Attachment 9).
4. *Environmental Assessment EA 17-03*: Environmental Assessment for the entire project to include a Mitigated Negative Declaration and Mitigation Monitoring Program (Attachment 10).

#### **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 discussed the need for additional industrial property and if this was an appropriate location. It was noted that based on the location, size, parcel configuration, and a softening in national trends for regional shopping centers, the site was appropriate for development with industrial uses. Moreover, the Commission noted that the project would create job opportunities which generally provide higher living wages in comparison to service sector type jobs commonly found in commercial developments.

It should be noted that no members of the public spoke in opposition; one person spoke in favor of the project. The Commission, by a vote of 3 to 1, with two Commission members absent, recommended that the Council approve the project, subject to compliance with the conditions and mitigation measures.

#### **Previous Commission & Council Actions:**

On August 24, 2010, the Planning Commission considered Rezone 10-04. The rezone was for approximately 930 parcels within the City to bring zoning into conformance with the associated General Plan Land Use designations. On October 19, 2010, the City Council approved the rezone reclassifying this parcel to the C-3 zone district.

#### **Project Analysis:**

Staff prepared an in-depth analysis relative to the proposed project and its potential impacts in terms of appropriateness of the General Plan amendment, rezone, and tentative parcel map. This analysis is provided in Attachment 7 while the Conditions of Project Approval and mitigation measures are outlined in Attachment 8.

### **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. Appropriate mitigation has been adopted to address Tribal concerns.

The environmental assessment (EA-17-03) included an initial study that analyzed the various entitlements for the proposed General Plan amendment, rezone, tentative parcel map and future development with light industrial uses. 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, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and recommends adoption of a mitigated negative declaration and mitigation monitoring plan for this project. The findings of the 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 mitigated negative declaration is appropriate in accordance with the provisions of CEQA. The proposed mitigations are included in the project conditions of approval.

### **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 17-03 determining that with the proposed mitigation measures, the creation of eight industrial lots for future development with light industrial uses will not create any significant environmental impacts (Attachment 10).
- B. **General Plan Amendment:** Adopt a resolution re-designating approximately 9.5 acres from the Regional Commercial to Business, Technology & Light Industry Land Use designation. The Business, Technology & Light Industry Land Use designation is the appropriate designation for future development with light industrial uses (Attachment 1).
- C. **Rezoning:** Adopt an ordinance that the proposed M-1 (Light Industrial District) zone district is consistent with the Business, Technology & Light Industry Land General Plan designation (Attachment 2).
- D. **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 parcel map (Attachment 3). 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 eight industrial lots ranging in size from 1 to 1.14 acres. The proposed parcel map conforms to the proposed General Plan and the Yuba City Zoning Regulations in all respects. Specifically, the proposed parcels comply with all zoning and development standards for the future development of the lots with industrial uses. The site is not located in a specific plan area.

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

Staff Analysis: The project site is suitable for industrial development in that the project consists of eight industrial lots ranging in size from 1 to 1.14 acres that can accommodate a variety of light industrial uses within the Floor Area Ratio (FAR) of 0.25 to 0.75. In addition, at the time of building plan submittal, staff will ensure that new development comply with adopted codes relative to parking, access, lighting, landscaping, etc.

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

Staff Analysis: Based on the environmental assessment, best management practices, division of the property into eight parcels will not result in environmental damage or public health issues.

4. *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 17-03), including a mitigated negative declaration, has been completed for the project which concluded that incorporation of mitigation measures, actions will be taken to decrease significant impacts to less than significant.

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

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

### **Alternatives:**

1. Deny the proposal. Should the project be denied the plan land use and zoning would remain Regional Commercial.

2. Amend the Conditions of Project Approval.
3. Provide staff with further direction.

**Attachments:**

1. Resolution (Plan Amendment)
2. Ordinance (Rezone)
3. Resolution (Tentative Parcel Map)
4. Aerial photo
5. General Plan Amendment map
6. Rezone map
7. Project Analysis
8. Conditions of Approval Project map
9. 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

RB

City Attorney

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 9.5 ACRES FROM THE  
REGIONAL COMMERCIAL DESIGNATION TO THE BUSINESS, TECHNOLOGY, &  
LIGHT INDUSTRY DESIGNATION**

WHEREAS, General Plan Amendment application No. GP 17-01 has been filed by Mike Singh with the City of Yuba City to amend the land use designation of the City's General Plan, relating to approximately 9.5 acres of property located at 3142 Colusa Frontage Road approximately 720 feet west of North George Washington Boulevard, from the Regional Commercial designation to the Business, Technology & Light Industry 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 17-01 and associated mitigated negative declaration Environmental Assessment No. EA 17-03; and

WHEREAS, at the same hearing the Planning Commission reviewed related Rezone No. RZ 17-04 seeking to reclassify approximately 9.5 acres of property from the C-3 (General Commercial District) zone district to the M-1(Light Industrial District) zone district; and

WHEREAS, at that same hearing the Planning Commission reviewed related Tentative Parcel Map No. TM 17-01 proposing to create eight lots for future development with light industrial uses; and

WHEREAS, General Plan Amendment No. GP 17-01, Rezone No. RZ 17-04, and Tentative Parcel Map No. TM 17-01 will facilitate the development of eight lots with light industrial uses, landscaping and public improvements in (the Project); and

WHEREAS, the Planning Commission took action to recommend approval of the GP 17-01, which proposes to amend the land use designation of the City's General Plan; and

WHEREAS, no neighbors spoke in opposition and one person 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 17-01 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 17-03 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-17-03, General Plan Amendment No. GP 17-01, amending the General Plan from the Regional Commercial designation to Business, Technology & Light Industry for approximately 9.5 acres as depicted on Exhibit A and attached hereto and incorporated herein by reference.
5. General Plan Amendment No. GP 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:

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Stanley Cleveland Jr., Mayor

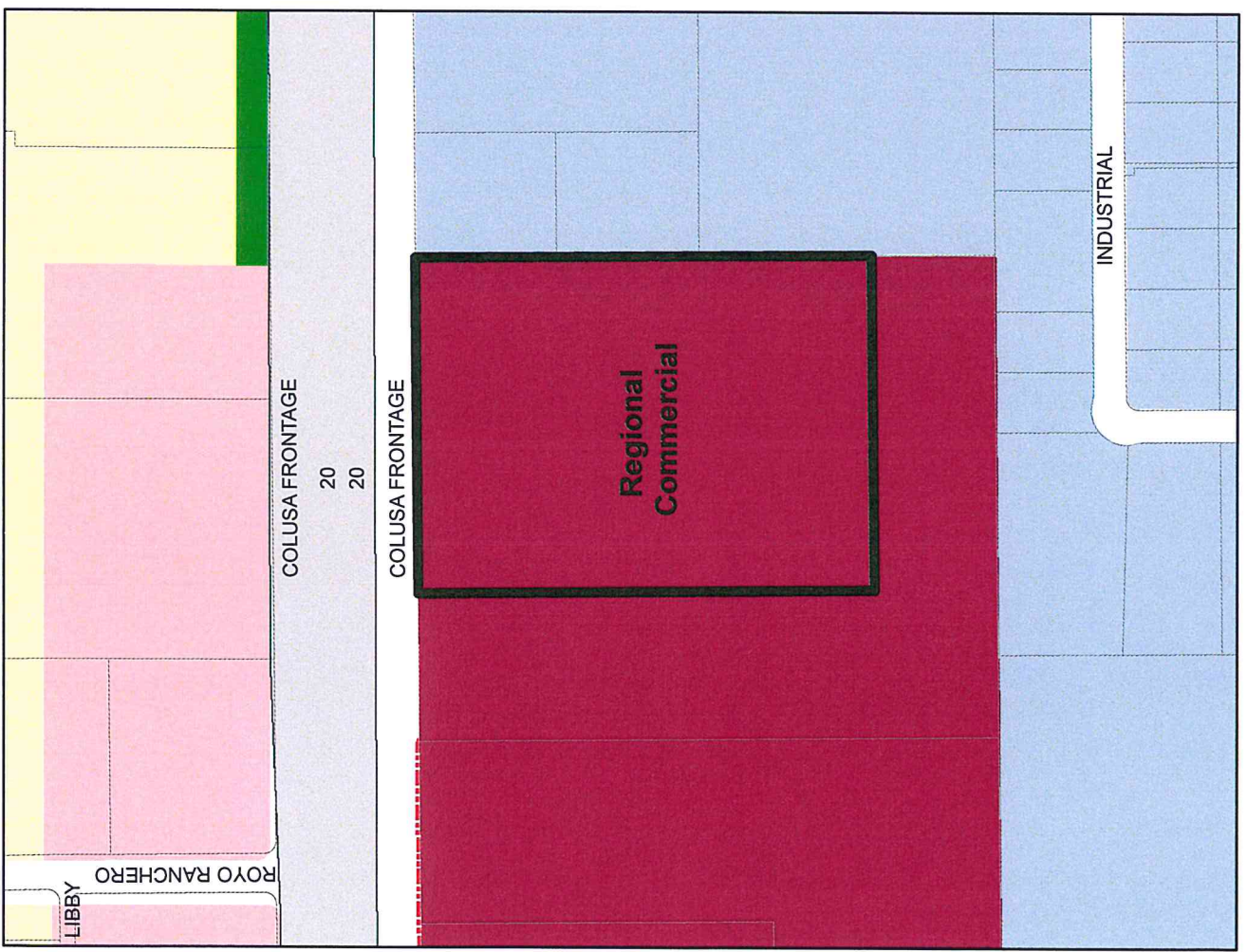
ATTEST:

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Patricia Buckland, City Clerk

PROPOSED

EXISTING



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
- Legend**
- roads
  - Parcels
  - Greenways
  - Project Site





**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
AMENDING THE ZONING CLASSIFICATION FROM THE C-3 (GENERAL  
COMMERCIAL DISTRICT) to M-1 (LIGHT INDUSTRIAL DISTRICT) ZONE DISTRICT  
ON APPROXIMATELY 9.5 ACRES**

WHEREAS, Rezone No. RZ 17-04 has been filed by Mike Singh with the City of Yuba City to reclassify approximately 9.5 acres of property located at 3142 Colusa Frontage Road, approximately 720 feet west of George Washington Blvd. (Assessor's Parcel No. 63-020-140), from the C-3 (General Commercial District) Zone District to the M-1 (Light Industrial 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. 17-04 and related Environmental Assessment No. 17-04, 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-3 (General Commercial District) Zone District to the M-1 (Light Industrial District) Zone District; and

WHEREAS, at that same hearing the Commission reviewed related General Plan Amendment No. GP 17-01 proposing to redesignate approximately 9.5 acres of the subject site from the Regional Commercial Land Use designation to the Business, Technology & Light Industry designation; and

WHEREAS, at that same hearing the Commission reviewed related Tentative Parcel Map No. TM 17-03 proposing to create eight lots for future development with industrial uses; and

WHEREAS, Rezone No RZ 17-04, General Plan Amendment No. GP 17-01, and Tentative Parcel Map No. TM 17-03 will facilitate the development of eight lots with industrial uses including landscaping and public improvements (the Project); and

WHEREAS, at that same hearing the Commission reviewed related Environmental Assessment No. EA 17-03 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 one person 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-3 (General Commercial District) to the M-1 (Light Industrial 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 17-03 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 Business, Technology & Light Industry designation General 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 M-1 (Light Industrial 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 19<sup>th</sup> day of September, 2017, and passed and adopted at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2017.

AYES:

NOES:

ABSENT:

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Stanley Cleveland Jr., Mayor

ATTEST:

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Patricia Buckland, City Clerk

APPROVED AS TO FORM:

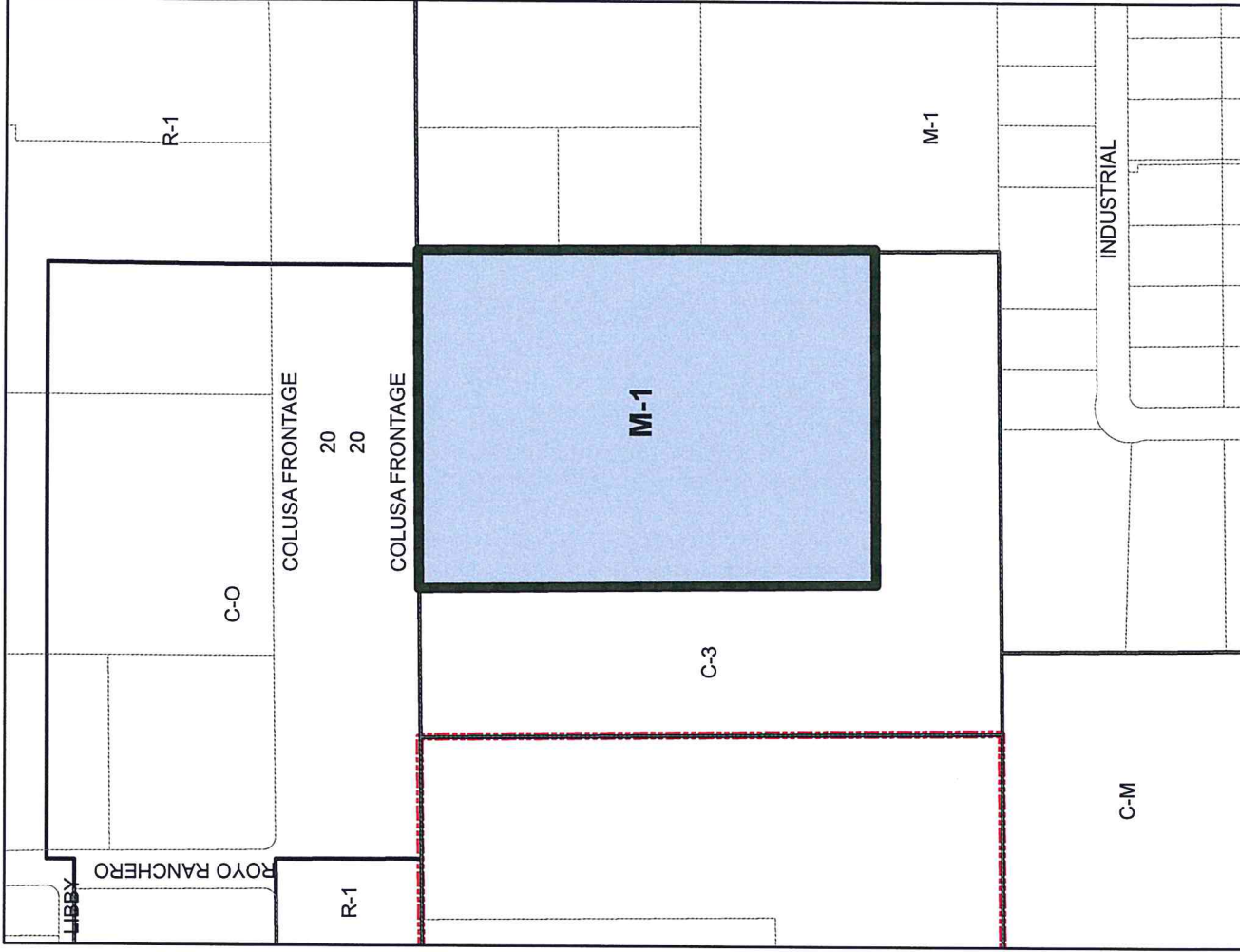
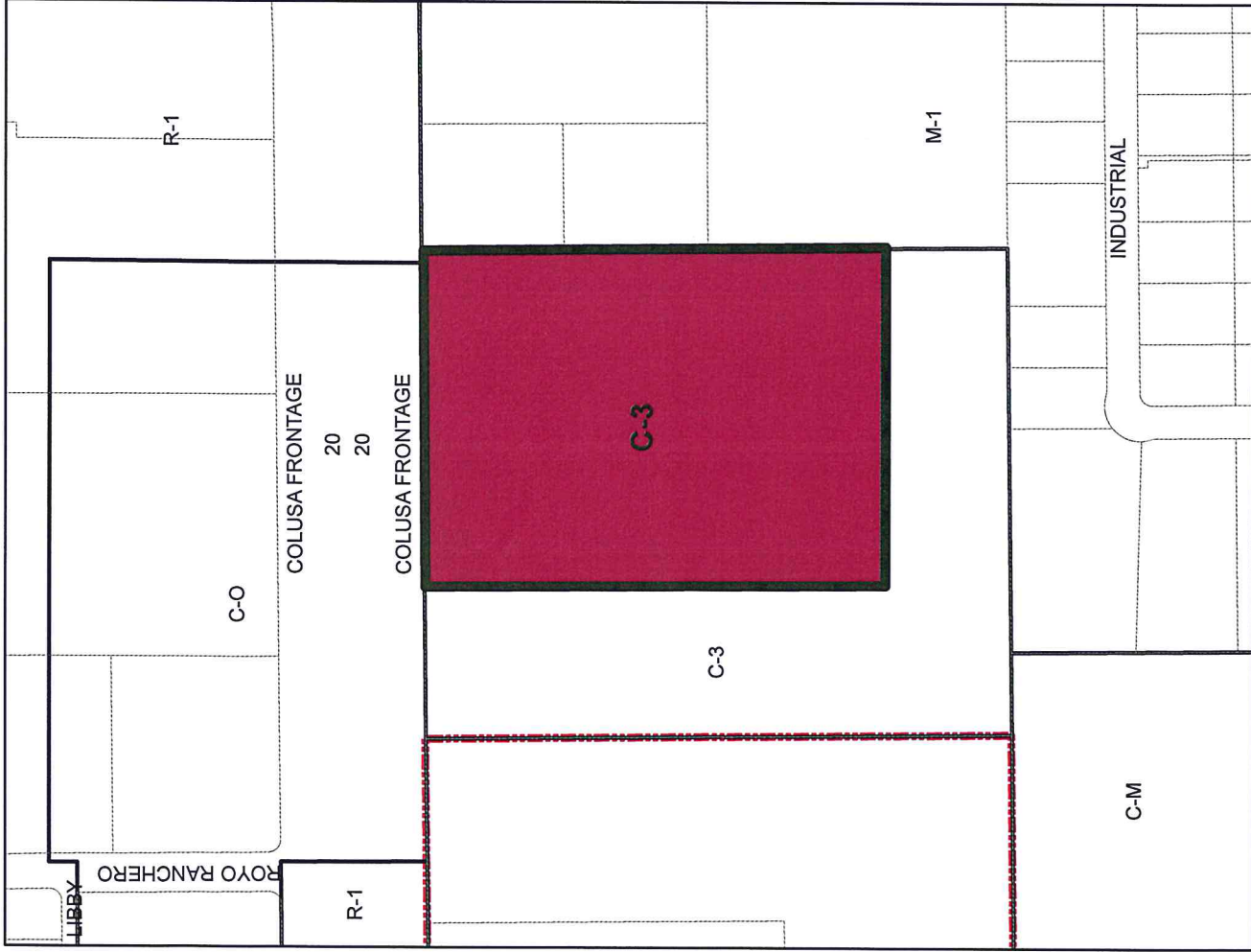
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Timothy Hayes, City Attorney

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 17-01**

WHEREAS, Tentative Parcel Map No. TM 17-01 has been filed by Mike Singh with the City of Yuba City requesting authorization to create eight lots for development with light industrial uses on approximately 9.5 acres of property located at 3142 Colusa Frontage Road, approximately 720 feet west of North George Washington Boulevard; 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 17-01 and associated mitigated negative declaration Environmental Assessment No. EA 17-03; 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 17-01 proposing to redesignate approximately 9.5 acres from the Regional Commercial designation of the City's General Plan to the Business, Technology & Light Industry designation; and

WHEREAS, at the same hearing the Planning Commission reviewed related Rezone No. RZ 17-04 seeking to reclassify approximately 9.5 acres from the C-3 (General Commercial District) zone district to the M-1 (Light Industrial District) zone district; and

WHEREAS, General Plan Amendment No. GP 17-01, Rezone No. RZ 17-04, and Tentative Parcel Map No. TM 17-01 will facilitate the development of eight lots with light industrial uses (the Project); and

WHEREAS, no neighbors spoke in opposition and one person 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 17-01, which proposes creation of eight 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 17-01 may have a significant effect on the environment as identified by the Mitigated Declaration prepared for Environmental Assessment No. EA 17-03.

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 17-03 with the County Recorder.
3. The Council finds the adoption of the proposed Tentative Parcel Map No. TM 17-01 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-17-03 for Tentative Parcel Map No. TM 17-01, proposing to create eight lots for development with light industrial uses, 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 17-01 is hereby approved and shall become effective on effective date of General Plan Amendment No. GP 17-01 and Rezone No. RZ 17-04.

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:

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Stanley Cleveland Jr., Mayor

ATTEST:

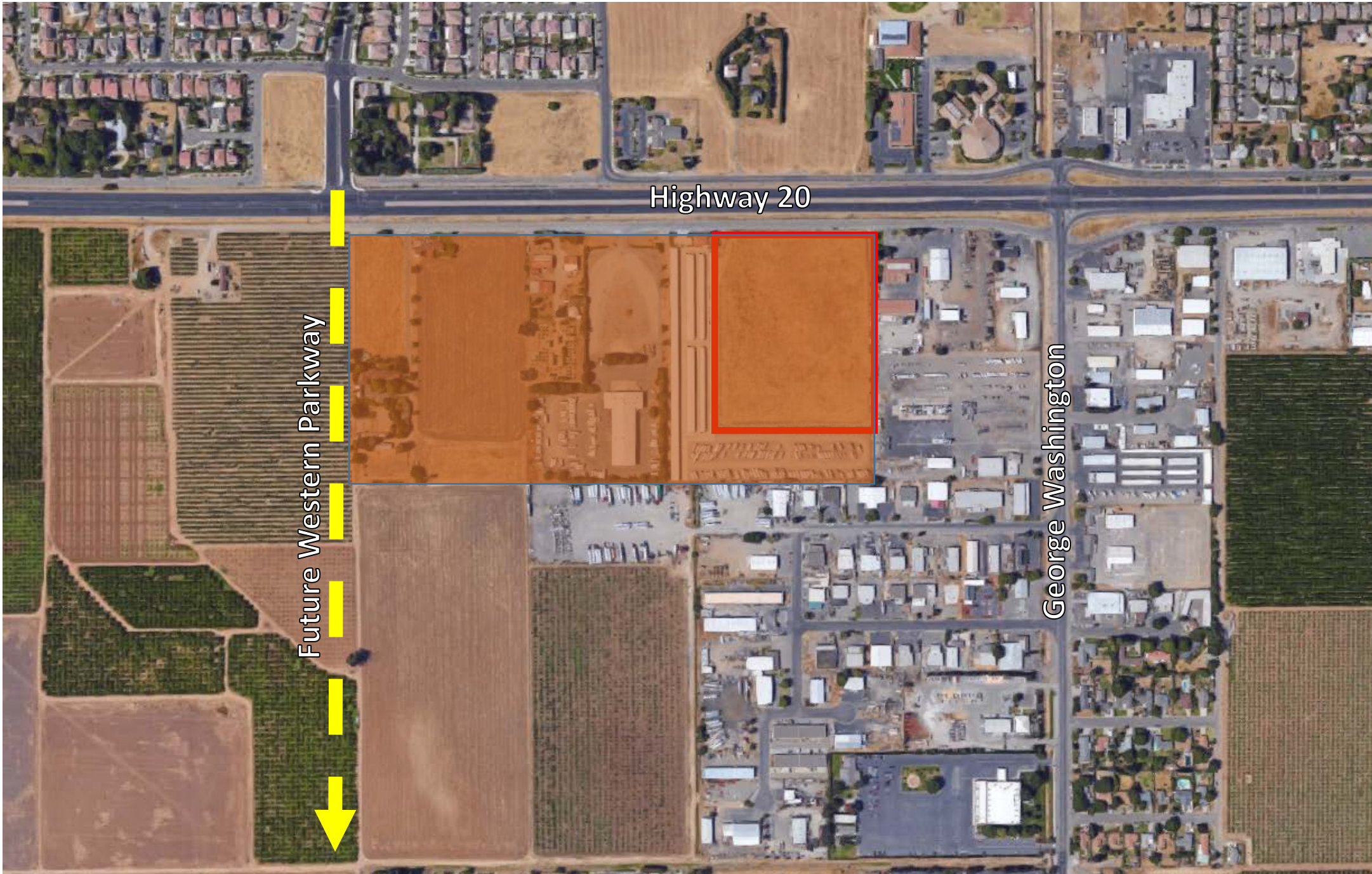
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Patricia Buckland, City Clerk

Attachment 4: Aerial Photo







Highway 20

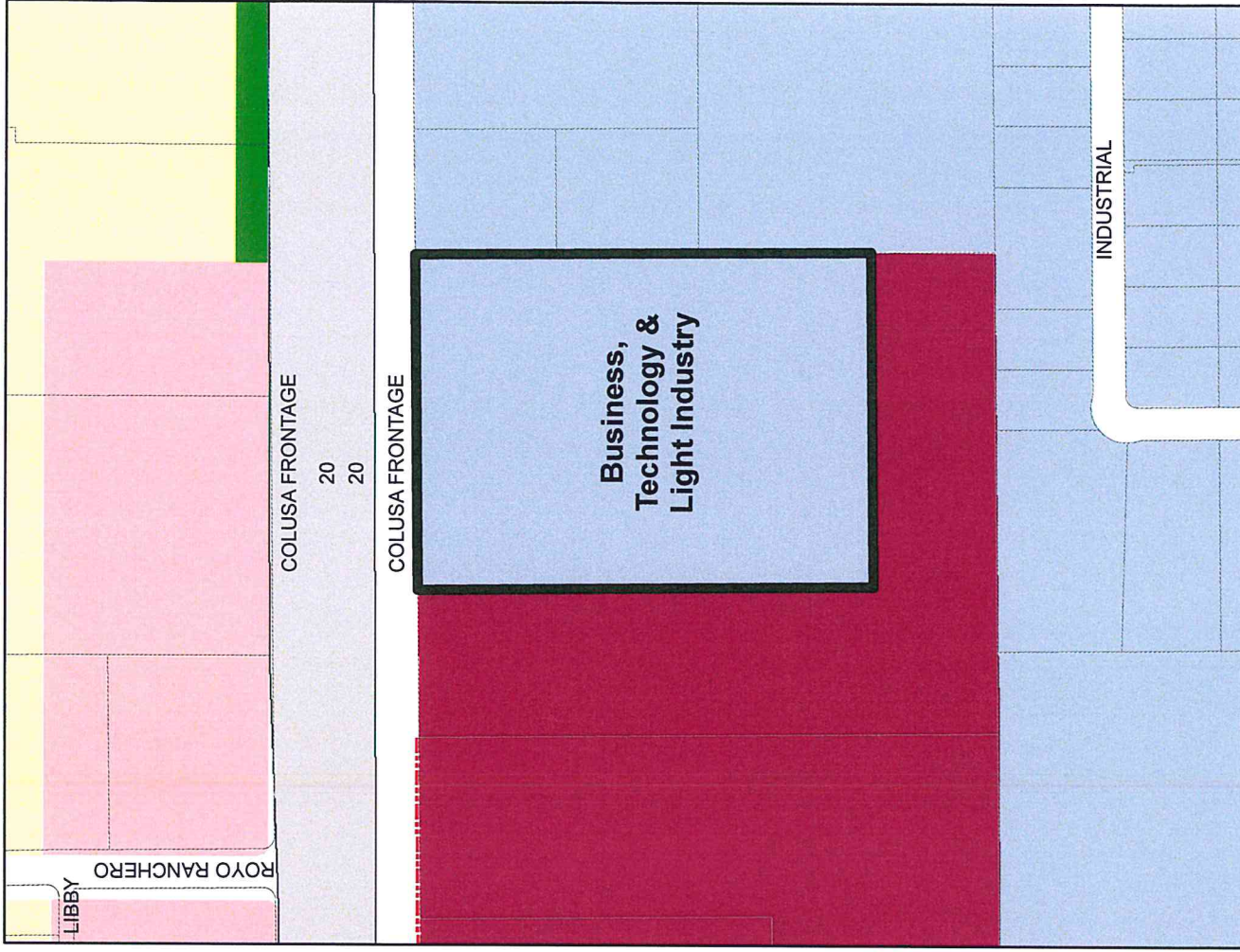
Future Western Parkway

George Washington

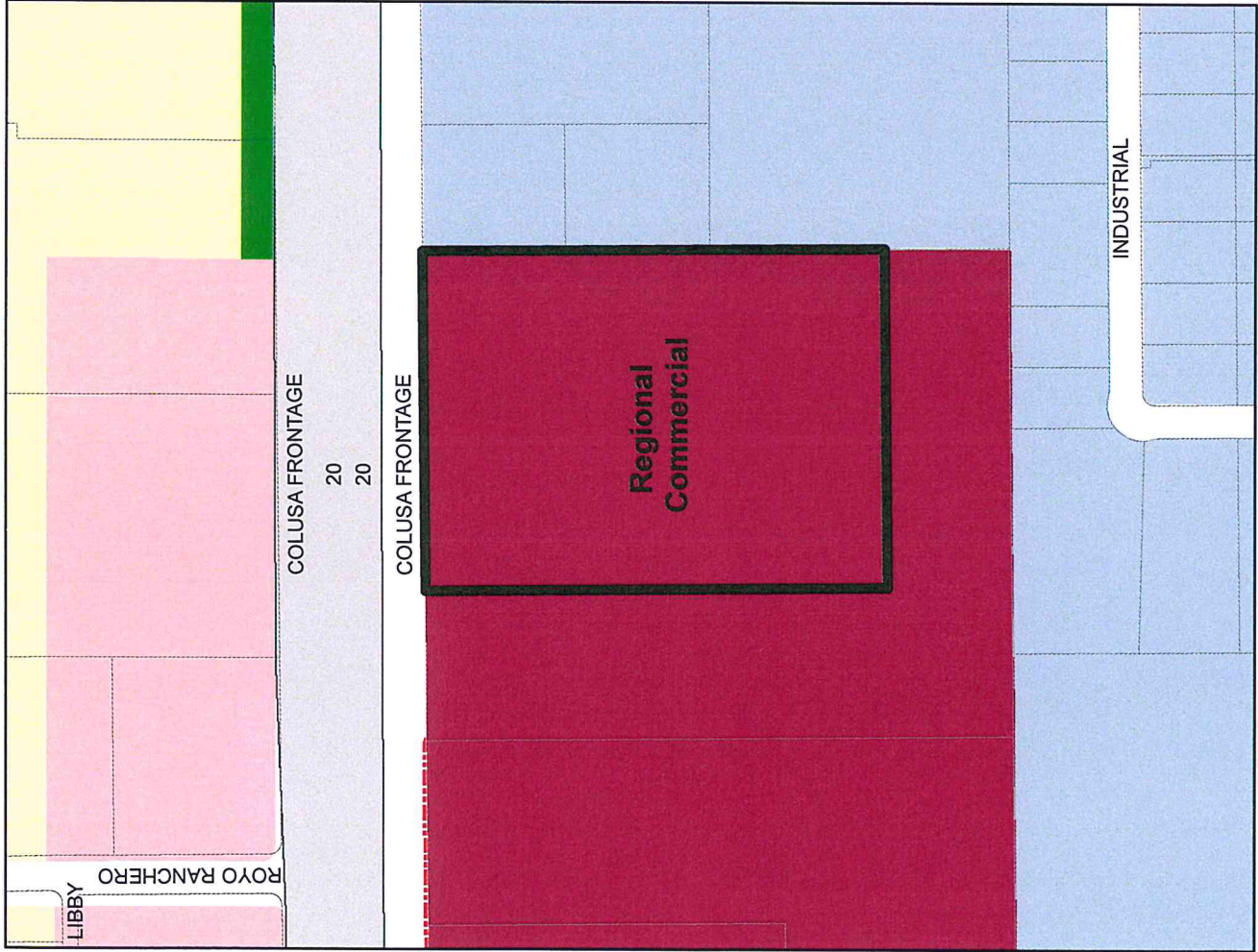


Attachment 5: General Plan Amendment Map

PROPOSED



EXISTING

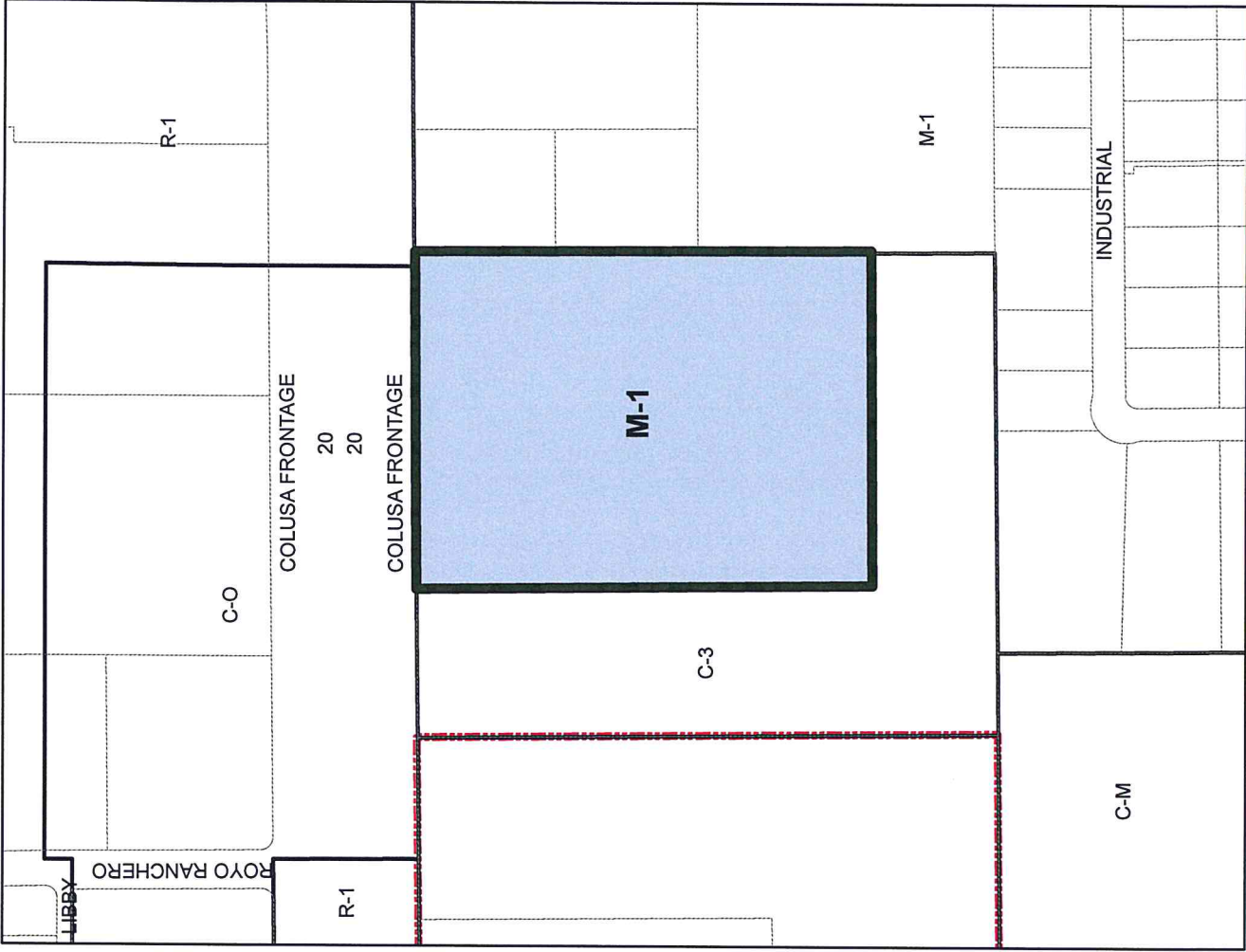


City of Yuba City

- 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**

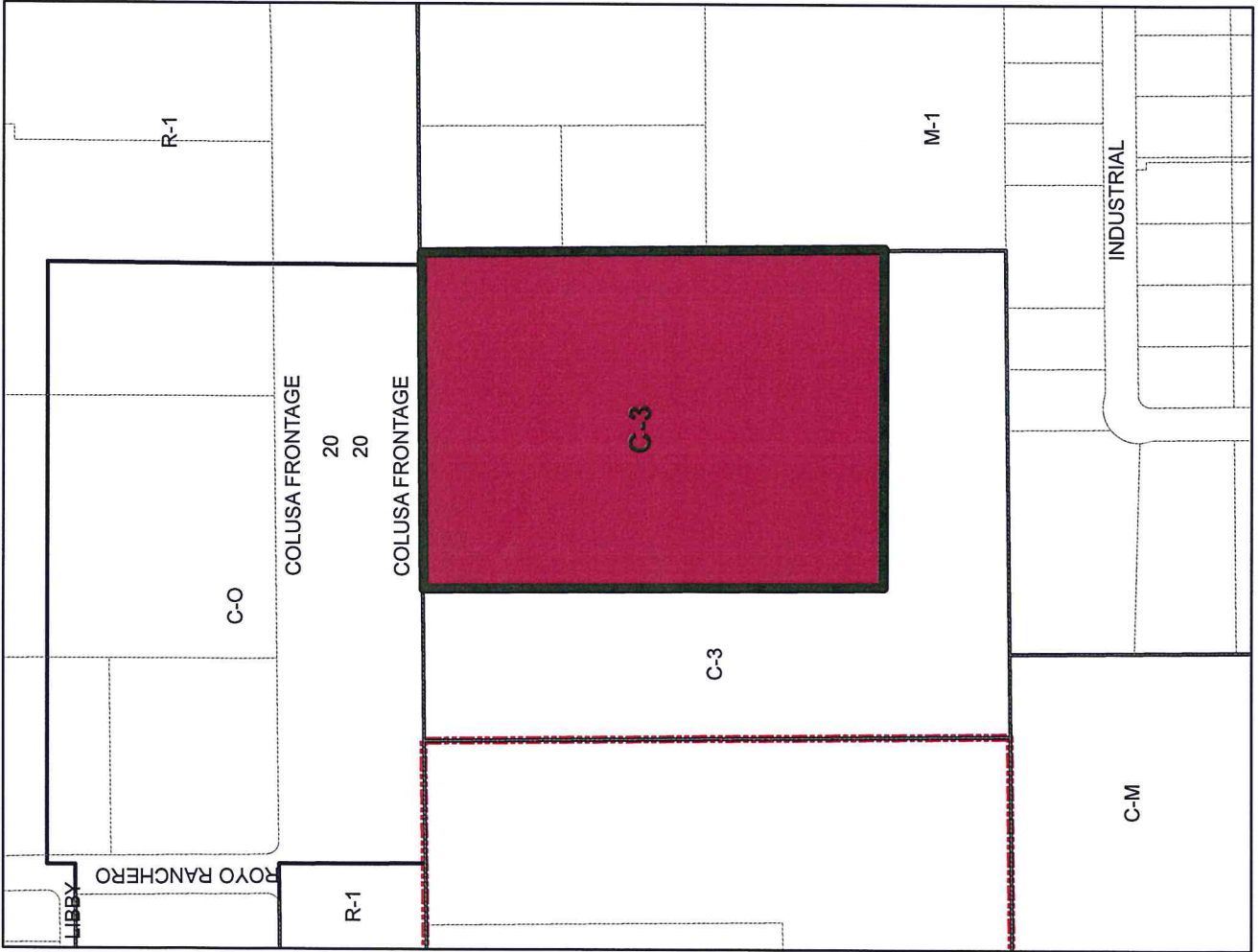


**PROPOSED**



**Attachment 6: Rezone Map**

**EXISTING**



City of Yuba City

- Zoning
- Parcels
- Project Site



## Attachment 7: Project Analysis

### **Property Description:**

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

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

### **Bordering Uses:**

	<i>General Plan Land Use Classification</i>	<i>Zoning</i>	<i>Existing Land Use</i>
<i>Project Site</i>	Regional Commercial	C-3	Undeveloped fallow land
<i>North</i>	4 Lane Highway	N/A	State Route 20
<i>East</i>	Business, Technology, and Light Industry	M-1	Commercial and Light Industrial uses
<i>West</i>	Regional Commercial	C-3	Mini-Storage Units
<i>South</i>	Regional Commercial	C-3	Recreational Vehicle Storage

### **Project Information:**

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

The applicant is proposing a single interior roadway, approximately 750 feet in length that would serve the proposed parcels. The street would terminate at the southerly boundary and provides a cul-de-sac. An easement for a potential future roadway south of the cul-de-sac will be dedicated to the City. Extension of the street to the south is speculative and is not a part of the environmental assessment or project review.

The interior road will be 53 feet in width and provides sidewalks and street parking on both sides. The developer will be required to construct the street, curbs, gutters, a five-foot wide attached sidewalks, and street lights.

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

Worth noting is that the developer will also be required to make street improvements along the

entire property frontage, including improving the southern half of South Colusa Frontage Road. Construction will include street section, curbs, gutters, a five-foot wide detached sidewalk, and street lights.

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

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

### **General Plan Land Use Classification:**

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

**Proposed Land Use Classification:** Business, Technology, and Light Industry. This land use classification provides for campus/complex development accommodating flexible space including light industrial, office, high-tech, and small-scale distribution. It is assumed that at build-out the land use will support one job or every 750 square feet of net building area at a FAR of between 0.25 and 0.75. The floor area ratio (FAR) is the relationship between the total amount of usable floor area of a building and the total area of the lot on which the building stands. For instance a 10,000 square foot parcel with a 0.75 FAR could have up to 7,500 square feet of useable floor area. The building could be single story or have multiple stories, but not to exceed a total useable floor area of 7,500 square feet.

### **General Plan Policies:**

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

#### *Guiding Policies*

- 1. 3.9-G-1 Provide appropriately located areas for a broad range of employment generating uses to strengthen the City’s economic base and provide employment opportunities for residents.*
- 2. 3.9-G-2 Encourage employment generating uses to locate along major transportation facilities.*
- 3. 3.9-G-5 Protect the supply of land suitable for employment center uses by not allowing incompatible uses to locate in these areas.*
- 4. 3.9-G-7 Achieve compatibility between employment center development and*

*surrounding neighborhoods through buffering requirements and performance standards intended to minimize harmful effects of excessive noise, light, glare, and other adverse environmental impacts.*

**Implementing Policies**

5. *3.9-I-1 Establish use regulations, development standards, and minimum performance requirements ... in the Zoning Ordinance consistent with the General Plan, and amend the zoning Map to be consistent with General Plan Diagram.*
6. *3.9-I-7 Establish setback, landscaping and screening requirements for employment center development to provide adequate buffering adjacent to residential neighborhoods.*

**Staff Comments:**

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

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

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

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

**Compatibility with Surrounding Uses:**

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

It should be noted that the Subdivision Map Act (SMA) Section 66426 (c) allows for the filing of a parcel map to create industrial lots when the parcels have access to a public street or

highway, the land is zoned for industrial use, and street alignments and widths are approved.

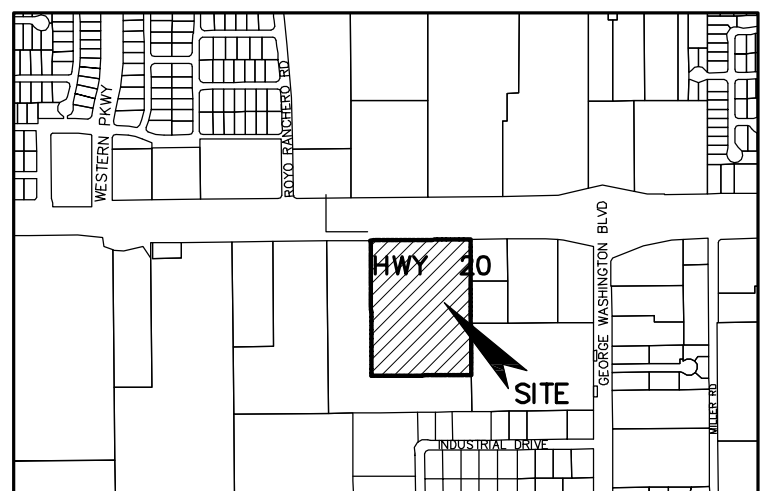
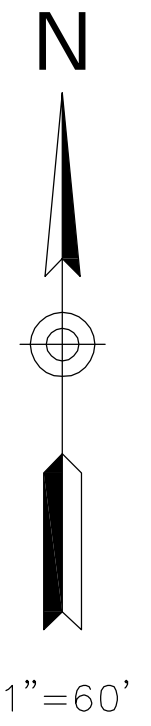
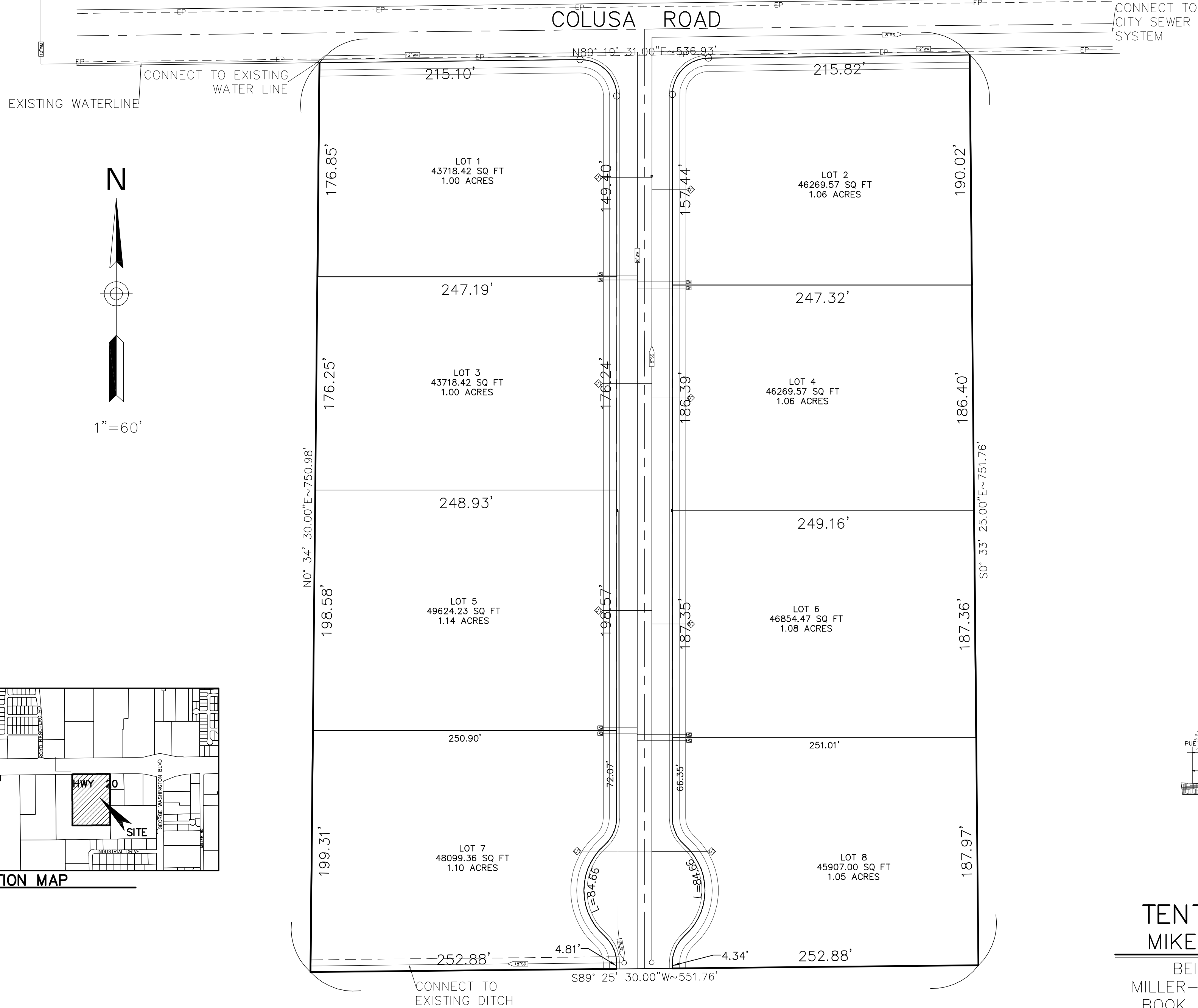
**Availability of City Services:**

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

# Attachment 9: Parcel Map

HIGHWAY 20

COLUSA ROAD



LOCATION MAP  
N.T.S.

PREPARED BY:  
**NVES**  
NORTH VALLEY ENGINEERING AND SURVEYING  
1547 STARR DRIVE SUITE "J"  
YUBA CITY, CA 95993  
(530) 713-0417

**APPLICANT**

MIKE SINGH  
4624 DUCKHORN DR  
SACRAMENTO, CA 95834  
(530) 682-6686

**OWNER**

HIGHWAY 20 COMMERCIAL INDUSTRIES LLC  
4624 DUCKHORN DR  
SACRAMENTO, CA 95834  
(530) 682-6686

**ENGINEER**

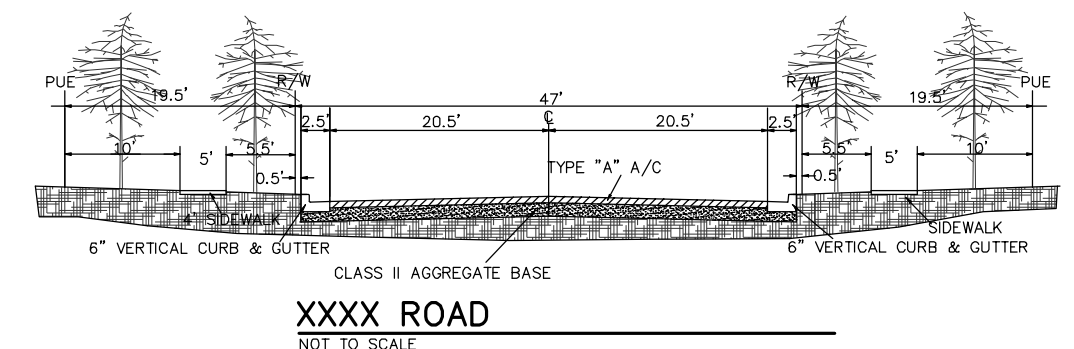
GEORGE L. MUSALLAM  
NORTH VALLEY ENGINEERING AND SURVEYING  
1547 STARR DRIVE SUITE "J"  
YUBA CITY, CALIFORNIA 95993  
(530) 713-0417

**GENERAL NOTES**

- WATER  
CITY OF YUBA CITY
- SEWER  
CITY OF YUBA CITY
- STORM DRAIN  
CITY OF YUBA CITY
- PROPERTY USE:  
EXISTING: OPEN FIELD  
PROPOSED: INDUSTRIAL
- ZONING  
EXISTING: M1  
PROPOSED: M1
- GENERAL PLAN  
EXISTING: REGIONAL COMMERCIAL  
PROPOSED: M1
- ASSESSOR PARCEL MAP (ACRES)  
63-020-140 (9.52)
- UTILITIES  
ELECTRICITY AND GAS: P G & E  
TELEPHONE: AT&T  
CABLE: COMCAST

LOT DIMENSIONS  
LOT AND BOUNDARY DIMENSIONS ARE APPROXIMATE  
AND SUBJECT TO REVISION WITH THE FILING  
OF THE PARCEL MAP.

OWNERS AND ENGINEER SHALL RECEIVE ALL  
CORRESPONDENCES



XXXX ROAD  
NOT TO SCALE

**TENTATIVE PARCEL MAP NO. --**  
**MIKE SINGH INDUSTRIAL SUBDIVISION**

BEING A PORTION OF LOTS 4 AND 9 OF THE  
MILLER-EAGER TRACT, THE MAP OF WHICH IS FILED IN  
BOOK 2 OF SURVEYS, PAGE 29 OF SUTTER COUNTY  
RECORDS.

SUTTER COUNTY, CALIFORNIA MARCH 2017



**Attachment 10**

**City of Yuba City**

**MITIGATION MEASURES AND MONITORING PLAN**

General Plan Amendment GP 17-01, Rezone RZ 17-04, Parcel Map TM 17-01

Initial Study and Mitigated Negative Declaration EA 17-03

Impact	Mitigation Measure	Responsible Party	Timing
III. Air Quality	<b>Air Quality 3.1:</b> 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	<b>Cultural Resources 5.1:</b> 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 17-01, Rezone RZ 17-04, Parcel Map TM 17-01  
 Initial Study and Mitigated Negative Declaration EA 17-03

Impact	Mitigation Measure	Responsible Party	Timing
IX. Hydrology and Water Quality	<p><b>Hydrology and Water Quality 9.1:</b> 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 10**



**Environmental Assessment EA-17-03  
Initial Study and Mitigated Negative Declaration  
For  
Mike Singh  
General Plan Amendment, Rezone, and Tentative Parcel Map**

*Prepared for:*

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

*Prepared By:*

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

July 21, 2017



## Section 1. Introduction & Project Overview

### Purpose and CEQA Process

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

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

### Introduction

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

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

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:**

Mike Singh

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

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

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

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

**4. PROJECT LOCATION:**

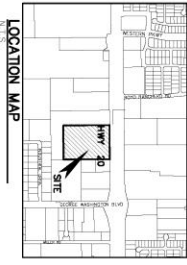
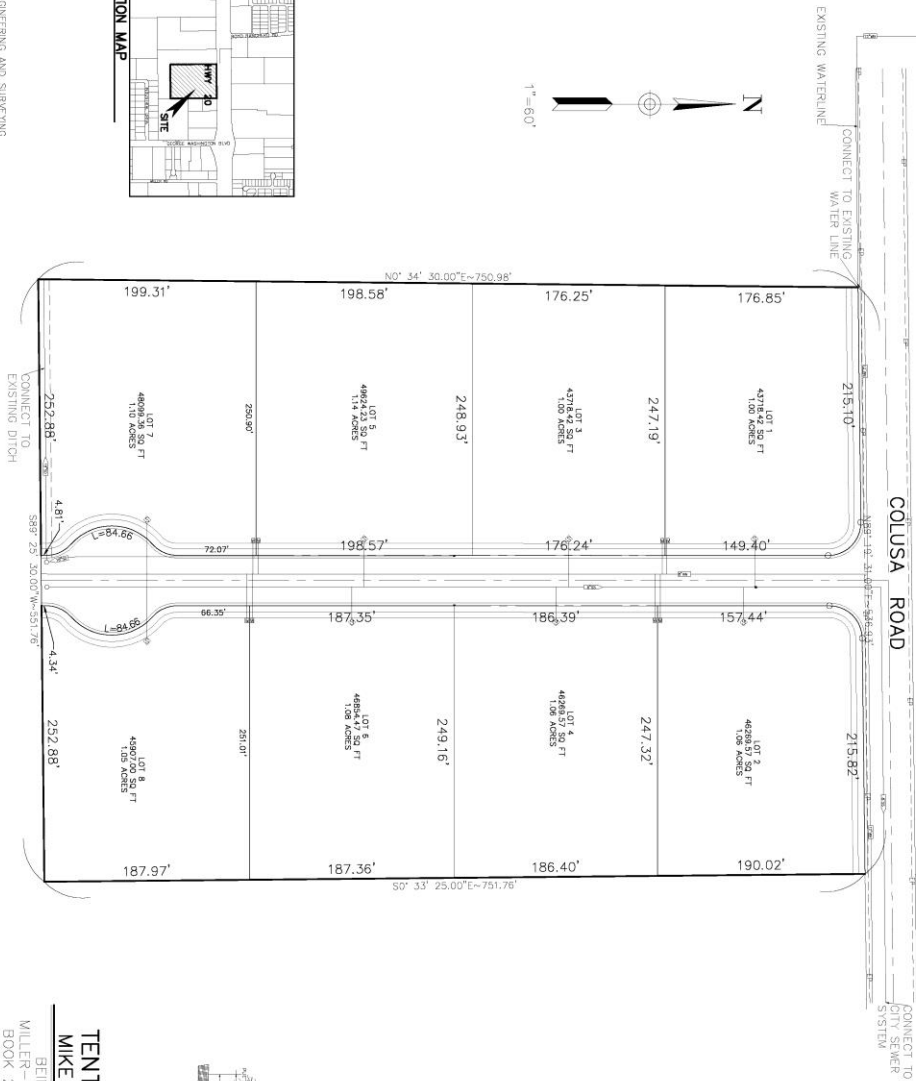
The site is located south of State Route 20 and is addressed as 3142 South Colusa Frontage Road. The site is approximately 0.14 miles west of North George Washington Blvd.

**5. ASSESSORS PARCEL NUMBER:**

The site is identified as Assessor's Parcel Number 63-020-140.

# HIGHWAY 20

## COLUSA ROAD



PREPARED BY:  
**AVES**  
 NORTH VALLEY ENGINEERING AND SURVEYING  
 1547 STARR DRIVE SUITE "J"  
 YUBA CITY, CA 95993  
 (530) 713-0417

### APPLICANT

MIKE SINGH  
 4624 DUCKHORN DR  
 SACRAMENTO, CA 95834  
 (530) 682-6686

### OWNER

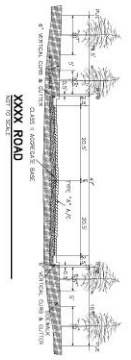
HIGHWAY 20 COMMERCIAL INDUSTRIES LLC  
 4624 DUCKHORN DR  
 SACRAMENTO, CA 95834  
 (530) 682-6686

### ENGINEER

GEORGE L. MUSALLAM  
 NORTH VALLEY ENGINEERING AND SURVEYING  
 1547 STARR DRIVE SUITE "J"  
 YUBA CITY, CALIFORNIA 95993  
 (530) 713-0417

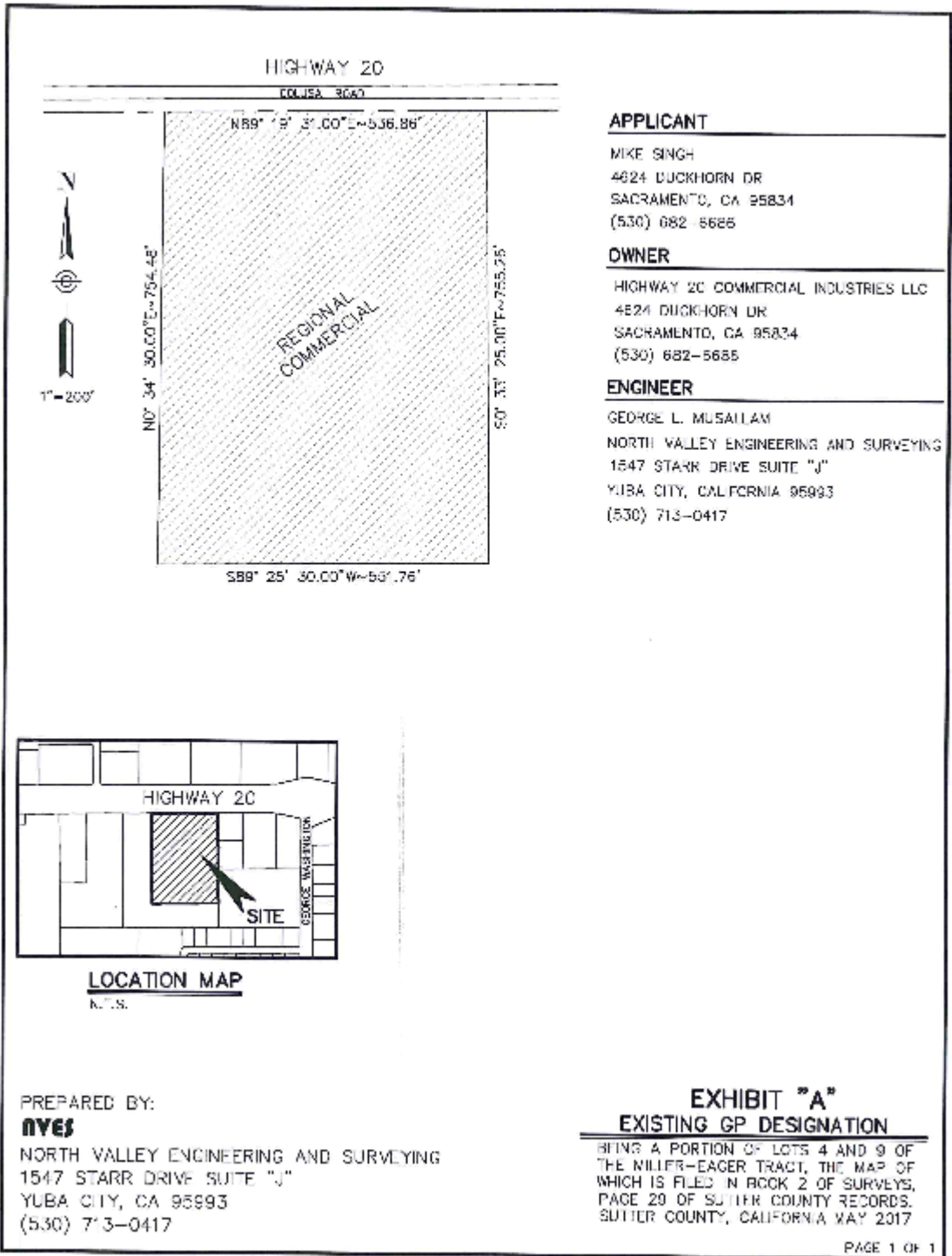
### GENERAL NOTES

- WATER
- CITY OF YUBA CITY
- SEWER
- CITY OF YUBA CITY
- STORM DRAIN
- CITY OF YUBA CITY
- PROPOSED OPEN FIELD
- PROPOSED INDUSTRIAL ZONING
- EXISTING: M1
- PROPOSED: M1
- GENERAL PLAN
- EXISTING: REGIONAL COMMERCIAL
- PROPOSED: M1
- ASSESSED: PARCEL MAP (ACRES)
- 63-020-140 (9.52)
- UTILITIES
- ELECTRICITY AND GAS: P C & E
- TELEPHONE: AT&T
- CABLE: COMCAST
- LOT DIMENSIONS
- LOT AND BOUNDARY DIMENSIONS ARE APPROXIMATE AND SUBJECT TO REVISION WITH THE FILING OF THE PARCEL MAP.
- OWNERS AND ENGINEER SHALL RECEIVE ALL CORRESPONDENCES



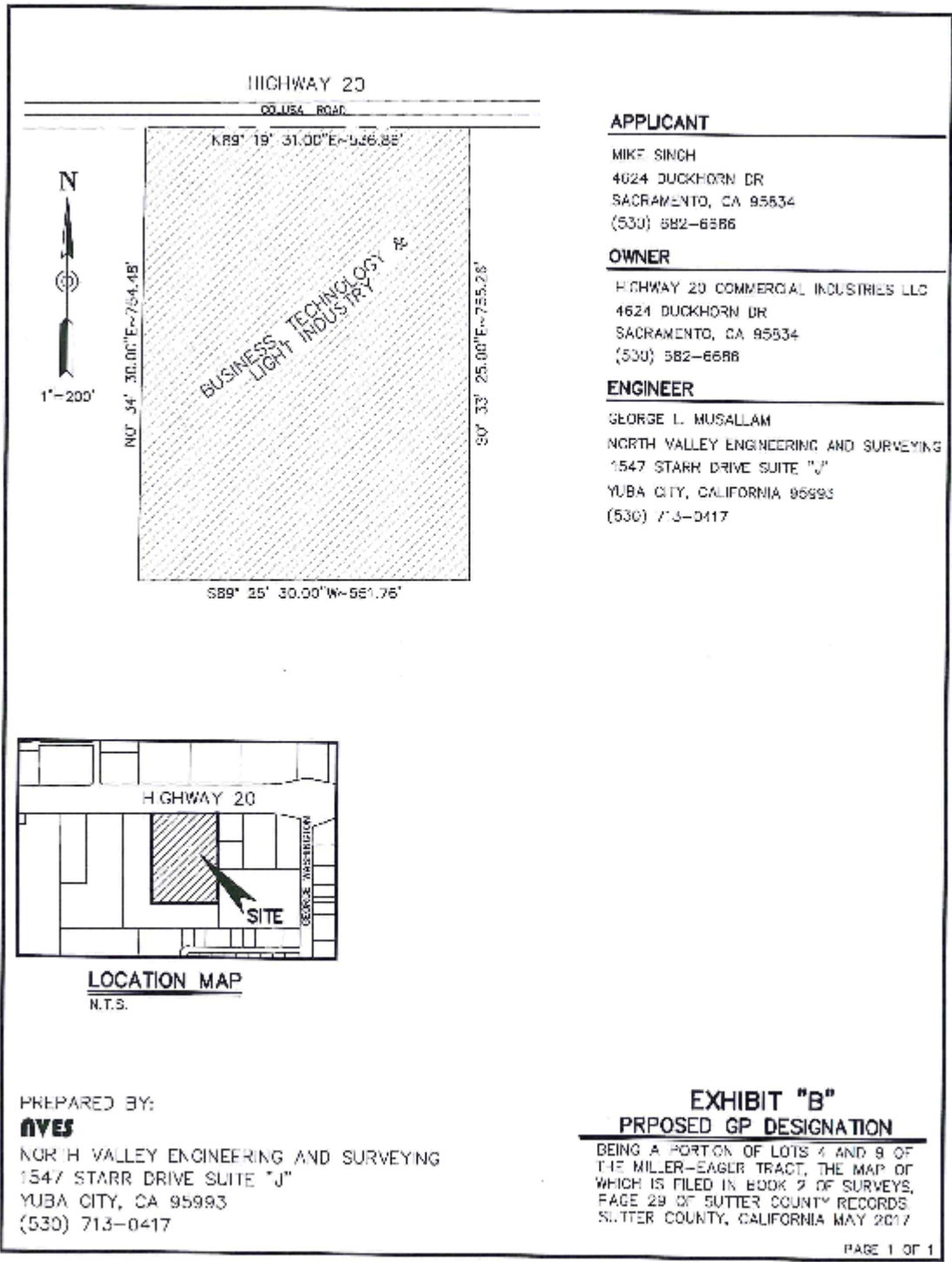
## TENTATIVE PARCEL MAP NO. --- MIKE SINGH INDUSTRIAL SUBDIVISION

BEING A PORTION OF LOTS 4 AND 9 OF THE  
 MILLER-EDGER TRACT, THE MAP OF WHICH IS FILED IN  
 BOOK 2 OF SURVEYS, PAGE 29 OF SUTTER COUNTY  
 RECORDS.  
 SUTTER COUNTY, CALIFORNIA MARCH 2017  
 PAGE 1 OF 1



**EXISTING GENERAL PLAN DESIGNATION**





**APPLICANT**

MIKE SINCH  
 4624 DUCKHORN DR  
 SACRAMENTO, CA 95834  
 (530) 582-6586

**OWNER**

HIGHWAY 20 COMMERCIAL INDUSTRIES LLC  
 4624 DUCKHORN DR  
 SACRAMENTO, CA 95834  
 (530) 582-6586

**ENGINEER**

GEORGE L. MUSALLAM  
 NORTH VALLEY ENGINEERING AND SURVEYING  
 1547 STARR DRIVE SUITE "J"  
 YUBA CITY, CALIFORNIA 95993  
 (530) 713-0417



**LOCATION MAP**  
 N.T.S.

PREPARED BY:  
**NVES**  
 NORTH VALLEY ENGINEERING AND SURVEYING  
 1547 STARR DRIVE SUITE "J"  
 YUBA CITY, CA 95993  
 (530) 713-0417

**EXHIBIT "B"**  
**PROPOSED GP DESIGNATION**  
 BEING A PORTION OF LOTS 4 AND 9 OF  
 THE MILLER-EAGLER TRACT, THE MAP OF  
 WHICH IS FILED IN BOOK 2 OF SURVEYS,  
 PAGE 29 OF SUTTER COUNTY RECORDS,  
 SUTTER COUNTY, CALIFORNIA MAY 2017

**PROPOSED GENERAL PLAN DESIGNATION**

**6 PROJECT APPLICANT:**

Mike Singh  
4624 Duckhorn Drive  
Sacramento, CA 95834

**7. PROPERTY OWNER:**

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

**8. GENERAL PLAN AND SPECIFIC PLAN DESIGNATION:**

*General Plan:* Regional Commercial

**9. ZONE DISTRICT:**

C-3 (General Commercial District)

**10. PROJECT DESCRIPTION:**

*Site Description*

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

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

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

### Proposed Project

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

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

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

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

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

In addition, the water main shall be extended to the east along the entire parcel frontage. The sewer main shall be installed at a depth to accommodate build out to Western Parkway. Preliminary estimate (10" line running at min. slope (0.0025) and maintaining 3' of cover for the distance of 2,645 LF) puts the tie in connection at approximately 10.5' deep or as approved by the City of Yuba City Public Works Director. The subject project

would be required to run the sewer line to the west boundary of the subject property, which is approximately 1,250 LF from the existing lift station. Provide City Standard manholes as needed/required.

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

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

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

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

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

## Section 2. Environmental Checklist and Impact Evaluation

### Environmental Factors Potentially Affected:

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

- |   |   |   |
|---|---|---|
| <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 9.5 acre project site is currently vacant. The transformation from vacant land to the proposed structures and site improvements is considered to be a substantial or permanent change in the existing visual character of the site. However, this change is not viewed as a substantial degradation of the existing visual character or quality of the site and its surroundings, because the proposed buildings and site improvements are

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

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

**II. AGRICULTURAL RESOURCES**

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

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?			<b>X</b>	
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				<b>X</b>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in <a href="#">Public Resources Code section 12220(g)</a> ), timberland (as defined by <a href="#">Public Resources Code section 4526</a> ), or timberland zoned Timberland Production (as defined by <a href="#">Government Code section 51104(g)</a> )				<b>X</b>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<b>X</b>
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:			<b>X</b>	



**Response to Questions:**

- a) The property is located on land that is fallow and overgrown with weeds, some shrubs, and non-heritage trees. The site is well within the boundaries of the urban area, and is surrounded by commercial and light industrial uses on the east, south, and west; State Route 20 is immediately to the north. Further, the City of Yuba City and Sutter County General Plans identify this area for urban development, as compared to the vast majority of Sutter County for which agricultural land is protected from urban growth. Therefore, the project, and resulting development of this property will not create a significant impact regarding the loss of agricultural land.
  
- b-c) The property is currently zoned C-3 (General Commercial District) for non-agricultural development; it is not zoned for agricultural uses nor is it under a Williamson Act contract. This is an urban infill project so no lands are designated or zoned for agricultural use near this property. Therefore this project will not result in the conversion of other agricultural properties to non-agricultural uses.
  
- d) The project site has no forest land.
  
- e) The site is currently fallow land and is zoned C-3 and is classified in the General Plan Diagram as Regional Commercial. The site is in an urbanized area that is developing with residential uses. There is no agricultural activity on the site or in the area.

**III. AIR QUALITY**

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

<b>Would the project?</b>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>a)</b> Conflict with or obstruct implementation of the applicable air quality plan?			<b>X</b>	
<b>b)</b> Violate any air quality standards or contribute substantially to an existing or projected air quality violation?			<b>X</b>	
<b>c)</b> Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			<b>X</b>	
<b>Would the project?</b>	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).

**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 (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), 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**

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

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

**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:			<b>X</b>	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to <a href="#">Division of Mines and Geology Special Publication 42</a> .			<b>X</b>	
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?			<b>X</b>	
iv) Landslides?				<b>X</b>
b) Result in substantial soil erosion or the loss of topsoil?			<b>X</b>	
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?				<b>X</b>
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?				<b>X</b>
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?				<b>X</b>

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

**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**

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

upset and accident conditions involving the release of hazardous materials into the environment?				
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 3.8 miles westerly of the Sutter County Airport and is not within the sphere of influence of the Sutter County Airport.
- f) There are no private airstrips located within City limits or the City's Urban Growth Boundary.

- g) The proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Police and Fire Departments expressed no concern over the project’s impacts on any emergency response plans.
- h) The site is in an urbanized area developed with a mix of commercial and light industrial uses. There are no wildlands in the area.

**IX. HYDROLOGY AND WATER QUALITY**

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 <a href="#">federal Flood Hazard</a>			X	

<a href="#">Boundary</a> or <a href="#">Flood Insurance Rate Map</a> or other flood hazard delineation map?				
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) Drainage improvements shall be designed in accordance with current City and County design standards. The design is to take into consideration existing infrastructure and needed improvements to facilitate drainage to the Live Oak Canal. A drainage study will need to be provided to the City to the satisfaction of Yuba City Public Works Director. Developer will need to obtain and/or confirm that the necessary drainage easement agreements are in place to facilitate the design.

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

**X. LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				<b>X</b>
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?				<b>X</b>

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<b>X</b>
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**Response to Questions:**

- a) The project, by its nature, will not physically divide an established community. Instead, it is an infill project that will provide for an additional eight lots for future development with industrial uses in an area developed with similar uses.
- b) The proposed project consists of a General Plan Amendment (GP-17-01) amending the City of Yuba City General Plan Diagram from Regional Commercial to Business, Technology, & Light Industry, Rezone (RZ-17-04) rezoning property from C-3 (General Commercial District) to M-1 (Light Industrial District), and Tentative Parcel Map (TM-17-01) creating eight lots ranging in size from 1.0 to 1.16 acres for future industrial development.

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

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

**XI. MINERAL RESOURCES**

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?				<b>X</b>
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?				<b>X</b>

**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**

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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 regional commercial use. The proposed amendments will allow for a eight lots to allow future development with commercial and industrial uses which are addressed in this mitigated negative declaration.

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

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

f) There are no private airstrips in Yuba City.

### **XIII. POPULATION AND HOUSING**

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

### **Response to Questions**

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

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

### **XIV. PUBLIC SERVICES**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>a)</b> 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:				
<b>i)</b> Fire protection?			<b>X</b>	
<b>ii)</b> Police protection?			<b>X</b>	
<b>iii)</b> Schools?			<b>X</b>	



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 project consists of the creation of eight lots for future development with commercial and light-industrial uses; therefore, as a result of this division of land there will be no increase in the use or need for construction of additional recreational facilities.

**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			X	

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

**Response to Questions:**

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

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

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

f) Improvements include sidewalks throughout the project. There are no changes

proposed that would adversely impact bus, pedestrian, or bicycle movements.

**XVIII. TRIBAL CULTURAL RESOURCES**

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:			<b>X</b>	
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			<b>X</b>	
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.			<b>X</b>	

**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**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>a)</b> Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			<b>X</b>	
<b>b)</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?			<b>X</b>	
<b>c)</b> 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?			<b>X</b>	
<b>d)</b> Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			<b>X</b>	
<b>e)</b> 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?			<b>X</b>	
<b>f)</b> Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			<b>X</b>	
<b>g)</b> Comply with federal, state, and local statutes and regulations related to solid waste?			<b>X</b>	

### **Response to Questions:**

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

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

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?			<b>X</b>	
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)			<b>X</b>	
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			<b>X</b>	

**Response to Questions:**

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

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

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

Yuba City General Plan, 2004 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).