

CITY OF YUBA CITY  
**2013-2021 HOUSING ELEMENT UPDATE**  
INITIAL STUDY / NEGATIVE DECLARATION

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*Prepared for:*

CITY OF YUBA CITY  
1201 CIVIC CENTER BOULEVARD  
YUBA CITY, CA 95993

*Prepared by:*



2729 PROSPECT PARK DRIVE, SUITE 220  
RANCHO CORDOVA, CA 95670

**DECEMBER 2013**



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## **INITIAL STUDY**

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**ENVIRONMENTAL CHECKLIST FORM**

1. Project title: City of Yuba City 2013–2021 Housing Element
2. Lead agency name and address: City of Yuba City  
Community Development – Planning Department  
1201 Civic Center Boulevard  
Yuba City, CA 95993
3. Contact person and phone number: Aaron Busch, Community Development Director  
530-822-4700
4. Project location: Citywide
5. Project sponsor's name and address: City of Yuba City  
Community Development – Planning Department  
1201 Civic Center Boulevard  
Yuba City, CA 95993
6. General plan designation: City-wide (The Yuba City General Plan Land Use Diagram is available at <http://www.yubacity.net/planning/general-plan.htm>)
7. Zoning: City-wide (The Yuba City Zoning Map is available at <http://www.yubacity.net/planning/zoning-codes.htm>)

### 1.0 INTRODUCTION

This document is an Initial Study and Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the City of Yuba City 2013–2021 Housing Element (referred to as the 2013–2021 Housing Element or the proposed Housing Element). This ND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment and therefore why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b) *The Initial Study identified potentially significant effects, but:*
  - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
  - (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted into the proposed project in accordance with CEQA Guidelines Section 15070(b), a mitigated negative declaration (MND) is prepared.

### 1.1 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on these criteria, the City of Yuba City is the lead agency.

### 1.2 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this ND is to evaluate the potential environmental impacts of the proposed City of Yuba City 2013–2021 Housing Element. This document is divided into the following sections:

- 1.0 Introduction:** Provides an introduction and describes the purpose and organization of this document.

- 2.0 Project Description:** Provides a detailed description of the proposed Housing Element.
- 3.0 Environmental Factors Potentially Affected:** Provides an identification of those environmental factors that involve a potentially significant impact.
- 4.0 Determination:** Provides the environmental determination for the proposed Housing Element.
- 5.0 Environmental Checklist and Evaluation:** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as no impact, less than significant impact, less than significant impact with mitigation incorporated, or potentially significant impact in response to the environmental checklist.

## **2.0 PROJECT DESCRIPTION**

### **2.1 DESCRIPTION OF THE 2013–2021 HOUSING ELEMENT**

The 2013–2021 Housing Element identifies the policies and programs which the City will implement to ensure that housing in Yuba City is affordable, safe, and decent. The Housing Element addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multifamily housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

The 2013–2021 Housing Element does not propose changes in any existing General Plan land use designations or zoning districts. No physical development projects are proposed as part of the 2013–2021 Housing Element. The Housing Element includes programs that require amendment to the Zoning Ordinance to comply with state law. These amendments include the following:

- Amend the Zoning Ordinance to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.
- Amend the Zoning Ordinance to address the requirements of Assembly Bill (AB) 2634 and allow single-room occupancy (SRO) housing without a use permit in the C zones, as other residential uses are regulated in the City’s Zoning Code.
- Amend the Zoning Ordinance to allow transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action.
- Amend the Zoning Ordinance in order to treat employee housing that serves six or fewer persons as a single-family structure and to permit such housing in the same manner as other single-family structures of the same type in the same zone. The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone where agricultural uses are permitted.

This environmental document is not intended to address the above zoning code amendments which will be covered under separate environmental review processes.

### 2.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

In April 2004, the City Council adopted the City of Yuba City General Plan. This document was designed to serve as a long-term guide for orderly growth and development for Yuba City. The General Plan also forms the foundation for zoning, subdivision regulation, and other planning decisions. The General Plan includes nine elements, one of which is the Housing Element. The Housing Element has been periodically updated through the years. The 2013–2021 Housing Element is a continuance of this update process and, if adopted by the City, will require an amendment to the General Plan for the inclusion of the 2013–2021 Housing Element. Additionally, the proposed Housing Element includes programs, as indicated previously, which will require amendments to the City's Zoning Ordinance (Title 8 of the Yuba City Municipal Code). How these changes impact the physical environment in the city is the basis of the analysis provided in this Initial Study.

The proposed project affects land within Yuba City, which is located in eastern Sutter County on the western bank of the Feather River. Primarily undeveloped agricultural land exists to the north, west, and south of the city. The Sutter Buttes are located to the northwest of the city and frame views in that direction. The primary transportation corridors are State Routes (SR) 99 and 20. SR 99 leads due south to Sacramento and north to Oroville and Chico beyond; SR 20 links Yuba City to Colusa and I-5 to the west and Grass Valley and the Sierra Nevada range to the east.

The individual setting for each impact analysis area is described in each analysis section.

### 2.3 OTHER APPROVALS REQUIRED

There are no other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed Housing Element. The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed Housing Element complies with state law; however, HCD approval is not required for the City's adoption of the Housing Element.

**3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input 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 type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |

**4.0 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 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.

Aaron Busch  
Planner's Signature

December 16, 2013  
Date

Aaron Busch  
Planner Printed Name

City of Yuba City  
Community Development – Planning

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## 5.0 ENVIRONMENTAL CHECKLIST AND EVALUATION

### 5.1 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A “No Impact” answer is adequately supported if the information shows 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 project-specific screening analysis).
- 2) All answers must take into account 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, 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 a 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 analyses” may be cross-referenced).
- 5) Earlier analyses 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 of 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 Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address 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.

- 8) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

5.2 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Yuba City is surrounded on three sides by the rural landscape of Sutter County. The fourth, eastern border is shared with Marysville, just across the Feather River. With the exception of Marysville to the east, Yuba City is surrounded primarily by agricultural open space and undeveloped lands in the unincorporated areas. Views and images of orchards and row crops are important aesthetics. Three straight roadways roughly define the city boundary on the north, west, and south: Bogue Road on the south, Township Road on the west, and Pease Road on the north. These edges create a physical separation between Yuba City and the rural county, keeping Yuba City unique and identifiable.

Much of Yuba City's land use pattern can be traced to its evolution as a primary service center within a large agricultural area focused on downtown Yuba City and the intersection of State Route 20 (Colusa Avenue) and State Route 99 as employment cores. Much of the residential development in the city is low-density single-family housing, and much of the commercial development is retail-related.

There are no officially designated scenic highways within the city. The Feather River is not considered a wild and scenic river in the vicinity of the city.

DISCUSSION/CONCLUSION

- a) **No Impact.** The Yuba City General Plan (2004) does not identify any scenic vistas in the Yuba City Planning Area. Therefore, the 2013–2021 Housing Element would not adversely affect a scenic vista.
- b) **No Impact.** There are no state-designated scenic highways within the confines of the city. Therefore the proposed Housing Element would not adversely affect a scenic highway.
- c) **No Impact.** The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it

does not include any specific designs or proposals, nor does it grant any entitlements for development that would degrade the existing visual character of the city. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Map. Future residential development projects will require compliance with General Plan policies related to aesthetic resources and Zoning Ordinance requirements associated with site planning and development regulations. The strategies contained in the General Plan Land Use, Community Design, and Environmental Conservation elements relative to urban design, pedestrian circulation, and community and neighborhood identity would ensure physical, visual, and functional compatibility between residential and other uses, as well as encourage high-quality development in keeping with the desired character of the city.

In addition, subsequent residential development projects would be subject to a series of development standards documents, which include City Municipal Code Chapter 5, Section 8-5.6004. This Municipal Code section contains recommendations to encourage the planting and retention of desirable trees to protect the beauty and ecological balance of the natural surroundings.

Implementation of the proposed Housing Element would result in no impacts associated with the degradation of the visual character of the city.

- d) No Impact.** As discussed above, the proposed Housing Element is a policy-level document that does not include any specific development designs or proposals, nor does it grant any entitlements for development that would increase daytime glare or nighttime illumination in the city. Light and glare impacts of subsequent development projects would be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. In addition, future residential development projects in the city would be required to be designed and constructed in accordance with the Yuba City Zoning Ordinance. Residential projects of greater than 25 units also go through the Design Review Process. The Zoning Ordinance and Design Guidelines address exterior lighting and the potential for glare. The Zoning Ordinance contains requirements associated with planning and development regulations (Chapter 5, Sections 8-5.5801–8-5.5804), and the Design Review Process includes a comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with adopted criteria and standards. As all future projects must comply with CEQA and the City Zoning Ordinance, and large residential projects must undergo Design Review, including projects subject to the Housing Element, implementation of the proposed Housing Element would result in no impact associated with increased light and glare.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>II. AGRICULTURE RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Agriculture continues to be a significant component of the local economy. The city's location on the Feather and Sacramento river plains means that soils in the Yuba City area are highly productive for agricultural use. The valley floor area between the Feather and Sacramento rivers provides rich, coarse soils with abundant water that are ideal for the production of orchard crops; the areas farther from the rivers have more clayey soils that are well suited to the production of rice. The ten leading crops in Sutter County by value include rice, prunes, peaches, walnuts, tomatoes, melons, nursery products, almonds, cattle and calves, and alfalfa hay. Very little agricultural land exists within the current city limits.

Farmland has been classified by the California Department of Conservation with respect to its potential for agricultural productivity. The State applies seven farmland categories:

- *Prime Farmland:* Land with the best combination of physical and chemical features for production of agricultural crops.

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- *Farmland of Statewide Importance*: Land with a good combination of physical and chemical features for the production of agricultural crops.
- *Unique Farmland*: Land of lesser quality soils used for the production of the state's leading agricultural cash crops.
- *Farmland of Local Importance*: Nonirrigated land with prime and statewide soil mapping units.
- *Grazing Land*: Land on which the existing vegetation is suited to the grazing of livestock.
- *Urban and Built-Up Land*: Land occupied by structures or infrastructure to accommodate a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to 10 acres.
- *Other Land*: Land that does not meet the criteria of any other category.

## DISCUSSION/CONCLUSION

- a-b) No Impact.** It is the intent of the General Plan to protect agricultural lands outside of the City Planning Area (Guiding Policy 8.2-G-1) and to fully urbanize within the Planning Area. General Plan Implementing Policy 8.2-I-2 requires the City to facilitate the continuance of agricultural activities within the City's urban growth area until the land is needed to accommodate population and employment growth.

The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development designs or proposals, nor does it grant any entitlements for development that would convert agricultural lands to nonagricultural uses or place housing units adjacent to agricultural uses. The Housing Element does propose changes to the existing Zoning Ordinance to comply with state law. However, these proposed changes would not conflict with or convert existing agricultural uses or Williamson Act lands, as the changes do not involve the rezoning of land or the changing of General Plan land use designations. All existing land use designations would remain as is with adoption of the 2013–2021 Housing Element. Implementation of the proposed Housing Element would not change or alter the General Plan policies regarding agricultural use within or outside the city, nor would implementation of the Housing Element result in Zoning Ordinance changes that would convert agricultural lands and/or Williamson Act contract lands to other uses.

Therefore, while it is the intent of the General Plan to protect agricultural lands outside of the Planning Area and to fully urbanize within the Planning Area, no physical development projects are proposed as part of the 2013–2021 Housing Element. Impacts associated with the conversion of agricultural lands to nonagricultural uses, as well as impacts associated with conflicts with agricultural zoning and Williamson Act lands, would be nonexistent and have no impact in this subject area.

- c-d) No Impact.** Yuba City does not contain any forest resources or lands zoned for forest use. Therefore, the proposed Housing Element would not adversely affect forest resources.
- e) No Impact.** The placement of nonagricultural uses adjacent to agricultural uses can result in agriculture-urban interface conflicts than inadvertently place growth pressure on agricultural lands to convert to urban uses. These conflicts include inconveniences or

discomforts associated with dust, smoke, noise, and odor from agricultural operations, restrictions on agricultural operations (such as pesticide application) along interfaces with urban uses, farm equipment and vehicles using roadways, and trespassing and vandalism on active farms. The project does not involve the construction or expansion of residential development. While future development in the Yuba City Planning Area may be located adjacent to or near agriculture uses, all future development would be required to be in accordance with local regulations, including General Plan policies regarding the protection of agriculture. Environmental impacts of subsequent development projects would also be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal.

Therefore, implementation of the 2013–2021 Housing Element would have no impact associated with changes in the existing environment that, due to their location or nature, could result in conversion of Farmland or forestland to nonagricultural use.

**INITIAL STUDY**

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SETTING**

Yuba City is located in Sutter County, which is in the north-central region of the Sacramento Valley. The geographical features that make up the Sacramento Valley dictate the climate in Yuba City. The Sierra Nevada bounds the valley to the east, and coastal ranges impede winds from the west. The city is less than 25 miles from the Sacramento metropolitan area. The lack of barriers and the flat valley floor allow pollutants to readily disperse throughout the valley.

Yuba City is located in the Northern Sacramento Valley Air Basin. The Feather River Air Quality Management District (FRAQMD) is the primary agency responsible for meeting state and federal ambient air quality standards for all criteria pollutants in the Yuba City area. The FRAQMD's jurisdiction covers all of Yuba and Sutter counties. The FRAQMD works with other Sacramento area districts to maintain the region's portion of the State Implementation Plan, which is an air quality control plan containing regional emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies.

Currently, the FRAQMD is designated as severe nonattainment for the federal 8-hour ozone standard in the south Sutter County area and nonattainment at the Sutter Buttes (greater than 2,000 feet). Additionally, the FRAQMD is in nonattainment for the federal PM<sub>2.5</sub> (fine particulate matter) standard. For state designations, the FRAQMD is in serious nonattainment for the south Sutter County area and nonattainment-transitional for the remainder of the district for the 1-hour ozone standard. The FRAQMD is also in nonattainment for the state PM<sub>10</sub> (coarse particulate matter) standard and nonattainment-transitional for the state 8-hour ozone standard. A considerable amount of the ozone that is monitored in this area results from pollutants that have been transported from the Sacramento metropolitan area. Further, due to the lack of physical

barriers and because of coastal winds blowing inland, air pollution generated in the metropolitan Bay Area is easily spread to the Sacramento Valley. The presence of inversion layers can augment the ambient air concentrations of pollutants such as carbon monoxide, ozone, and PM<sub>10</sub>. Pollutants directly emitted have the ability to stay in an inversion profile without mixing or diluting, which causes an increase in pollutant concentration.

The California Clean Air Act (CCAA) of 1988 requires air districts to endeavor to achieve and maintain the state ambient air quality standards by the earliest practicable date and to develop plans for attaining the state ozone, carbon monoxide, sulfur dioxide, and nitrogen dioxide standards. The FRAQMD prepared the 1992 Air Quality Attainment Plan (AQAP) to address the nonattainment status for ozone. The 1992 AQAP was designed to make expeditious progress toward attaining the state ozone standard and contained preliminary implementation schedules for control programs on stationary sources, transportation, indirect sources, and a vehicle/fuels program. Furthermore, the air districts in the Sacramento regional nonattainment area issued an *8-Hour Ozone Rate-of-Progress Plan (ROP Plan)* (SMAQMD 2005), and the ROP Plan was approved by the FRAQMD Board of Directors on February 8, 2006. The ROP Plan sets specific milestones and guidelines that the districts must comply with, as required by the Clean Air Act, to achieve attainment with the new ozone standard. Currently, the FRAQMD is in the process of completing the Triennial Assessment and Plan Update, which discusses progress the district has made toward improving the air quality in its jurisdiction since its last Triennial Plan Update, which addressed the time period between 2006 and 2008.

## DISCUSSION/CONCLUSION

- a) No Impact.** A project would conflict with or obstruct implementation of the regional air quality attainment plans (the 1992 AQAP and the ROP Plan) if it is inconsistent with the growth assumptions, in terms of population, employment, or regional growth in vehicle miles traveled. These population forecasts are developed, in part, on data obtained from local jurisdictions and projected land uses and population projections identified in community plans. Projects that result in an increase in population growth inconsistent with local community plans would be considered inconsistent with the 1992 AQAP and the ROP Plan.

The proposed Housing Element does not identify specific development, nor does it include programs to change land use designations in the city. Therefore, the 2013–2021 Housing Element would be consistent with any growth projections established in the General Plan and used by the FRAQMD for its Air Quality Attainment Plan. All future development would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Furthermore, future residential development projects will require compliance with General Plan policies related to air quality (General Plan Implementing Policies 8.6-I-1 through 8.6-I-9). Therefore, implementation of the 2013–2021 Housing Element would have no impact associated with obstructing implementation of the regional air quality attainment plan.

- b–c) No Impact.** All ambient air quality standards except national standards for ozone and the state standards for ozone and PM<sub>10</sub> are met in the Yuba City area. However, the state ambient standards for ozone and PM<sub>2.5</sub> and PM<sub>10</sub> were exceeded in 2012 on multiple days for the Northern Sacramento Valley Air Basin (CARB 2013). Future development of housing units facilitated by the implementation of the proposed Housing Element could result in an increase in criteria pollutants during both construction and

operational activities and could also contribute substantially to the existing nonattainment status of the Northern Sacramento Valley Air Basin. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth could generate exhaust emissions and fugitive particulate matter emissions that would affect local air quality. This is variable depending on the weather, soil conditions, and the amount of activity taking place, as well as the nature of dust control efforts. Likewise, operational air quality impacts are dependent on the types of land uses and mitigation.

The proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. All future development would be required to be in accordance with local regulations. Environmental impacts of subsequent development projects would also be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal. Furthermore, future residential development projects will require compliance with General Plan policies related to air quality (General Plan Implementing Policies 8.6-I-1 through 8.6-I-9).

Therefore, implementation of the proposed Housing Element would have no impact associated with contributing substantially to an existing or projected air quality violation and increasing criteria pollutants during both construction and operational activities.

- d) **No Impact.** Housing units facilitated by the proposed Housing Element would be considered sensitive receptors that could be exposed to pollutant concentrations. However, as discussed previously, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to air quality, conform to both the 1992 AQAP and the 2005 ROP, and meet national ambient air quality standards (NAAQS) and FRAQMD thresholds during both construction and operation activities. Therefore, the proposed Housing Element would have no impact associated with exposing sensitive receptors to pollutant concentrations.
- e) **No Impact.** Residential developments are not considered to be an emission source that would result in objectionable odors. No impact would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

According to the General Plan (Yuba City 2004), a very small portion of the land area in the Planning Area is considered natural and therefore provides little suitable habitat for special-status species. However, a nearby cottonwood riparian forest just outside of the City Planning Area provides habitat for the special-status bank swallow and the western yellow-billed cuckoo. Several other special-status wildlife species are known to occur or have the potential to occur in such habitats, including the Cooper's hawk, tricolored blackbird, great blue heron, great egret, bald eagle, and double-crested cormorant, among others.

### DISCUSSION/CONCLUSION

- a) **No Impact.** Future residential development projects consistent with the 2013–2021 Housing Element may result in impacts to biological resources. Site-specific field studies are required in the Yuba City Planning Area in order to search for special-status species prior to approval of any development within 300 feet of any creeks, sensitive habitat areas, or areas of potential sensitive status species (General Plan Implementing Policy 8.4-I-1). The proposed Housing Element is a policy-level document. While it encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The 2013–2021 Housing Element does not propose any policies or programs that would conflict with existing General Plan policies regarding the protection of biological resources. All future residential development occurring as a result of implementation of the proposed Housing Element would be required to be in accordance with local regulations, including General Plan goals and policies regarding the protection of biological resources. Future subsequent development projects would also be required to comply with the environmental reporting requirements of CEQA following submittal of a specific development proposal.

Therefore, implementation of the 2013–2021 Housing Element would not cause adverse impacts to special-status plant and animal species, as well as their habitats, and as such, would have no impact to these biological resources.

- b-c) **No Impact.** Future residential development resulting from implementation of the 2013–2021 Housing Element may result in adverse impacts to sensitive natural communities such as riparian habitat and federally protected wetlands. As discussed under a) above, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The 2013–2021 Housing Element does not propose any policies or programs that would conflict with existing General Plan policies regarding the protection of biological resources (General Plan Implementing Policies 8.4-I-1 through 8.4-I-6). Future residential development projects will be required to comply with the environmental reporting requirements of CEQA, which if necessary, would ensure that new development identifies the presence of special-status species. Therefore, implementation of the 2013–2021 Housing Element would have no impact to federally protected wetlands and riparian resources.
- d) **No Impact.** As discussed under a) above, the proposed Housing Element is a policy-level document. It does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The 2013–2021 Housing Element does not propose any policies or programs that would conflict with existing General Plan policies regarding the protection of biological resources. The potential for the proposed Housing Element to impede native resident or migratory wildlife corridors or the uses of wildlife nursery sites, in and of itself, is nonexistent. While additional impacts may result from the implementation of future individual residential projects in the city, environmental review would be required of these future proposals and would identify and provide mitigation for any impacts to native wildlife corridors and nursery sites. Therefore, implementation of the 2013–2021 Housing Element would have no impact regarding the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, nor would it impede the use of native wildlife nursery sites.
- e) **No Impact.** The series of development standards documents that include City Municipal Code Chapter 5, Section 8-5.6004 contain recommendations to encourage

the planting and retention of desirable trees to protect the beauty and ecological balance of the natural surroundings. The purpose of this requirement was to establish the importance of trees in order to protect property values, encourage and assure the continuance of quality development, protect and conserve the attractiveness, aesthetics, and scenic beauty of the city, protect the environment of the city, provide shade, and act as a noise buffer. However, as discussed under a–d) above, the proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development that would affect biological resources. Future residential development would be required to comply with CEQA, as well as with the Yuba City Municipal Code. Therefore, the proposed Housing Element would not conflict with any local policies or ordinances protecting biological resources.

- f) **No Impact.** Currently, there is not an adopted habitat conservation plan (HCP) or natural community conservation plan (NCCP) in Sutter County. Sutter County, along with Yuba County and the Cities of Wheatland, Live Oak, and Yuba City, is currently in the process of developing the Yuba Sutter Regional Conservation Plan, which includes both an HCP and an NCCP. However, the Regional Conservation Plan is in the early stages of development and has not been adopted at this time. As such, implementation of the 2013–2021 Housing Element would have no impact in this area.

**INITIAL STUDY**

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SETTING**

The region within which Yuba City lies is part of a valley that was formerly composed of extensive wetlands and broad, shallow lakes. Because of this location and the availability of resources, it is believed that different tribes occupied the area on a year-round basis for about 10,000 years. However, according to the General Plan (2004), due to siltation of the area over the years, prehistoric sites have been buried at such depths that very little, if any, evidence remains at the surface. Original land clearing and a hundred years of farming have further diminished any likely archaeological sites.

**DISCUSSION/CONCLUSION**

**a-d) No Impact.** Future residential development within the city would not conflict with existing known cultural and historical resources in the city. In addition to "known" resource areas, the potential exists for undiscovered paleontological and archeological resources that would be encountered and potentially impacted by future construction activities. These resources could include human remains located outside of cemeteries. The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or proposals, nor does it grant any entitlements for development that would adversely affect archaeological, paleontological, or historic resources. All future residential development occurring within the city would be required to be in accordance with local regulations, including General Plan policies regarding cultural resources in the city. For instance, General Plan Environmental Conservation Element Implementing Policy 8.3-I-5 requires that any new development analyze and avoid any potential impacts to archaeological, paleontological, and historic resources by (1) requiring a records review for development proposed in areas that are considered archaeologically sensitive, (2) studying the potential effects of development and construction (as required by CEQA), (3) requiring preconstruction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity, and (4) implementing appropriate measures to avoid the identified impacts.

Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis for each specific development proposal. Therefore, implementation of the 2013–2021 Housing Element is considered to have no impact on cultural resources.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The Yuba City area is situated in the Great Valley Geomorphic Province of California. This province is characterized as a relatively underformed sedimentary basin bounded by highly deformed rock units of the Coastal Ranges to the west and by the gently sloping western foothills of the Sierra Nevada range to the east. The Sacramento Valley, which forms the northern portion of the Great Valley Province, is composed of unconsolidated and recent-age alluvial sediments. The underlying bedrock is thought to be composed of early tertiary marine deposits.

Expansive soils have the potential to significantly shrink or swell with changes in moisture content. The type and amount of the silt and clay content in the soil will determine the amount of shrink

or swell associated with the various levels of water content. Soils comprising sand and gravel are not expansive soils. Expansive soils are most likely to be found in basins and basin rims, and any structure located on expansive soils can be significantly damaged should the soil suddenly shrink or swell. In Yuba City, the extreme southwestern corner of the Planning Area is the only area with expansive soils.

No active or potentially active faults underlie the city, and Yuba City is not located within an Alquist-Priolo Earthquake Fault Zone. However, due to the proximity to other active faults, the city may experience strong ground shaking. Earthquakes of magnitude 5.0 or greater have occurred on fault systems in the region, including the San Andreas. Approximately 15 miles west of Sutter County, the Central Valley Blind-Thrust Fault is known to have caused an estimated 6.5 magnitude earthquake in 1892. In addition, two earthquakes of magnitude 4.0 and 4.9 occurred between 1900 and 1974 with epicenters near Williams. The Foothills Suture Zone along the western slope of the Sierra Nevada is also considered active, with a 5.7 magnitude earthquake occurring in 1975 in the northern portion of the zone in Butte County. Potentially active faults exist in Sutter County in the area of the Sutter Buttes. These faults are small and have exhibited activity in the last 1.6 million years, but not in recent history (200 years).

The General Plan Noise and Safety Element includes a number of policies that reduce the hazards related to seismic disturbances. For instance, Implementing Policy 9.2-I-1 requires the review of proposed development sites at the earliest stage of the planning process to locate any potential geologic or seismic hazards. Implementing Policy 9.2-I-3 requires comprehensive geologic and engineering studies of critical structures regardless of location and Implementing Policy 9.2-I-4 requires preparation of a soils report as part of the development review and/or building permit process for development proposed in the area with expansive soils.

## DISCUSSION/CONCLUSION

- a) **i-iii) No Impact.** The Housing Element includes policies and programs designed to facilitate the construction and conservation of housing, which could increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. However, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels rather than identifying any specific designs or development proposals. The Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

In addition, future residential development projects would be required to comply with General Plan Noise and Safety Element Implementing Policies 9.2-I-1 and 9.2-I-3 related to seismic hazards. Therefore, implementation of the 2013–2021 Housing Element would have no impact related to seismic hazards.

**iv) No Impact.** The city is located in the flat lands near the Feather River. There are no major slopes in Yuba City. Therefore, no impact would occur in association with landslides.

- b) **No Impact.** Future construction in the city would result in the moving and grading of topsoil, which would lead to disturbed soils that are more likely to suffer from erosion from

a variety of sources, such as wind and water. According to the City General Plan (2004), the potential erodability of soil in Yuba City is considered slight, since land within the Planning Area is generally flat (slopes are less than 9 percent), annual precipitation levels are low (between 15 and 21 inches), and wind velocities are low. Furthermore, as discussed under a) i–iii) above, the proposed Housing Element is a policy-level document that does not propose any specific development and does not directly result in adverse impacts associated with substantial loss of topsoil or erosion. All future residential development would be subject to the environmental analysis requirements of CEQA, including the identification of erosion impacts. Therefore, implementation of the proposed Housing Element would have no impact regarding this issue.

- c–d) No Impact.** Future residential development on unstable or expansive soils could create substantial risks to life or property and result in adverse impacts such as on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. As discussed under a) i–iii) above, the proposed Housing Element is a policy-level document that does not propose any specific development. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the proposed Housing Element would have no impact regarding this issue.
- e) No Impact.** The Housing Element includes policies and programs designed to facilitate the construction and conservation of housing. The City of Yuba City provides wastewater collection and treatment services within the city limits. All potential housing sites identified in the 2013–2021 Housing Element are located in a predominantly developed area and are served by the City's wastewater treatment facilities. No septic or alternative wastewater systems would be installed as a result of the proposed project. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

State Assembly Bill (AB) 32 (2006), the Global Warming Solutions Act, directs public agencies in California to support the statewide goal of reducing greenhouse gas (GHG) emissions to 1990 levels by 2020. The City of Yuba City has not, to date, prepared a plan to assist in the reduction of GHG emissions.

DISCUSSION/CONCLUSION

**a-b) No impact.** Future development of housing units could result in an increase in GHG emissions during both construction and operational activities. However, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. Environmental impacts of subsequent development projects would be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal. There is no impact.

**INITIAL STUDY**

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SETTING**

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. According to California Health and Safety Code Section 25501(o), "hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and

safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. Searches of the Department of Toxic Substance Control's (2013) Envirostor database and the State Water Resources Control Board's (2013) Geotracker database identified 29 open case hazardous material sites in Yuba City that are associated with a hazardous material-related release or occurrence.

The Sutter County Airport is located in the southeast portion of the city. Other airports in the vicinity include the Yuba County Airport 2.5 miles to the southeast of the city, the Beale Air Force Base runway 9 miles to the east, and the Vanderford Ranch Company private airstrip located approximately 4 miles west of Yuba City.

## DISCUSSION/CONCLUSION

**a-d) No Impact.** The Housing Element, in and of itself, does not propose the construction of new housing units. However, future development of residential housing units constructed as a result of implementation of the 2013–2021 Housing Element could create a significant hazard to future residents via exposure to the routine transport, use, or disposal of hazardous materials, through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, through exposure to the handling or emission of hazardous materials, or by locating residential development on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, impacts associated with hazardous materials would be dependent on the location of future residential development and the nature of surrounding land uses. As stated previously, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels, but it does not include any specific development designs or development proposals, or grant any entitlements for development.

All future residential development projects will require compliance with General Plan Noise and Safety Element Implementing Policy 9.5-I-5, which requires businesses generating hazardous waste to pay necessary costs for local implementation of programs specified in the County Hazardous Waste Management Plan, as well as the costs associated with emergency response services for a hazardous materials release. For those future housing developments located near a business handling hazardous materials, all businesses in the city are subject to the hazardous material regulations of the Sutter County Environmental Health Division. The division, which is the Certified Unified Program Agency (CUPA) for all cities and unincorporated areas in Sutter County, issues permits to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of a compressed gas at any time. The division also implements the Hazardous Material Management Plans that include an inventory of hazardous materials used, handled, or stored at any business in the county, including those in Yuba City. The division also issues permits to and inspects businesses that handle acutely hazardous materials.

The City of Yuba City regulates hazardous materials in coordination with other state and local agencies (e.g., Department of Toxic Substances Control and Sutter County Environmental Health Division). The City enforces Title 26, Division 6, of the California Code of Regulations (CCR) to reduce impacts associated with accidental release from transportation of hazardous materials on roads in the city and the potential for an

increased demand for incident emergency response. In addition, pursuant to CCR Title 8, the Sutter County Environmental Health Division enforces workplace regulations applicable to businesses and public facilities addressing the use, storage, and disposal of flammable and hazardous materials. The Environmental Health Division also enforces leak prevention measures for underground storage tanks.

Residential developments do not generally include the routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Businesses that handle hazardous materials must comply with the regulations of the Sutter County Environmental Health Division. Therefore, the proposed Housing Element would not create a significant hazard to the public or the environment regarding the transport, storage, use, and disposal of hazardous materials and would result in no impact to these issue areas.

- e-f) No Impact.** Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport. As discussed under a-d) above, the proposed Housing Element is a policy-level document that does not propose any specific development. While the proposed Housing Element identifies the need for additional housing in the city, it does not provide specific details regarding future development. The Sutter County Airport is located in the city. According to the Sutter County Airport Comprehensive Land Use Plan (CLUP), residential uses in the area are compatible with airport functions (SACOG 1994). The city is not located in the overflight safety zone for the Yuba County Airport southeast of the city or Beale Air Force Base to the east. Therefore, implementation of the 2013–2021 Housing Element would have no impact associated with airport-related hazards.
- g) No Impact.** The City is a participant in the 2007 Sutter County Local Hazard Mitigation Plan. As discussed previously, the proposed Housing Element is a policy-level document that does not propose any specific development. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2013–2021 Housing Element would have no impact regarding issues of inconsistency with the 2007 Sutter County Local Hazard Mitigation Plan.
- h) No Impact.** The California Department of Forestry and Fire Protection, Natural Hazard Disclosure (Fire) map shows that the city does not contain any land designated as “Wildland Area That May Contain Substantial Forest Fire Risks and Hazards” or as a “Very High Fire Hazard Severity Zone – AB 337” (Cal Fire 2008). Therefore, no wildland fire impacts would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### SETTING

Sutter County is generally located between the Sacramento River to the west and the Feather River to the east and lies entirely within the Sacramento River watershed. The Feather River is the primary hydrological feature in Yuba City and forms the eastern boundary of the Planning Area. The Gilsizer and Live Oak sloughs, which were constructed for flood control purposes, are the only other hydrological features in the Planning Area.

The Sacramento Valley groundwater basin underlies Yuba City. The major sources of groundwater in Yuba City include rainfall, infiltration from nearby rivers and streams, and the percolation of applied irrigation water in agricultural areas. On average, rainfall in Yuba City ranges between 17 and 21 inches annually; however, there is no estimate of what percentage of rainfall reaches the groundwater supply. Groundwater in the City Planning Area flows from north to south at a relatively flat gradient, a situation that has not changed significantly since the mid-1940s when groundwater in the area was first studied in detail.

Structural flood management methods provide the primary defense against flooding in Sutter County. Flood management in the county includes a series of reservoirs, levees, and bypasses completed between the 1920s and 1960s. Levees and earthen embankments are the most commonly used methods of containing high water levels along the Sacramento and Feather rivers. The most significant risk from flooding in the Yuba City Planning Area results from the potential for dam or levee failure. The US Army Corps of Engineers has evaluated the levees along the Sacramento and Feather rivers to increase the level of flood protection. The levee along the Feather River contains the 100-year flood zone, confining the zone to primarily undeveloped areas and protecting developed areas from inundation.

### DISCUSSION/CONCLUSION

**a, f) No Impact.** Future residential development in the city could result in both construction and operational impacts to water quality and discharge standards. Potential operational impacts include the use of fertilizers, herbicides, and pesticides to maintain lawns, as well as motor vehicle operation and maintenance. Potential construction impacts include grading and vegetation removal activities that would result in the exposure of raw soil materials to the natural elements (wind, rain, etc.). However, the purpose of the proposed Housing Element is to identify the policies and programs that the City will implement to ensure that housing in Yuba City is affordable, safe, and decent. The proposed Housing Element is a policy-level document that does not include any specific design or development proposals, nor does it grant any entitlements for development. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. For instance, General Plan Environmental Conservation Element Implementing Policy 8.5-I-7 mandates that new construction employ best management practices such as site preparation, grading, and foundation designs for erosion control to prevent sediment runoff into waterways, specifically the Feather River.

In addition, all new development projects in the city are subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit enforced by the Regional Water Quality Control Board (RWQCB). The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. The City's Stormwater Management Program establishes administrative

procedures, standards for review, and implementation and enforcement procedures for controlling erosion, sedimentation, other pollutant runoff, and the disruption of existing drainage and related environmental damage. In terms of construction-related impacts resulting from future residential development, project construction contractors are required to prepare a stormwater pollution prevention plan (SWPPP) pursuant to RWQCB standards and subject to RWQCB review and approval. The SWPPP has to include measures designed to reduce or eliminate erosion and runoff into waterways during construction. Best management practices include wattles, covering of stockpiles, silt fences, and other physical means of slowing stormwater flow from the graded areas to allow sediment to settle before entering stormwater channels. The method used is required to be described in the SWPPP and may vary depending on the circumstances of construction.

All new development constructed as a result of implementation of the 2013–2021 Housing Element would be required to comply with the City’s water quality protections, as well as comply with the environmental review required by CEQA. Environmental impacts of subsequent development projects would be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the Housing Element would have no impact on water quality and waste discharge.

- b) **No Impact.** Water supply in the city is provided by the City itself. The water source for the entire water supply is the Feather River. The 2010 Urban Water Master Plan identifies and analyzes the City’s water supplies and demands through 2035. Based on the current water system, the City expects that it can accommodate future growth until 2035 with current infrastructure. The City anticipates that expansions to infrastructure will occur as growth occurs, with funding provided by developer fees. As discussed, the proposed Housing Element does not identify any specific development or grant any entitlements for development. Furthermore, Yuba City does not use groundwater for its municipal water supply. Therefore, implementation of the 2013–2021 Housing Element would have no impact to groundwater resources in the area.
  
- c–e) **No Impact.** The proposed Housing Element encourages the development of a range of housing types at varying affordability levels in Yuba City. If development of housing units were to occur in previously undeveloped areas, increased impervious surfaces and grading and vegetation removal activities could increase surface runoff and could therefore exceed the capacity of existing stormwater drainage systems and increase the potential for localized flooding and/or erosion. However, the proposed Housing Element is a policy-level document that does not include any specific designs or development proposals, nor does it grant any entitlements for development. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance.

Future residential development projects will require compliance with General Plan policies related to hydrology and water quality and Zoning Ordinance requirements associated with creeks and other natural drainage courses/tributary standards. In addition, all new development projects in the city are subject to the requirements of the NPDES Stormwater Permit enforced by the Regional Water Quality Control Board. The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. A key component of the NPDES permit is

the implementation of the City's Stormwater Management Program (SWMP), which requires stormwater quality treatment and/or best management practices in project design for both construction and operation.

Compliance with the provisions of the NPDES, best management practices, and the City's SWMP would reduce the impacts of future development. Therefore, the proposed Housing Element would not result in significant impacts to drainage or runoff, as no development is proposed. In addition, future development envisioned by the Housing Element would be subject to the regulations discussed above.

**g-h) No Impact.** The proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Future development projects would be subject to Yuba City Municipal Code Chapter 9, Flood Damage Protection, which provides building standards with regard to flooding for all areas of the city. Therefore, the proposed Housing Element would not place structures within a 100-year flood zone without the proper mitigation. As a result, implementation of the 2013–2021 Housing Element would have no impact regarding flooding.

**i) No Impact.** Yuba City is located within the dam inundation area of Lake Oroville as well as Bullards Bar Reservoir. All dams greater than 25 feet in height and with a capacity of 50 acre-feet or more come under the jurisdiction of the Division of Safety of Dams (DSOD), a division of the California Department of Water Resources. The DSOD has several programs that ensure dam safety. When a new dam is proposed, DSOD engineers and geologists inspect the site and the subsurface exploration to learn firsthand of the geologic conditions. Upon submittal of an application, the DSOD reviews the plans and specifications prepared by the owner to ensure that the dam is designed to meet minimum requirements and that the design is appropriate for the known geologic conditions. After approval of the application, the DSOD oversees the construction to ensure the work is being done in accordance with the approved plans and specifications. Following construction, the DSOD inspects each dam on an annual basis to ensure the dam is safe, is performing as intended, and is not developing problems. Roughly a third of these inspections include in-depth instrumentation reviews of the dam surveillance network data. Lastly, the DSOD periodically reviews the stability of dams and their major appurtenances in light of improved design approaches and requirements, as well as new findings regarding earthquake hazards and hydrologic estimates in California.

The proposed Housing Element is a policy-level document that does not include any specific designs or development proposals, nor does it grant any entitlements for development. Additionally, all future residential development occurring within the city would be required to adhere to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death as a result of the failure of a dam. No impact would occur.

**j) No Impact.** Yuba City is not located near any ocean, coast, or seiche hazard areas and therefore would not expose people or structures to inundation by seiche, tsunami, or mudflow. No impact would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Yuba City is characterized by a wide range of existing land uses, consisting primarily of residential and commercial/retail uses. Much of the residential development in the city is low-density single-family housing, and much of the commercial development is retail-related. In addition, there are office uses and public/private recreation uses. Institutional uses such as schools, churches, and other public entities are also present in the city.

DISCUSSION/CONCLUSION

**a-b) No Impact.** The Housing Element is consistent with the land uses envisioned in the General Plan and would not remove policies that currently protect environmental resources. The 2013–2021 Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the current land use designations established by the General Plan Land Use Element and Land Use Map. Future residential development projects will require compliance with General Plan policies related to land use and Zoning Ordinance requirements associated with zoning districts, allowable uses, and development standards. While the Housing Element proposes changes to the existing Zoning Ordinance, these changes do not alter existing land use designations or the development pattern. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the Housing Element would have no impact related to land use or the potential to physically divide a community.

**c) No Impact.** Currently, there is not an adopted HCP or NCCP in Sutter County. Sutter County, along with Yuba County and the Cities of Wheatland, Live Oak, and Yuba City, is currently in the process of developing the Yuba Sutter Regional Conservation Plan, which includes both an HCP and an NCCP. However, the Regional Conservation Plan is in the early stages of development and has not been adopted at this time. As such, implementation of the 2013–2021 Housing Element would have no impact in this area.

**INITIAL STUDY**

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES.</b> Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SETTING**

The extraction of mineral resources in Sutter County has historically been limited to the extraction of clay, sand, soils, and rock. These materials have generally been used for construction. The unincorporated portions of Sutter County surrounding Yuba City have rich deposits in mineral resources. Historic mining extraction has included kaolin and common clay, sand, soils, rock, pumice, and some gold. Construction aggregate is currently the county's main market for mining resources produced in the county and consists predominantly of sand, gravel, and crushed stone.

**DISCUSSION/CONCLUSION**

**a-b) No Impact.** While Sutter County has identified areas with mineral resources southwest of Yuba City and along the base of the Sutter Buttes, no significant mineral resources have been identified in Yuba City, nor does it contain any mineral extraction activities. The city is not designated as containing any minerals of regional or local importance. Therefore, no impact to mineral resources would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The major noise sources in Yuba City are related to vehicular traffic on State Routes 20 and 99. Other noise sources include overflights from the Sutter County Airport, railroad activities, and agricultural operations around the edges of the city. Noise produced by industrial facilities has a negligible effect on the city's noise environment. Although the City does not have a Noise Ordinance, noise issues are handled by the City's Nuisance Ordinance, which regulates the time of day that certain noise-generating activities may take place.

Several policies in the Yuba City General Plan are designed to reduce noise impacts to the city's residents. Implementing Policy 9.1-I-2 requires analysis of potential noise impacts to new development, as well as resulting from new development, and requires mitigation measures that reduce the impacts to acceptable standards. Implementing Policy 9.1-I-4 ensures the protection of especially sensitive uses from excessive noise by enforcing "normally acceptable" noise level standards for these uses.

### DISCUSSION/CONCLUSION

- a-d) Less Than Significant Impact.** The proposed Housing Element encourages the provision of a range of housing types and affordability levels. Housing is not considered a major source of noise in the city, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of standards established in the City's General Plan. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Future residential development projects will require compliance with General Plan policies related to noise standards. While the Housing Element proposes changes to the Zoning Ordinance in order to bring it into compliance with state regulations, it does not involve the construction or expansion of any residential land uses, nor does it change land use designations. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, adverse impacts related to a temporary or permanent increase in noise levels would be less than significant.
- e-f) No Impact.** As discussed under a-d) above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development that would expose people to excessive noise levels. The Sutter County Airport is located in the city. According to the Sutter County Airport Comprehensive Land Use Plan (SACOG 1994), residential areas in Yuba City are all outside of the 65 CNEL noise contours of local airport facilities. Therefore, implementation of the 2013–2021 Housing Element would have no impact regarding airport noise issues.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Yuba City's population growth has been strong but variable throughout the twentieth and early twenty-first centuries, more than doubling in the 1920s and growing most quickly thereafter in the post-World War II era (until 1960) and in the 1980s. The city's population grew significantly from 36,758 in 2000 to 64,925 in 2010. Based on California Department of Finance (2013) population estimates, Yuba City's population growth continued into 2013, reaching a population of 65,841. Since 2000, the population in the city has increased 77 percent. Significant increases in population growth between 2000 and 2013 can be attributed to continued annexations of land from the Sphere of Influence (SOI), nonresidential growth, and rising housing costs in nearby areas, which attracted households to Yuba City that were seeking more affordable housing.

DISCUSSION/CONCLUSION

**a) Less Than Significant Impact.** The proposed Housing Element contains housing goals intended to encourage housing to meet the City's affordable housing needs and would therefore accommodate growth rather than induce it. Furthermore, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development proposals, nor does it grant any entitlements for development that would induce population growth. The Regional Housing Needs Allocation (RHNA) for the 2013–2021 Housing Element planning period is 2,679 units. Based on the average household size in the city of 3.02 persons per household (DOF 2013) and the RHNA of 2,679 dwellings, implementation of the 2013–2021 Housing Element has the potential to increase the city's population by 8,090, which is consistent with the projected growth anticipated by the City General Plan.

All future residential development in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, growth-inducing impacts would be less than significant.

**b-c) No Impact.** The proposed Housing Element encourages the provision and preservation of a range of housing types and affordability levels to meet Yuba City's housing needs. Implementation of the Housing Element would not displace or decrease housing units in the city. Therefore, no impact would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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 following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The Yuba City Fire Department provides fire protection and suppression and life safety services for the city. The department responds to structural and wildland fires, emergency medical service needs, and hazardous/toxic material spills in the Planning Area. The department's five stations are located throughout its jurisdictional area: four in Yuba City proper and one in the unincorporated community of Tierra Buena.

The Yuba City Police Department provides police protection to Yuba City. The Police Department is headquartered at 1545 Poole Boulevard, and off-site facilities are in use at the Yuba City Mall, Yuba City Fire Station #3, and the Richland Housing Resource Center. The department has two divisions—Field Operations and Investigations. The Police Department serves Yuba City in four "beats," divided by Gray Avenue and Colusa Highway (State Route 20). The first beat covers the city's northwest quarter, the second beat serves the northeast corner, the third beat serves the southwest corner, and the fourth covers the city's southeast corner.

The Yuba City Unified School District serves Yuba City. The district operates 12 elementary schools, two middle schools, two high schools, one continuation school, and one alternative education school.

Park and recreation services in the city are discussed under the Recreation subsection below.

DISCUSSION/CONCLUSION

**a-e) No Impact.** The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Yuba City's affordable housing needs. Subsequent residential development projects could result in an increase in demand for public services. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. While the Housing Element proposes changes to the

Zoning Ordinance, it does not involve the construction or expansion of any residential land uses.

Public services generally identify future need using the projections established in a jurisdiction's general plan. All potential housing sites in the 2013–2021 Housing Element are located on parcels that have been identified as allowing residential uses in the General Plan and therefore would not create development beyond the potential anticipated in the General Plan. Additionally, future residential development projects will require compliance with General Plan policies related to the provision of public services. Furthermore, environmental impacts of subsequent development projects, including impacts to public services, would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2013–2021 Housing Element would have no impact regarding public services.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The Yuba City parks and recreation system comprises 19 City-owned parks and recreational grounds, including a Senior Center, Town Square, and the Plumas Tower Plaza. Also in the Planning Area are three County parks and two parks owned by the Yuba City Unified School District, with which the City has use and maintenance agreements. Private and/or nonprofit organizations manage two Little League fields and other recreational facilities.

Yuba City's parks range in size from the 0.1-acre Clark-Ainsley Mini Park to the 13-acre Blackburn-

Talley Park. The City has a municipal pool, a three-field softball complex, and an older single-field softball facility. Youth basketball and youth enrichment programs are dependent on the use of school facilities. The Yuba City Unified School District has four gymnasiums used by Parks and Recreation Department programs—two located at Yuba City High School and one each at Andros Karperos Middle School and Gray Avenue Middle School. Many of the schools have multipurpose rooms for community use.

DISCUSSION/CONCLUSION

**a-b) No Impact.** Future residential development consistent with the 2013–2021 Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. However, the proposed Housing Element does not change General Plan land use designations or zoning districts in the city. As such, it does not result in growth not already anticipated in the General Plan. The Housing Element is a policy-level document. While it encourages the provision of a range of housing types and affordability levels, it does not include any specific development proposals, nor does it grant any entitlements for development that would result in an increased demand for parks and recreational facilities.

Future residential development projects will require compliance with General Plan policies related to parks. The City General Plan Parks, Schools, and Community Facilities Element requires residential developers to either build parks or pay in-lieu fees in order to contribute to Yuba City's park system. All future residential development occurring in the city would be required to be in accordance with local regulations, including General

## INITIAL STUDY

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Plan parkland standards. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2013–2021 Housing Element would have no impact regarding park and recreational services.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highway and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

At the core of Yuba City's circulation network is the roadway system. All modes of transportation depend to some degree on the roadway system. In Yuba City, this system is based on a traditional grid pattern. Although this pattern has been modified in recent years to include some suburban curvilinear streets in the southern and western portions of the city, the predominant pattern is grid-based and defined by major roadways such as State Route 99, State Route 20, Bridge Street, and Live Oak Boulevard. The roadway system is further defined by the Feather River due to the constraints it poses.

DISCUSSION/CONCLUSION

**a-b) No Impact.** The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet the City's affordable housing needs. Subsequent residential development projects could result in an increase

in traffic on city roadways and a decrease in level of service (LOS) on those roadways. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. For instance, Transportation Element Implementing Policy 5.2-I-5 ensures that new development pays a fair share of the costs of street and other traffic and transportation improvements based on traffic generated and impacts on service levels. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2013–2021 Housing Element would have no impact regarding traffic levels of service

- c) No Impact.** Future residential development under the proposed Housing Element would not dramatically increase the use of airports in the vicinity. The Sutter County and Yuba County airports are both general aviation airports and provide no commercial passenger service. Therefore, no impact would occur relative to an increase in air traffic.
- d–e) No Impact.** As discussed under a–b) above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development that would affect the site design, emergency access, or parking of any developments. Future residential development projects will require compliance with General Plan policies related to traffic and circulation. Therefore, implementation of the 2013–2021 Housing Element would have no impact regarding roadway hazards or emergency services.
- f) No Impact.** As discussed previously, the proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to alternative transportation. For instance, Transportation Element Implementing Policy 5.3-I-4 requires new development to provide transit improvements where needed. Therefore, the proposed Housing Element would not conflict with any local policies or ordinances supporting alternative transportation.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Sanitary sewer service in Yuba City is provided by the City Utilities Department. The City constructed its first municipal sewage treatment plant and collection system near the State Route 20 bridge. In the early 1970s, the original sewage treatment plant was abandoned and the current Wastewater Treatment Facility (WTF), located farther south, was constructed. The treatment plant uses a pure oxygen-activated sludge secondary treatment process, with disinfection and dechlorination. The system includes 13 lift stations throughout the city, built between 1949 and 2001. Pipe sizes range in diameter from 6 to 36 inches.

Water supply in the city is provided by the City itself primarily through state Regional Water Quality Control Board permits and also through contracts with the Department of Water Resources and North Yuba Water District. The water source for the entire water supply is the Feather River. The 2010 Urban Water Master Plan identifies and analyzes the City's water supplies and demands through 2035. Based on the current water system, the City expects that it can accommodate future growth until 2035 with current infrastructure. The City anticipates that

expansions to infrastructure will occur as growth occurs, with funding provided by developer fees. Water supply does not pose a constraint to development within the city.

The City of Yuba City is responsible for the City's water treatment and distribution system. The City provides potable surface water to development within the City limits and some of the surrounding unincorporated region. Water service is provided to approximately 18,000 service connections. The treatment capacity of the Water Treatment Plant (WTP) is 36 million gallons per day (mgd). The water distribution system includes 20.6 million gallons (mg) of water storage capacity. Of that, 8 mg is located at the WTP and 12.6 mg is located throughout the distribution system at various locations in the city. Over 260 miles of water mains, 20.6 mg of water storage and 6 pump stations make up the City's distribution system. Sufficient water distribution infrastructure does not pose a constraint to development within the city.

Franchised solid waste collection and disposal for Yuba City is provided by Recology, which also provides recycling services to the city. Yuba City has a contract to send its waste to the Ostrom Road Landfill in Wheatland, 10 miles to the southeast in Yuba County. No solid waste management facilities or transfer stations are located within Sutter County.

### DISCUSSION/CONCLUSION

**a–b, d–e) No Impact.** Future residential development in the city would require adequate municipal wastewater service and adequate domestic water service, including water supplies and wastewater treatment capacity. Increased demand for wastewater and water service can also result in the exceedance of wastewater treatment requirements and the need for new water or wastewater treatment facilities or the expansion of existing facilities. As stated previously, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. All future residential development occurring in the city would be required to be in accordance with local regulations. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Additionally, future residential development projects will require compliance with General Plan policies related to utilities. In addition, future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all utilities would be available on time to maintain desired service levels. Therefore, implementation of the 2013–2021 Housing Element would have no impact regarding a significant increase in demand for wastewater and water services.

**c) No Impact.** The future development of housing consistent with the 2013–2021 Housing Element could increase runoff and alter normal drainage patterns on project sites. All potential residential sites identified in the proposed Housing Element are located in developed areas of the city, and stormwater drainage facilities already exist. As discussed under a–b) and d–e) above, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development in the city would be subject to further CEQA review. Therefore, impacts associated with the construction of new storm water drainage facilities or the expansion of existing facilities is considered to have no impact.

**f-g) No Impact.** As discussed previously, the proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Yuba City's affordable housing needs, but it does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. Solid waste collection and disposal for single-family and multifamily residential units would be serviced by the contracted private hauler, currently Recology. The landfill serving Yuba City has permitted capacity to serve future development, with an anticipated closure date of December 31, 2066 (CalRecycle 2013). Assembly Bill 939 and the Yuba-Sutter Regional Waste Management Authority, which require recycling programs that result in a 50 percent diversion away from landfills, would apply to new development. Therefore, implementation of the 2013–2021 Housing Element would have no impact regarding solid waste.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wild-life population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION/CONCLUSION

**a, c) Less Than Significant Impact.** The Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include specific development proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment to adversely affect human beings. While the Housing Element proposes changes to the existing Zoning Ordinance, the changes are procedural or designed to comply with state law and do not involve the construction or expansion of any residential land uses, nor does the Housing Element propose any land use designation changes. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Future residential development projects would require compliance with General Plan policies and other City codes and ordinances intended to protect the environment. Therefore, the proposed Housing Element would result in less than significant adverse impacts to the environment or to human beings as a result of environmental degradation.

- b) **Less Than Significant Impact.** As discussed above, the proposed Housing Element is a policy-level document that does not propose any specific development. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to environmental review, including a review of cumulative impacts. Therefore, impacts would be less than significant.

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