



County of Yuba

Community Development & Services Agency

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Planning Department

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DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: August 1, 2019

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Kevin Perkins, Planning Manager

RE: Conditional Use Permit CUP 2019-0001 (Yuba Water Agency)

REQUEST:

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) adopt the Mitigated Negative Declaration and Mitigation Monitoring plan pursuant to California Environmental Quality Act (CEQA) Article 6 et seq. and approve Conditional Use Permit CUP2019-0001 subject to making the necessary findings and the conditions of approval contained herein.

BACKGROUND/DISCUSSION: The Yuba Water Agency is requesting approval of their Power Systems Headquarters that would consist of the construction of a 16,500 sf admin building, a 16,000 sf warehouse building, fuel/hazardous material storage building, and a monopole radio tower. The project site is located at 11074 Halvey Way (APN:048-190-003) which is at the intersection of Halvey Way and Lake Francis Road, just south of Lake Francis and north of the Colgate Powerhouse Facility, in the community of Dobbins. The project site is 20.0 acres in size. The Yuba County General Plan identifies this area as within the Natural Resources land use designation. The current zoning of the site is "AR-10" Agricultural Residential – 10-acre minimum parcel size. The "AR-10" zoning district allows for essential services facilities with the approval of a conditional use permit. The proposed project is consistent with both the General Plan designation and the zoning district.

The Yuba Water Agency in 2016 experienced significant financial and organizational changes after they took over full control of the power generation and sales of the Colgate hydroelectric powerhouse facility. The existing Colgate Powerhouse facility has grown too small for the Yuba Water Agency's staffing and operational needs as the site is wedged between the Yuba River and the side of a mountain resulting in little room for physical expansion. Because of the existing size limitations at the Colgate Powerhouse and the increase need for staffing and operational space, the Yuba Water Agency recently purchased the property where they are proposing the project with the intention of creating the Power Systems Headquarters and to solve their growing needs.

The Power Systems Headquarters is seeking approval of a facility that would include a 16,500 sf administration building that would house administrative staff that support the regulatory and staffing needs of the Colgate Powerhouse; a 16,000 sf operations warehouse that would house inventory of parts and other operational needs equipment (all machinery and fabrication noise generating work will be continued at the Colgate Powerhouse), a fuel island and hazardous material storage facility, a between 60'-100' in height monopole communications tower, and water tank for fire suppression purposes and the potential of an on-site car washing facility that will utilizing recycled water in a self-contained unit.

The hazardous material storage facility will be designed to meet all requirements of the EPA, CUPA and other regulatory agencies that monitor spills and regulate spill prevention. The building will be made out of cinder block and will have a fire-resistant roofing material. The floor and the sides of the building will be solid concrete to ensure full containment of any spills. The building will store oils, lubricants and fuels used in the operational component of the Colgate Powerhouse.

The facility will have between a 60' and 100' in height monopole communications tower that will allow seamless communications between all of the Yuba Water Agencies facilities. This tower will aid in emergency response communications for the Yuba County Sheriff's Department and other emergency response agencies. Additionally, the tower will have the ability for co-location for commercial cellular companies if they desire.

The facility will be in operation from 7am-3pm Monday to Friday; however, there might be an occasional need to visit the site for operational needs after regular business hours and on weekends. The facility will utilize a well for all its water, landscaping and fire protection needs and a septic system for its wastewater needs. Access to the project site would mainly be off Lake Francis Road, but there will be secondary access off Halvey Way. Although not part of this project, the Yuba Water Agency is working with the Yuba County Public Works Department to improve roadway access, correct curves and provide pedestrian crosswalks along Lake Francis Road.

The Yuba County Development Code address Essential/Emergency Service Facilities in the AR-10 zoning designation under Table 11.05.020: Land Use Regulations – Agricultural Districts. Table 11.05-020 allows essential service facilities, such as the one proposed by the Yuba Water Agency, with approval of a minor Conditional Use Permit. Additionally, the project has been conditioned to meet all other requirements of the Development Code and, at time of building permit submittal; these requirements will be reviewed for consistency.

SURROUNDING USES:

	2030 GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
North	Natural Resources	AR-10	Rural Residential
East	Natural Resources	AR-10	Rural Residential
West	Natural Resources	AR-10	Undeveloped Land
South	Natural Resources	AR-10	Undeveloped Land

GENERAL PLAN/ZONING: The site is designated Natural Resources in the 2030 General Plan Land Use diagram and is located in the “AR-10” (Agricultural Residential – 10 acre minimum parcel size) zoning district. The Natural Resources land use designation is intended to conserve the rural natural and natural resources of the County and allows public facilities and infrastructure as an allowable use in the General Plan land use designation. The project is consistent with a number of General Policies: CD9.1; CD9.2; CD 14.12; CD 15.1; HS 2.1; NR 5.2; and NR 6.1. The project is not inconsistent with any General Plan policies.

The purpose of the “AR-10” zoning district is intended to allow for the appropriate development of very low-density rural residential uses and small agricultural operations, and related uses in the rural community areas of the County. As discussed above, the “AR-10” zoning district permits “Essential/Emergency Service Facilities” with approval of a Conditional Use Permit per Table 11.05.020. The proposed projects meets all the requirements of the Development Code.

ENVIRONMENTAL REVIEW: Staff has prepared a Mitigated Negative Declaration and Mitigation Monitoring Plan pursuant to the California Environmental Quality Act (CEQA) Section 15070 (b) (1).

During the initial study of the project, no potential impacts to the environment were identified that could not be reduced through mitigation measures to a level that is less than significant. The initial study discusses the following project impacts: Aesthetics (no light spillage), Air Quality (meet all FRAQMD standards), Cultural Resources (undiscovered cultural remains), Hazards and Hazardous Materials (vegetation clearance) and Hydrology (grading permit). Therefore, a Mitigated Negative Declaration was prepared for the proposed project. The environmental document was circulated for the required 20-day review period and comments received to date are listed in the Department and Agency Review section of this staff report.

COMMENTS: Planning staff has received the following comment letters:

Calfire – The facility shall meet all Rural Water Supply Requirements prior to Building final.

UAIC – Tribal Cultural Resources; declined site visit.

PG&E – Standard form letter.

FRAQMD – Project will require Permit to Operate for fuel storage and backup generators.

Yuba County Ag Commissioner – No comments

Sheila George – Expressed project related concerns.

John Anderson – Expressed project related concerns.

Sherrill Weiss – Expressed project related concerns.

Bruce Helft – Expressed project related concerns.

FINDINGS: The findings are contained in the conditions of approval this report.

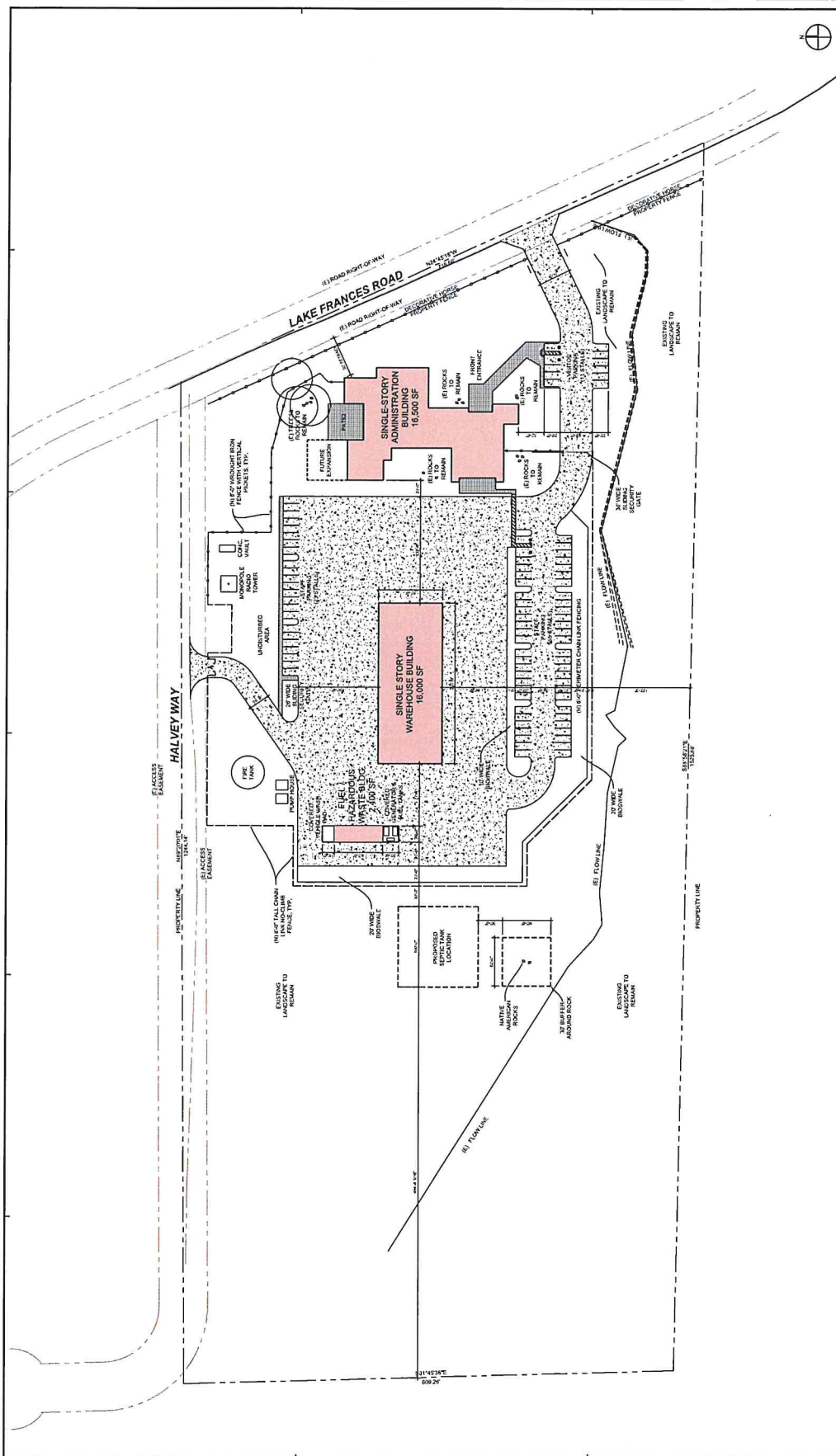
Report Prepared By:



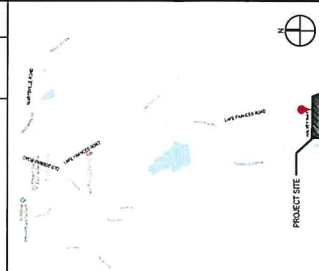
Kevin Perkins
Planning Manager

ATTACHMENTS


1. Site Map
2. Conditions of Approval
3. Initial Study/Mitigated Negative Declaration
4. Mitigation Monitoring Plan
5. Comment Letters



SITE PLAN	1" = 50'-0"	3
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VICINITY MAP

SITE	PROJECT DATA	LEGEND
<p>ACREAGE: 29 ACRES (PT. 123 542 FT.)</p> <p>BUILDINGS</p> <p>PROPOSED ADMINISTRATION BUILDING: 12,000 SF 22'-4" TALL 8 (OFFICES) OCCUPANCY USE</p> <p>PROPOSED WAREHOUSE BUILDING: 18,000 SF 22'-0" TALL 5 (STORAGE) OCCUPANCY USE</p> <p>PROPOSED MULTI-UNIT RESIDENTIAL WASTE BUILDING: 2,000 SF 10'-0" TALL 10 (RESIDENTIAL) OCCUPANCY USE</p>	<p>HEAVY VEHICULAR CONCRETE DRIVEWAY / PARKING</p> <p>CONCRETE SIDEWALK</p> <p>BIKEWAY ACCESS</p> <p>VEHICULAR AND SERVICE TRAFFIC ACCESS</p>	

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

Applicant: Yuba Water Agency
Owner: Yuba Water Agency
APN: 048-190-033

Case Number: CUP 2019-0001
DRC Hearing Date: August 1, 2019

ACTIONS FOR CONSIDERATION: Staff recommends the Development Review Committee take the following actions:

- I. After review and consideration, staff has prepared an initial study for the project and subsequent Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Section 15070 (b)(1) (DECISION TO PREPARE A NEGATIVE DECLARATION).
- II. Approve Conditional Use Permit CUP2019-0001 subject to the conditions below, or as may be modified at the public hearing, making the following findings, pursuant to County of Yuba Title XI Section 11.57.060:

- a) The proposed use is allowed within the applicable zoning district or overlay district and complies with all other applicable provisions of the Development Code and all other titles of the Yuba County Code.

The proposed project is allowed in the zoning district per Land Use Regulations – Agricultural Districts Table 11.05.020 of the Development Code and the project has been conditioned to meet all the other requirements of the Development Code and Building Code.

- b) The proposed use is consistent with the General Plan, and any applicable adopted community plan or specific plan.

The project site is located in the natural Resources 2030 General Plan land use designation. The proposed use is consistent with the Natural Resources General Plan designation as public facilities and infrastructure is an allowed use. The project is not located in any adopted area of a community or specific plan

- c) The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the surrounding area.

Since the Yuba Water Agency took over full control of the Colgate Powerhouse Facility, the Yuba Water Agency has had to expand its scope of work and employees at the Colgate Powerhouse facility and that facility can no longer handle projected growth. The proposed project is located near the Colgate Powerhouse and is in an ideal location to provide close support to the Colgate Powerhouse Facility.

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- d) The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

The project has been conditioned to ensure all public health, safety and welfare of the surrounding community are met.

- e) The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this Code.

The proposed project is conditioned to meet all standards of the Yuba County Development Code and as required by the California Building Code.

- f) The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity.

The project design, location, size, and operating characteristics, as conditioned with the project conditions of approval, will be compatible with all existing and future rural development near the project.

- g) The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

The proposed project site is 20.0 acres in size and is located in a mountainous region of northeastern Yuba County. The project will be built on an area that is cleared and void of trees. Access to the project site is proposed off an existing road that is currently used by numerous rural residences. Electrical service will be added to the project site. There are no physical restraints on the project site.

- h) An environmental determination has been prepared in accordance with the California Environmental Quality Act.

A Mitigated Negative Declaration was prepared and noticed pursuant to all CEQA guidelines as part of the project processing. Notice of availability of the Mitigated Negative Declaration was sent to all neighbors within 2,650 feet of the project site and to all local and State agencies that might have interest in commenting on the project's environmental document.

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STANDARD CONDITIONS:

- 1) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.
- 2) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 3) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, and the Yuba County Ordinance Code.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is August 12, 2019. Conditional Use Permit CUP 2019-0001 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.
- 5) This conditional use permit approval shall be effectuated within a period of twenty-four (24) months from this approval date and if not effectuated shall expire on August 1, 2021. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from August 11, 2021.
- 6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

PUBLIC WORKS DEPARTMENT:

The Public Works Department did not provide Conditions of Approval for this Conditional Use Permit.

ENVIRONMENTAL HEALTH DEPARTMENT:

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- 7) Owner shall submit a file map to the Environmental Health Department showing the contour, slope, all bodies of water (seasonal and year-round), water wells, all existing structures and septic systems. Furthermore, a 100' septic exclusion area (as measured from the seasonal high water line) shall be delineated around all rivers, streams, and ponds. A 200' exclusion area is to be delineated around all lakes and reservoirs.
- 8) All abandoned or inactive wells on the subject site shall be destroyed or maintained in accordance with the "Water Well Standards: State of California, Bulletin 74-81".
- 9) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of the Yuba County Environmental Health Department.
- 10) The design and location of wells and sewage disposal systems shall be in conformance with standards established by the Yuba County Environmental Health Department.
- 11) The proposed use will require a permit to operate a non-transient, non-community public water system. All applicable paperwork must be submitted and the permit issued prior to final approval of the facility construction.
- 12) Prior to operation or upon storage of a hazardous material greater than 200 cubic feet of a gas, 55 gallons of a liquid or 500 pounds of a solid or generation of a hazardous waste the owner must apply for and receive a Certified Unified Program Agency (CUPA) Consolidated Permit.

PLANNING DEPARTMENT:

- 13) The proposed cell tower facility shall be designed and operated in substantial conformance with the approved conditional use permit as described in the project description and the proposed site plan filed with the Community Development and Services Agency. No other expansion of uses are authorized or permitted by this use permit.
- 14) Major modifications, including increasing the tower height or footprint of the complex, shall require an amendment to the Conditional Use Permit.
- 15) Any and all physical improvements associated with this Conditional Use Permit shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.
- 16) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall

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be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.

- 17) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 18) All outdoor security lighting shall be operating on a motion detection system. Prior to final occupancy approval for any building permits associated with the project, an outdoor lighting plan shall be submitted to and approved by the Planning Department. Said plan shall include the type of motion detection system that is proposed and the type of lights that will be used.
- 19) The monopole communication tower, if over 75' in height, shall be designed to be a camouflage wireless facility pursuant section 11.32.290 of the Yuba County Development Code.
- 20) Prior to the issuance of any building permits related to the monopole communications tower, the applicant shall submit and receive approval from the Planning Department of documentation showing that the monopole communications tower will not interfere with surrounding wireless communications and antenna television coverage.
- 21) Prior to the issuance of the building permit for the 16,500 sf administration building, the applicant shall submit and receive approval of a design review exhibit that shows the administration building is incorporating rural architectural features and design.
- 22) The water tank required for fire suppression purposes, shall be paint to match, or be a compatible color, with the color schemes of the administration building.
- 23) If an onsite carwash is developed, the applicant shall utilized a self-contained water system that utilizes reusable water technologies.
- 24) If a flagpole is installed as part of the project, no lighting shall be allowed to illuminate any flags or other hanged materials from the pole.
- 25) The project shall be required to meet all requirements of the County's 2030 General Plan as they pertain to noise.
- 26) The project shall meet all applicable Calfire requirements. Prior to the issuance of any occupancy permits for structures related to the project, all Calfire requirements shall be in place.

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DRC Hearing Date: August 1, 2019

Kevin Perkins
Planning Manager



**INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION
CUP2019-0001 (Yuba Water Agency)**

Project Title: Conditional Use Permit 2019-0001 (Yuba Water Agency)

Lead Agency Name and Address: County of Yuba
Planning Department
915 8th Street, Suite 123
Marysville, CA 95901

Project Location: 11074 Halvey Way
Dobbins, CA 95935
Assessor's Parcel Numbers: 048-190-003

Applicant(s): Yuba Water Agency
1220 F Street
Marysville, CA 95901

General Plan Designation(s): Natural Resources

Zoning: "AR-10"

Contact Person: Kevin Perkins, Planning Manager

Phone Number: (530) 749-5470

Date Prepared July 2019

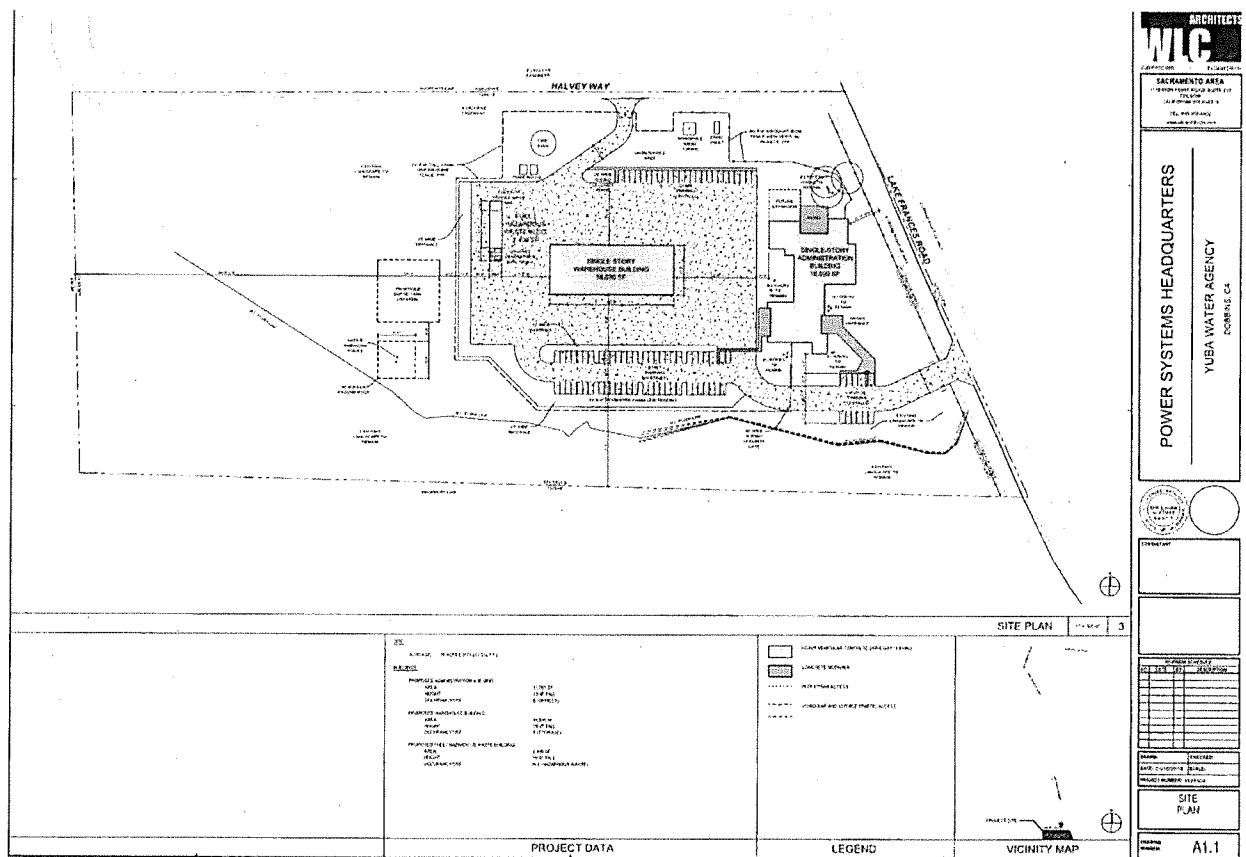
PROJECT DESCRIPTION

The Yuba Water Agency is requesting approval of their Power Systems Headquarters that would consist of the construction of a 16,500 sf admin building, a 16,000 sf warehouse building, fuel/hazardous material storage building, and a monopole radio tower. The project site is located at 11074 Halvey Way (APN:048-190-003) which is at the intersection of Halvey Way and Lake Francis Road, just south of Lake Francis and north of the Colgate Powerhouse Facility, in the community of Dobbins. The project site is 20.0 acres in size. The Yuba County General Plan identifies this area as within the Natural Resources land use designation. The current zoning of the site is "AR-10" Agricultural Residential – 10-acre minimum parcel size. The "AR-10" zoning district allows for essential services facilities with the approval of a conditional use permit. The proposed project is consistent with both the General Plan designation and the zoning district.

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powerhouse facility. The existing Colgate Powerhouse facility has grown too small for the Yuba Water Agency's staffing and operational needs as the site is wedged between the Yuba River and the side of a mountain resulting in little room for physical expansion. As a result of the existing size limitations at the Colgate Powerhouse and the increase need for staffing and operational space, the Yuba Water Agency recently purchased the property where they are proposing the project with the intention of creating the Power Systems Headquarters and to solve their growing needs.

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Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" 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 checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |


DETERMINATION: (To be completed by the Lead Agency)

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.



Planner's Signature
Kevin Perkins
Planning Manager

July 5, 2019

Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Conditional Use Permit CUP 2019-0001 (Yuba Water Agency), as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "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 Measures 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, development code). 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 significance.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

I. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) b) and c) The project should have no substantial effect on scenic vistas from Lake Francis Road due to treed landscapes between the project site and roadway. Lake Francis is not a designated scenic route, nor is it proposed to be one. There are no significant vista views from Lake Francis Road that would be impaired by the project's location. The project would result in **no impact** to a scenic vista or state scenic highway.

d) The proposed is proposing to have motion-detection lighting for security purposes and will not create a new or permanent source of substantial light or glare. However, if in the future any lighting should be required to be designed to minimize light and glare spillage onto neighboring properties through application of several measures, including careful siting of illumination on the parcel, screening or shielding of light at the source, use of vegetative screening, use of low intensity lighting, lighting controlled by timing devices or motion activated lighting. The below mitigation measures would reduce the lighting impacts of the project to **less than significant with mitigation incorporated**.

MITIGATION MEASURE

MM 1.1 Lighting

If lighting is required for any of the proposed project's development, all exterior lighting shall be directed downwards and away from adjacent properties and rights of way. Lighting shall be shielded such that the element is not directly visible (no drop down lenses) and lighting shall not spill across property lines. Prior to final occupancy of the project's building permits, documentation shall be submitted to the Planning Department showing that no light spillage is affecting any neighboring properties

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 non-agricultural 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 of rezoning, of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) *No Impact* – The proposed project is a governmental office facility. No farmland conversion would needed for this project. Therefore, no loss or conversion of farmland would result from the proposed project.

b) *No Impact* – The project area is designated Natural Resources by the Yuba County 2030 General Plan. The surrounding project zoning is “AR-10” Agricultural Residential, 10 acres minimum. The proposed project is consistent with the General Plan and zoning. The property is not under a Williamson Act contract, as Yuba County has not established a Williamson Act program.

c) *No Impact* – The project does not involve any activities that would result in a rezone or loss of a Timberland Preservation Zone. The long-term use of the property will remain agricultural.

d) *No Impact*- The proposed project is not located in an area that contains forestland. No conversion of forests would occur because of the project.

e) *No Impact*- Nothing related to the project will lead to the conversion of any type of viable agricultural land.

III. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) *Less Than Significant Impact* – In 2010, an update to the 1994 Air Quality Attainment Plan was prepared for the Northern Sacramento Valley Air Basin (NSVAB), which includes Yuba County. The plan proposes rules and regulations that would limit the amount of certain emissions, in accordance with the 1994 State Implementation Plan (SIP). The 2010 update summarizes the feasible control measure adoption status of each air district in the NSVAB, including the Feather River Air Quality Management District (FRAQMD). The 2010 update was adopted by the FRAQMD, and development proposed by the project would be required to comply with its provisions.

The Air Quality Attainment Plan also deals with emissions from mobile sources, primarily motor vehicles and construction equipment with internal combustion engines. Data in the Plan, which was incorporated in the SIP, are based on the most currently available growth and control data. As is stated in the guidelines of FRAQMD, projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NOx), and/or 80 pounds per day for PM10.

Pursuant to FRAQMD's Regulation IV, Rule 4-3, the proposed project falls under the screening thresholds for FRAQMD

b) *Less Than Significant Impact* – The California Air Resources Board provides information on the attainment status of counties regarding ambient air quality standards for certain pollutants, as established by the federal and/or state government.

As of 2004, Yuba County is in non-attainment status for State and national (one-hour) air quality standards for ozone, and State standards for particulate matter less than 10 microns in diameter (PM₁₀).

As discussed above in Section A, under the guidelines of FRAQMD projects are considered to have a significant impact on air quality if they reach emission levels of at least 25 pounds per day of reactive organic gases (ROG), 25 pounds per day of nitrogen oxides (NO_x), and/or 80 pounds per day for PM₁₀. ROG and NO_x are ingredients for ozone. This project is under the thresholds requirements for FRAQMD.

c) *Less Than Significant with Mitigation Incorporated* –The only air emissions associated with the project are emissions associated with project construction and idling vehicular traffic associated with construction traffic delays. The project will require a Permit to Operate from FRAQMD for the storage of fuels and any onsite generators. The proposed project does not exceed any daily air quality thresholds. Nevertheless, Yuba County currently is in non-attainment status for State and federal (one-hour) air quality standards for ozone, and State standards for particulate matter less than 10 microns in diameter (PM₁₀). Therefore, any pollutant contribution may be considered cumulatively considerable, especially when included with emissions from other proposed projects in the County.

The FRAQMD has a list of standard construction-phase Mitigation Measures that apply to all projects. Based on these, the following Mitigation Measures shall be implemented.

Mitigation Measure 3.1 The most current FRAQMD Standard Mitigation Measures applicable to construction activities shall be incorporated as part of the project.

Implementation of **MM 3.1** would further reduce potential pollutant emissions of the project, and further minimize any cumulative impact. Impacts after mitigation would be less than significant.

d) *Less Than Significant Impact* – The proposed project would be located in a sparsely populated rural area in the community of Daobbins. The proposed construction activities are not expected to generate pollutant concentrations at a sufficient level to be noticed by any nearby residences, particularly given the rural nature of the project area.

e) *No Impact* – The project would not allow activities that generate odors considered objectionable. Furthermore, the project is located in a rural area, and as noted above, any odors generated by the project would be temporary and consistent with odors emitted from the surrounding rural residences.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

IV. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

DISCUSSION/CONCLUSION/MITIGATION:

a-d) Biological Resources Evaluation and assessment was performed in July 2018 by Bole & Associates. The report is attached as Reference 8. Bole and Associates determined that the project site would not result in impacts to resident or migratory wildlife; special status plant or wildlife species or any federally designated Critical Habitats.

e) f) The proposed project site is not located in the Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) boundary. The Yuba-Sutter

NCCP/HCP plans are in the process of being prepared, however, no conservation strategies have been proposed to date which would be in conflict with the project. Therefore, the project would have ***no impact*** to conservation plans.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

V. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION/CONCLUSION/MITIGATION:

a-c) Sean Michael Jensen conducted an intensive records search and field investigation and determined that the proposed project would not adversely affect any cultural resources.

Sean Jensen determined the probability of encountering buried archaeological sites within the APE is low. This conclusion is derived in part from the observed soil matrices, and to the degree of disturbance, associated with past ranching, and additional disturbance associated with road construction and utility placement activities observed within and adjacent to the APE. Evidence of ground disturbance assisted in determining whether or not subsurface resources were present within the APE. Overall, the soil types present and contemporary disturbance would warrant a finding of low probability for encountering buried archaeological sites.

Based on the absence of significant historical resources/unique archaeological resources/historic properties within the APE, archaeological clearance is recommended for the project/undertaking as presently proposed.

All of the circa 20-acre APE was subjected to intensive pedestrian survey by means of walking systematic transects spaced at 20-meter intervals. In searching for cultural resources, the surveyor took into account the results of background research and was alert for any unusual contours, soil changes, distinctive vegetation patterns, exotic materials, artifacts, feature or feature remnants and other possible markers of cultural sites.

Field work was undertaken on July 4 and 10, 2018 by Sean Michael Jensen, Principal Investigator, and Sutter Michael Jensen, Archaeological Technician. Mr. Jensen is a professional archaeologist, historian and architectural historian, with 32 years of experience in archaeology and history, who meets the Secretary of Interior's Standards for Professional Qualification, as demonstrated in his listing on the California Historical Resources Information System list of

qualified archaeologists and historians. No special problems were encountered and all survey objectives were satisfactorily achieved.

General Observations

All of the APE has been subjected to past disturbance associated with ranching, and past wildfires. An examination of the NETR aerial images indicates that in 1969, grasses comprised approximately 85% of the APE, with trees limited to the extreme western portion of the APE. The distinctly demarcated vegetation lines appear to coincide with the presence of a water conveyance feature identified during the present inventory (see discussion, below), and may reflect either intentional tree and brush eradication to support livestock pasture, or reflects wildfire. The former hypothesis seems most likely due to the presence of the ditch and the straight vegetation break.

Additional disturbance was observed within/adjacent to the present APE in the form of Lake Francis Road, which forms the APE's eastern boundary, Halvey Way which forms the APE's northern boundary, overhead electrical transmission lines, and recent brush removal within the eastern portion of the property.

One prehistoric resource was identified within the APE, formally recorded on a DPR 523 form, and assigned the temporary field designation "YCWA 1."

YCWA 1 consists of a bedrock milling station, including two bedrock mortars, situated on a single bedrock outcrop. The exposed portion of the outcrop measures approximately 1.5 meters in length, 0.65 meters in width and is nearly flush with the adjacent ground surface. The bedrock mortars measure approximately 16cm and 14cm in width and 7cm and 5cm in diameter, respectively. A careful inspection of the surrounding lands failed to identify any associated prehistoric cultural material.

One historic-era resource was identified within the APE, formally recorded on a DPR 523 form, and assigned the temporary field designation "YCWA 2."

YCWA 2 consists of an historic-era water ditch which generally trends along the 1,587' contour. The ditch appears to have been heavily impacted in the past, possibly by heavy equipment, with a rather small segment remaining intact within the present APE. The extant segment extends approximately 800' in length, and may have originally drawn water from an ephemeral drainage located north of the APE. The ditch averages approximately 3' in width at the bottom, approximately 5' in width at the top, with a depth of approximately 3'. No other artifacts or features were found in association with this ditch.

MITIGATION MEASURES

MM5.1

Consultation in the event of inadvertent discovery of human remains: Evidence of human burial or scattered human remains related to prehistoric occupation of the area could be inadvertently encountered anywhere within the project area during future construction activity or other actions involving disturbance to the ground surface and subsurface components. In the event of such an

inadvertent discovery, the County Coroner would have to be informed and consulted, per State law. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designated by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatment and disposition may require reburial of any identified human remains/burials within a “preserve” or other designated portion of the development property not subject to ground disturbing impacts.

MM5.2 Discovery Of Human Remains

d) In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the Yuba County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the Yuba County Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

There are no known burial sites within the project area. If human remains are unearthed during future development, the provisions of California Health and Safety Code Section 7050.5 and **MM 5.1** and **MM5.2** shall apply. Under this section, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition, pursuant to California Public Resources Code Section 5097.98. The impact would be *less than significant with mitigation incorporated*.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

VI. ENERGY

Would the project:

Potentially
Significant
Impact

Less Than
Significant
With
Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

☐
☐
☒
☐

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐
☐
☒
☐

DISCUSSION/CONCLUSION/MITIGATION:

a) b) The proposed project is an support facility for an electricity generation project and is consistent with the Yuba County General Plan, Natural Resources Element. The proposed project would not impact energy resources and conflict with local plans for energy and therefore would create a *less than significant impact*.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

VII. GEOLOGY AND SOILS

Would the project:

Potentially
Significant
Impact

Less Than
Significant
With
Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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.

☐
☐
☒
☐

ii) Strong seismic ground shaking?

☐
☐
☒
☐

iii) Seismic related ground failure, including liquefaction?

☐
☐
☒
☐

iv) Landslides?

☐
☐
☒
☐

b) Result in substantial soil erosion or the loss of topsoil?

☐
☐
☒
☐

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?

☐
☐
☒
☐

d) Be located on expansive soil, as defined in Section 1803.5.3 to 1808.6 of the 2010 California Building Code, creating substantial risks to life or property?

☐
☐
☒
☐

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?

☐
☐
☒
☐

DISCUSSION/CONCLUSION/MITIGATION:

a) (i) Yuba County 2030 General Plan describes the potential for seismic activity potential within Yuba County as being relatively low and it is not located within a highly active fault zone. No Alquist-Priolo Earthquake Fault Zones are located within the County. The faults that are located within Yuba County are primarily inactive and consist of the Foothills Fault System, running south southeastward near Loma Rica, Browns Valley and Smartsville. Landslides are most likely to form when the ground is sloped. The proposed governmental office and support facility is proposed to be located on some rolling topography that will be graded, with some cut and fill that will prepare a relatively flat surface for the facility. A **less than significant impact** from earthquakes is anticipated.

(ii) Within Yuba County, the Swain Ravine Lineament of the Foothills Fault system is considered a continuation of the Cleveland Hill Fault, the source of the 1975 Oroville earthquake. The Foothill Fault System has not yet been classified as active, and special seismic zoning was determined not to be necessary by the California Division of Mines and Geology. While special seismic zoning was not determined to be necessary, the Foothill Fault system is considered capable of seismic activity. In addition, the County may experience ground shaking from faults outside the County. Therefore, strong seismic ground shaking would result in a *less than significant impact*.

(iii) Ground failures, such as differential compaction, seismic settlement and liquefaction, occur mainly in areas that have fine-grained soils and clay. The project site subsurface materials do not consist of fine-grained soils and that the project site has a very low liquefaction probability. Furthermore, consistent with Yuba County 2030 General Plan Public Health & Safety policy HS 8.1 the proposed project would be constructed to meet all applicable State of California seismic building codes. Therefore, seismic related ground failure including liquefaction is not anticipated resulting in a *less than significant impact*.

(iv). The Yuba County General Plan identifies the area as one that has a slight risk for landslides, and states that grading ordinances, adopted by Yuba County and based on Appendix J of the 2016 California Building Code, serve as effective measures for dealing with landslide exposure. Landslides are most likely to form when the ground is sloped. The proposed governmental office and support facility is located on flat topography, which is not prone to landslides. Hazards associated with potential seismic and landslide result in a *less than significant impact*.

b) Soils information was obtained from the U.S. Department of Agriculture/Natural Resources Conservation Services (USDA/NRCS) soils survey mapping system.¹² Soils on the Gellerman site parcels where potential soil disturbance may occur are the Sites (9 to 15% slopes) soil. This soil type occurs at the 2,130 to 3,530 foot elevation in the mountains, generally as mountain flank or back slope of 9 to 15% slopes, but at the project site there are slopes of less than 9%, even down to 0% slope. The typical profile of this soil type is: Slightly decomposed plant materials, 0 to 4 inches; Silt loam, 4 to 10 inches; Silty clay loam, 10 to 31 inches; Clay loam, 31 to 65 inches; and Bedrock, 65 to 75 inches. The soil drainage class under dominant condition and under wettest condition is well drained; water is removed from the soil readily.

Other soil types adjacent to the Sites (9 to 15% slopes) soils are the Sites on the steeper slopes (15 to 30% slopes) which have nearly identical characteristics to the Sites (9 to 15% slopes), and the Argovar soil type, which runs along the watercourse to the east of the governmental office and support facility. That silt loam soil at 0 to 5% slopes is generally associated with watercourse or wetland locations. Therefore, substantial soil erosion and loss of topsoil would be a *less than significant impact*.

- c) The proposed project would not be subject to significant hazards associated with landslides, lateral spreading, liquefaction, or collapse. Activities that would cause subsidence include groundwater pumping and natural gas extraction. There are a limited number of wells in the project vicinity that are used to supply water for agricultural and residential uses. These wells will continue to be used in the future. Therefore, the project would have *less than significant* to unstable soil, landslides, subsidence, liquefaction, or collapse.
- d) Soil erosion hazards on the project site are designated as slight in the Yuba County General Plan, Public Health and Safety Element (Exhibit 7 – Erosion potential). As part of the construction process, the project will meet requirements to submit plans for the disposition of surface runoff and erosion control to the Yuba County Public Works Department. The Building Official may require additional soils testing, if necessary, and will result in a *less than significant impact*.
- e) The project would require the use of septic systems for wastewater disposal for employees of the project. The project site is over 412.3 acres in size and contains sandy loam soil that would support the use of septic systems. Therefore, the project would result in a *less than significant* to wastewater.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) *Less Than Significant*- Global Warming is a public health and environmental concern around the world. The predominant opinion within the scientific community is that global warming is currently occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of “greenhouse gases” (GHG).

In 2006, the California State Legislature adopted AB32, the California Global Warming Solutions Act of 2006, which aims to reduce greenhouse gas emissions in California. Greenhouse gases, as defined under AB32, include carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires that the state’s GHG emission be reduced to 1990 levels by 2020.

In 2008, the California Air Resources Board (CARB) adopted the Scoping Plan for AB32. The Scoping Plan identifies specific measures to reduce GHG emissions to 1990 levels by 2020, and requires ARB and other state agencies to develop and enforce regulations and other initiatives for reducing GHGs. The Scoping Plan also recommends, but does not require, an emissions reduction goal for local governments of 15% below “current” emissions to be achieved by 2020 (per Scoping Plan current is a point in time between 2005 and 2008). The Scoping Plan also recognized that Senate Bill 375 Sustainable Communities and Climate Protection Act of 2008 (SB 375) is the main action required to obtain the necessary reductions from the land use and transportation sectors in order to achieve the 2020 emissions reduction goals of AB 32.

SB 375 complements AB 32 by reducing GHG emission reductions from the State’s transportation sector through land use planning strategies with the goal of more economic and environmentally sustainable (i.e., fewer vehicle miles travelled) communities. SB 375 requires that the ARB establish GHG emission reduction targets for 2020 and 2035 for each of the state’s 18 metropolitan planning organizations (MPO). Each MPO must then prepare a plan called a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its SB 375 GHG reduction target through integrated land use, housing, and transportation planning.

The Sacramento Area Council of Governments (SACOG), the MPO for Yuba County, adopted an SCS for the entire SACOG region as part of the 2035 Metropolitan Transportation Plan

(MTP) on April 19, 2012. THE GHG reduction target for the SACOG area is 7 percent per capita by 2020 and 16 percent per capita by 2035 using 2055 levels as the baseline. Further information regarding SACOG's MTP/SCS and climate change can be found at <http://www.sacog.org/2035/>.

While AB32 and SB375 target specific types of emissions from specific sectors, and ARBs Scoping Plan outlines a set of actions designed to reduce overall GHG emissions it does not provide a GHG significance threshold for individual projects. Air districts around the state have begun articulating region-specific emissions reduction targets to identify the level at which a project may have the potential to conflict with statewide efforts to reduce GHG emissions (establish thresholds). To date, the Feather River Air Quality Management District (FRAQMD) has not adopted a significance threshold for analyzing project generated emissions from plans or development projects or a methodology for analyzing impacts. Rather FRAQMD recommends that local agencies utilize information from the California Air Pollution Control Officers Association (CAPCOA), Attorney General's Office, Cool California, or the California Natural Resource Agency websites when developing GHG evaluations through CEQA.

GHGs are emitted as a result of activities in residential/commercial buildings when electricity and natural gas are used as energy sources. New California buildings must be designed to meet the building energy efficiency standards of Title 24, also known as the California Building Standards Code. Title 24 Part 6 regulates energy uses including space heating and cooling, hot water heating, ventilation, and hard-wired lighting that are intended to help reduce energy consumption and therefore GHG emissions. Building a pump system will not create any new sources of GHG outside of the small emission that would take place during project construction that are within the limits allowed in the Yuba County 2030 General Plan.

Therefore construction of a governmental office and support building would not generate significant GHG emissions that would result in a cumulatively considerable contribution to climate change impacts.

b) No Impact- Yuba County is currently preparing a Resource Efficiency Plan that will address Greenhouse Gas emissions; however there is not a plan in place at this time. The project is consistent with the Air Quality & Climate Change policies within the Public Health & Safety Section of the 2030 General Plan therefore, the project does not conflict with any applicable plan, policy or regulation.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) b) and c) During future construction and operational phases of the proposed project, common hazardous materials, including gasoline and other motor vehicle fuels, propane, solvents, lubricating oils, welding gases, and acids and bases may be present on site. The proposed facility, once operating, would complete and submit the Hazardous Material Business Plan to the Yuba County Environmental Health/CUPA if handling or storing a hazardous material equal to

or greater than the minimum reportable quantities. The minimum hazardous materials quantities are: 55 gallons of liquid; 500 pounds of a solid; and 200 cubic feet of compressed gas.

There would be *than significant impact* to surrounding land uses concerning hazardous materials and this project.

d) The project site is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The closest site on the list is Beale Air Force Base to the southwest of the project site. Therefore, the project would not create a significant hazard to the public or the environment and there would be *less than significant* to the environment from hazardous materials.

e) The project site is not located in any of the Beale Air Force Base Land Use Compatibility Plan safety zones (1-6). A request for consultation was sent to Beale Air Force Base and no comments were received regarding the proposed project, therefore, the project would have *less than significant impact* on public or private airstrips.

f) There are no private airstrips within the project vicinity. Therefore there would be *no impact* to private airstrips.

g) A review of the Yuba County Multi-Jurisdictional Multi-Hazard Mitigation Plan shows the site to not be located in an avalanche, volcano, seismic activity or flood zone area. Although the governmental office and support facility site would not block any public or private rights of way which could be necessary for emergency access, it does have access to Marysville Road, which is named in the plan as major transportation route through Yuba County and is also designated a primary evacuation route in the Yuba County General Plan Public Health and Safety Element (Exhibit 11 – Primary Evacuation Routes). There is no existing or proposed school within one-quarter mile of the project site, nor is any public building closer than a mile. Since there would be no major physical interference to the existing road system, there would be *a less than significant impact* with an emergency response or evacuation plan.

h) The project is located in a very high fire hazard severity zone, as reported by the Cal Fire 2007 Fire Hazard Severity Zones map.

The project is located within a CAL FIRE High Hazard Fire Severity Zone within a SRA (State Responsibility Area). The facility will comply with the California Public Resources Code Section 4291(b), which requires all brush, flammable vegetation and/or combustible growth to be cleared within 100 feet of all structures. In addition firebreak maintenance will conform to Yuba County Code Chapter 7.45. The facility will conform to section 10.301(c) Uniform Fire Code for hydrant spacing and fire-flow. The development will provide access to fire hydrants within 400 feet of any point on the proposed governmental office and support facility structure as required by the 2013 California Fire Code Section 507.5.1 specifications. Wood chip piles will not exceed 25 feet in). The impact would be *less than significant with mitigation incorporated*.

MITIGATION MEASURES

MM.8.1: Hazardous Materials Business Plan

The power plant sits within a CAL FIRE High Hazard Fire Severity Zone within a SRA. The project will comply with all state and federal fire safety codes. The facility will need to prepare a Hazardous Materials Business Plan for submittal to Yuba County Environmental Health to deal with storage, handling, and disposal/recycling of hazardous materials used at the facility. The project has the potential to increase the risk of wildfire on-site because it will generate traffic and hence introduce fuel products onto the site in greater degrees than previously experienced.

MM.8.2: Vegetation Clearance

Prior to any final for any new construction on this project, vegetation clearance around structures shall meet the minimum requirements of Public Resources Code Section 4291. Structures shall maintain a fire break by removing and clearing away all brush, flammable vegetation or combustible growth up to 100 feet from structures or to the property line, whichever is closer. Clearing does not apply to individual isolated trees, ornamental shrubbery or similar plants which are used for ground cover unless such vegetation forms a means of rapidly transmitting fire from ground vegetation to canopy trees. Additional clearing may be required by the Fire inspector if extra hazardous conditions exist.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

X. HYDROLOGY AND WATER QUALITY					
Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which 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 the 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"/>

DISCUSSION/CONCLUSION/MITIGATION:

- a) *Less Than Significant* – A number of avoidance and minimization measures have been identified and will be implemented in the construction planning and operations for this project to reduce the risk of sedimentation, turbidity, and hazardous materials spills to avoid reduction in the value of critical habitat. To avoid and minimize potential effects to water quality, standard erosion Best Management Practices (BMPs) will be applied and implemented, including a spill prevention plan (SPP) and a storm water pollution prevention plan (SWPPP). Prior to commencement of any in-stream construction, a silt screen will be fully established and functioning properly in order to contain any construction related turbidity and suspended sediments.
- b) *No Impact* – The project will not affect groundwater supplies or interfere with any groundwater recharge.
- c) *Less than Significant* – The proposed construction plan would not substantially alter the existing drainage pattern of the site or area. There were indicators of a "drainage pattern" due to water from precipitation sheet flowing down the bank, but no other indicators.
- d) *No Impact* – As stated above, the proposed project would not substantially alter the existing drainage pattern of the site. No future development such as the construction of structures or houses is proposed; however a small increase in impervious surfaces would occur. Therefore, flooding is unlikely to be generated by the additional impervious surfaces.
- e) *No Impact* – As noted in d) above, the proposed project would not generate higher runoff rates.
- f) *No Impact* – The project would not have any effect on water quality other than those impacts discussed above.
- g-h) *No Impact* – The project is not located within a 100-year flood plain, as mapped by the Federal Emergency Management Agency (FEMA). The project is not placing any housing on the project site, therefore there is no impact. Moreover, the structure will not impede the flow of water because the pump will divert the flows.
- i) *Less Than Significant* – The site is not located in a FEMA flood plain so there will not be any impact.
- j) *No Impact* – Seiche and tsunami hazards occur only in areas adjacent to a large body of water. The project site is not located in such an area. There are no steep slopes in the project area; the landslide potential of the project site is minimal and the mudflow hazard is minimal.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XI. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

DISCUSSION/CONCLUSION/MITIGATION

a) *No Impact* – The project is a governmental office and support facility and would not physically divide an established community.

b) *No Impact* – The Yuba County General Plan designates the project site as Natural Resources. The project site is surrounded by properties zoned “AR-10” Agricultural Residential 10 Acres Minimum and meets all the requirements and intents for this zone. No rezoning to accommodate the project is required. The project is consistent with the current General Plan policies and zoning designations.

c) *No Impact* – As discussed in the Biological Resources section, no habitat conservation plans or similar plans currently apply to the project site. Both Yuba and Sutter Counties recently ended participation in a joint Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The project site was not located within the proposed boundaries of the former plan and no conservation strategies have been proposed to date which would be in conflict with the project.

XII. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<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"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) and b) *No Impact* – Exhibit GS-5, Mineral Resource Locations, of the Yuba County 2030 General Plan Geology and Soils Background Report, identify known and expected mineral resources within Yuba County, respectively. The project site is not located with an active mining area or a mineral resource zone in Exhibit GS-5.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XIII. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<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"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) *Less Than Significant* – The Yuba County 2030 General Plan contains recommended ambient allowable noise level objectives. The plan recommends a maximum allowable ambient noise level of 50 dB in both daytime and evening hours. Temporary construction noise associated with project construction would be minimal and be conducted solely during daylight hours. During construction, noise levels are expected to remain well below these thresholds of significance.

b) *No Impact* – Primary sources of groundborne vibrations include heavy vehicle traffic on roadways and railroad traffic. There are no railroad tracks near the project site. Traffic on roadways in the area would include very few heavy vehicles, as no land uses that may require them are in the vicinity.

c) *Less Than Significant* – The office building and support facility will not add any new noise sources that are not inconsistent with the surrounding rural area. All noise generating work will continue to take place at the Colgate Powerhouse Facility.

d) *Less Than Significant* – Construction activities associated with the project may cause a temporary increase in noise levels in the vicinity. However, these noise levels would be temporary and would cease once construction activities end. In addition, the temporary construction noise associated with grading activities would be similar to noise generated by other rural residential activities. There are few residences on the surrounding parcels and construction noise is expected to have little impact on these parcels. The County noise ordinance requires that both agriculture and low- density residential zones not exceed an ambient noise level of 50 decibels from 10:00 pm to 7:00 am. This would further reduce construction noise impacts on the few residences adjacent to the project site, particularly at nighttime when residents are most sensitive to noise.

e) *No Impact* – The nearest airport to the project site is the Beale Air Force Base (BAFB) Airport. The property is not located within a BAFB Safety Zone and future land use will not change as a result of this project and the project would not expose people residing or working in the project area to excessive noise levels.

c) *No Impact* – The project site is not located within the vicinity of a private airstrip.

XIV. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<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"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) *No Impact* – The project does not include the construction of homes or any infrastructure that would be required to foster population growth near the project area; therefore, there would be no increase in population.

b-c) *No Impact* – The project does not include the demolition of any housing; therefore it would not displace any housing or people and would not require the construction of replacement housing.

XV. PUBLIC SERVICES

Would the project result in:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) *No Impact* – The proposed project does not include the construction of any housing or land uses that would require a change or increase in fire protection. There would be no impact on fire protection services.

b) *No Impact* – The Yuba County Sheriff's Department would continue to provide law enforcement services to the project site. The proposed project does not include the construction of any housing or land uses that would result in a change or increase in the demand for law enforcement.

c) *No Impact* – The proposed project does not include the construction of any housing and would not generate any students. The project would not increase the demand on school districts.

d) *No Impact* – The proposed project does not include the construction of housing and would not generate an increased demand for parks.

e) *No Impact* – Other public facilities that are typically affected by development projects include the Yuba County Library and County roads. However, since there is no development proposed by the project, there would be no increased demand for these services. The temporary traffic generated by construction activities would not generate any additional roadway maintenance.

XVI. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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"/>

DISCUSSION/CONCLUSION/MITIGATION:

a-b) *No Impact* – The proposed project does not include the construction of any housing and therefore would not increase the demand for parks or recreational facilities. The project also does not include the construction of any new recreational facilities.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XVII. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) *Less Than Significant* – The proposed project would generate a temporary increase in traffic during construction. It is expected that the roadway can accommodate the temporary increase in traffic during construction. The project would not significantly increase traffic in the area. However, there could be upwards to a fifteen-minute traffic delay during construction activities.

b) *Less Than Significant* – The access to the project site is from Lake Francis Road. Very minimum traffic will occur and therefore will not increase the level of service (LOS) on Lake Francis. Temporary traffic associated with project construction will only be temporary and will not result in any permanent change to the current LOS rating for Lake Francis Road.

c) *No Impact* – As noted in the Hazards and Hazardous Materials section, the project site is not located within BAFB Safety Zone. The use is allowed in the BAFB Land Use Compatibility Plan, and therefore the project would have no influence on flight patterns.

d) *Less Than Significant* – Lake Francis Road is an existing road that currently provides access to the project site. Lake Francis Road is used by the surrounding rural community and for traffic traveling through the unincorporated community of Dobbins. Lake Francis Road would be used

by construction equipment accessing the project site; however, there would be no substantial increase in hazards due to this temporary use of the road.

e) *No Impact* – Emergency access to the project site would be via Lake Francis Road. There would be no change in emergency access as a result of the project.

f) *No Impact* – The County has not adopted alternative transportation plans for this area of Yuba County.

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

Discussion/Conclusion/Mitigation:

a) (i-ii) The County was contacted by the United Auburn Indian Community (UAIC) on March 19, 2019 requesting formal notification and information on proposed projects for which the County will serve as the lead agency under the California Environmental Quality Act (CEQA) in accordance with Public Resources Code Section 21080.3.1 subd. (b), otherwise known as Assembly Bill 52 (AB 52). Consistent with the UAIC request, on March 19, 2019 formal notification was provided to the UAIC, including all project information documents which included a copy of the Cultural Resources Investigation. Staff has not received a request for Consultation from the UAIC following our March 19, 2019 formal AB 52 request. With this in mind, Staff has concluded, that given the Cultural Resource Report did not report any Native American resources, the UAIC does not want to consult on this project. Furthermore, with mitigation measure **MM 5.1 and MM 5.2**, in the event of the accidental discovery or recognition of tribal cultural resources in an area subject to development activity, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie similar resources and the Native American Heritage Commission as well as the UAIC shall be contacted within 24 hours. The impact upon tribal cultural resources would be *less than significant impact with mitigation incorporated*.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION/CONCLUSION/MITIGATION:

- a) *No Impact* – The project will be designed to meet all applicable septic system requirements.
- b) *Less Than Significant* – The project does not result in the construction of new water or wastewater facility. The project does not require the use or wastewater treatment facilities. The project is a pump system that will supply existing water from the Yuba River into the adjacent kiwifruit orchard.
- c) *Less Than Significant* – As discussed in the Hydrology and Water Quality section, there would be little increase in impervious surfaces as a result of the project; therefore, the project would minimally increase runoff.
- d) *Less Than Significant* – As discussed earlier, the project will utilize a well for all its water needs.
- e) *No Impact* – The project does not require the use of water or wastewater treatment facilities.

f-g) *No Impact* – The project is not anticipated to result in the generation of any solid waste that would exceed any normal levels.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION/CONCLUSION/MITIGATION:

a) Although the project site is near a designated evacuation route (Marysville Road), there will be a limited number of people (employees) at the facility. This number of people should not create an added traffic burden to the evacuation route. Project related impacts to the adopted emergency response plan and emergency evacuation plan would be *less than significant*.

b) The project site is located within a CAL FIRE High Hazard Fire Severity Zone within a SRA (State Responsibility Area). The necessary fire suppression requirements for the biomass storage and processing area were previously discussed above (Hazards and Hazardous Materials), therefore the impact would be *less than significant*.

c) d) The fire suppression requirements for the project will mitigate its potential for contributing to wildfire risk onsite, see Mitigation Measures MM.8.1. and MM.8.2. Plus the power plant and biomass storage and processing area will be graded and covered with an asphalt or all-weather surface. For these reasons, the impact would be *less than significant*.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

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

DISCUSSION/CONCLUSION/MITIGATION:

- a) As discussed in the Air Quality, Biological Resources and Cultural Resources sections, construction associated with the project could potentially have impacts on cultural resources. Proposed mitigation measures would lessen the impact this project would have on cultural resources. Therefore, the projects impact would be ***less than significant impact with mitigation incorporated.***
- b) Construction of the project, in combination with other proposed projects in the adjacent area, may contribute to air quality impacts that are cumulatively considerable. However, when compared with the thresholds in the Air Quality section, the project would not have a cumulatively significant impact on air quality. Therefore, the projects impact would be ***less than significant impact with mitigation incorporated.***

The project is consistent with the Yuba County 2030 General Plan land use designation for the project site and the zoning for the project site. With the identified Mitigation Measures

MM 3.1 in place, cumulative impacts would be less than significant. No other cumulative impacts associated with this project have been identified.

- c) Due to the nature and size of the proposed project, no substantial adverse effects on humans are expected. The project would not emit substantial amounts of air pollutants, including hazardous materials. The one potential human health effects identified as a result of the project implementation were minor construction related impacts, mainly dust that could affect the few scattered residences near the project site. These effects are temporary in nature and are subject to the Feather River Air Quality Management District's Standard Mitigation measures that would reduce these emissions to a level that would not be considered a significant impact. Therefore, the project would have a *less than significant impact with mitigation incorporated*.

REFERENCES

1. Yuba County 2030 General Plan Environmental Impact Report, AECOM
2. Yuba County 2030 General Plan, AECOM
3. Yuba County Development Code 2015.
4. Yuba County Important Farmland Map 2012. California Department of Conservation.
5. Yuba County Improvement Standards.
6. State of California Hazardous Waste and Substance Site "Cortese" List
7. Archaeological Inventory Survey. Sean Michael Jensen July 2018
8. Biological Resource Evaluation. Bole & Associates. July 2018.

MITIGATION MONITORING PLAN FOR:
CUP 2019-0001 (Yuba Water Agency)

<p><u>Mitigation Measure 1.1</u></p> <p>MM1.1</p> <p>If lighting is required for any of the proposed project's development, all exterior lighting shall be directed downwards and away from adjacent properties and rights of way. Lighting shall be shielded such that the element is not directly visible (no drop down lenses) and lighting shall not spill across property lines. Prior to final occupancy of the project's building permits, documentation shall be submitted to the Planning Department showing that no light spillage is affecting any neighboring properties</p>	
<p>Initiation Prior to and during project activities</p>	<p>Monitoring Duration Frequency Once to verify compliance; ongoing thereafter</p>
<p>Mitigation Completion Upon satisfactory compliance</p>	<p>Verification Yuba County Planning</p>
<p>Performance Criteria</p>	<p>Verification Cost</p>
	<p>Date Complete</p>

MITIGATION MONITORING PLAN FOR:
CUP 2019-0001 (Yuba Water Agency)

<p><u>Mitigation Measure 3.1</u></p> <p>MM3.1</p> <ul style="list-style-type: none"> • Applicable Regulations- • If generators are used onsite, they must receive FRAQMD permits prior to operation 		
<p>Initiation Prior to and during project activities</p>	<p>Monitoring Duration Frequency Once to verify compliance; ongoing thereafter</p>	
	<p>Verification FRAQMD</p>	
<p>Performance Criteria</p>	<p>Verification Cost</p>	<p>Date Complete</p>

**MITIGATION MONITORING PLAN FOR:
CUP 2019-0001 (Yuba Water Agency)**

<p style="text-align: center;"><u>Mitigation Measure 5.1</u></p> <p>MM5.1</p> <p>Consultation in the event of inadvertent discovery of human remains: Evidence of human burial or scattered human remains related to prehistoric occupation of the area could be inadvertently encountered anywhere within the project area during future construction activity or other actions involving disturbance to the ground surface and subsurface components. In the event of such an inadvertent discovery, the County Coroner would have to be informed and consulted, per State law. Ultimately, the goal of consultation is to establish an agreement between the most likely lineal descendant designated by the Native American Heritage Commission and the project proponent(s) with regard to a plan for treatment and disposition of any human remains and artifacts which might be found in association. Such treatment and disposition may require reburial of any identified human remains/burials within a “preserve” or other designated portion of the development property not subject to ground disturbing impacts.</p>	
Initiation Prior to and during project activities	Monitoring Duration Frequency Once to verify compliance; ongoing thereafter
Mitigation Completion Upon satisfactory compliance	Verification Yuba County Planning
Performance Criteria	
	Verification Cost
	Date Complete

**MITIGATION MONITORING PLAN FOR:
CUP 2019-0001 (Yuba Water Agency)**

Mitigation Measure 5.2

MM5.2 Discovery Of Human Remains

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the Yuba County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the Yuba County Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

Initiation Prior to and during project activities	Monitoring Duration Frequency Once to verify compliance; ongoing thereafter		
Mitigation Completion Upon satisfactory compliance	Verification Yuba County Planning		
Performance Criteria	<table border="1"> <tr> <td>Verification Cost</td><td>Date Complete</td></tr> </table>	Verification Cost	Date Complete
Verification Cost	Date Complete		

**MITIGATION MONITORING PLAN FOR:
CUP 2019-0001 (Yuba Water Agency)**

Mitigation Measure 8.1

MM.8.1

- No spraying from crop dusters shall be allowed. The Ag Commissioner's Office will require less objectionable options for odors associated with fertilizers and pesticides.
- All agricultural trees planted to along the north, west and east property lines shall be planted at least 30 feet away from the existing property lines with residences.
- All spraying for trees within 25 feet of residence(s) shall be done on days when wind is blowing away from the residence(s).
- Spray rigs can only be operated on the opposite side of the residences.
- All property owners will be noticed 24 hours in advance of any spraying activity with written notice.

Initiation Prior to the issuance of any spraying permit	Monitoring Duration Frequency Ongoing
Mitigation Completion Upon satisfactory compliance	Verification Yuba County Planning
Performance Criteria	Verification Cost Date Complete

**MITIGATION MONITORING PLAN FOR:
CUP 2019-0001 (Yuba Water Agency)**

<p style="text-align: center;"><u>Mitigation Measure 8.2</u></p> <p>MM.8.2</p> <p>Prior to any final for any new construction on this project, vegetation clearance around structures shall meet the minimum requirements of Public Resources Code Section 4291. Structures shall maintain a fire break by removing and clearing away all brush, flammable vegetation or combustible growth up to 100 feet from structures or to the property line, whichever is closer. Clearing does not apply to individual isolated trees, ornamental shrubbery or similar plants which are used for ground cover unless such vegetation forms a means of rapidly transmitting fire from ground vegetation to canopy trees. Additional clearing may be required by the Fire inspector if extra hazardous conditions exist.</p>	
<p>Initiation Prior to the issuance of any spraying permit</p>	<p>Monitoring Duration Frequency Ongoing</p>
	<p>Verification Yuba County Planning</p>
<p>Performance Criteria</p>	
<p>Verification Cost</p>	
<p>Date Complete</p>	

Perkins, Kevin

From: Franken, Vanessa
Sent: Monday, February 25, 2019 8:06 AM
To: Perkins, Kevin
Subject: CALFIRE COMMENT; CUP2019-0001

From: Webb, Tom@CALFIRE <Tom.Webb@fire.ca.gov>
Sent: Friday, February 22, 2019 2:58 PM
To: planning <planning@CO.YUBA.CA.US>
Subject: CUP2019-001

CALFIRE would be concerned about access/egress from the area, (or if improvements would be required to meet those) Also Rural water supply requirements for that size of a facility.

Tom Webb
Battalion Chief

Perkins, Kevin

From: Godinez, Johnny
Sent: Wednesday, February 27, 2019 9:48 AM
To: planning
Cc: Quist, Todd; Scheer, Stephen
Subject: CUP2019-001

Our department reviewed case CUP2019-0001 on Feb 26th, 2018. No impacts to agriculture were found. For this reason we have no preliminary comments or recommendations for you at this time.

Johnny Godinez
County of Yuba
Agricultural Weights & Measures Specialist
Phone: (530) 749-5400
Fax: (530) 749-5404

Perkins, Kevin

From: Sondra Spaethe <sspaethe@fraqmd.org>
Sent: Thursday, February 28, 2019 11:41 AM
To: planning
Subject: CUP2019-0001
Attachments: FRAQMD Rules and Regulations Statement.pdf

Thank you for forwarding the early consultation form to FRAQMD for review. The new essential service facility known as the Power Systems Headquarters for the Yuba Water Agency may require a Permit to Operate from the FRAQMD for the fuel storage or back up generators used at the site. The project would also be subject to rules and regulations applicable to new development, such as the Indirect Source Fee, limits on architectural coatings, and prohibitions on burning material cleared from the site. A list of regulations applicable to new development is attached.

Regards,

Sondra Spaethe
Air Quality Planner
Feather River Air Quality Management District
541 Washington Avenue
Yuba City, CA 95991
(530) 634-7659 ext 210
FAX: (530) 637-7660

FRAQMD Rules & Regulations Statement: New Development

The following statement is recommended as standard condition of approval or construction document language for all development projects within Feather River Air Quality Management District (FRAQMD). All projects are subject to FRAQMD rules in effect at the time of construction. A complete listing of current rules is available at www.fraqmd.org or by calling 530-634-7659. Specific rules that may relate to construction activities or building design may include, but are not limited to:

Regulation IV: Stationary Emission Sources Permit System and Registration. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from FRAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or internal combustion engine should contact the FRAQMD early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower are required to have a FRAQMD permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a permit include, but are not limited to fumigation chambers, gasoline tanks and dispensing, spray booths, and operations that generate airborne particulate emissions.

Rule 3.0: Visible Emissions. A person shall not discharge into the atmosphere from any single source of emissions whatsoever, any air contaminants for a period or periods aggregating more than three minutes in any one hour which is as dark or darker in shade as that designated as No. 2 on the Ringleman Chart.

Rule 3.15: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 3.16: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

Rule 3.17: Wood Burning Devices. This rule requires newly installed wood burning devices meet emission standards. Wood burning fireplaces are prohibited unless they meet emission standards.

Rule 3.23: Natural Gas-Fired Water Heaters, Small Boilers, and Process Heaters. This rule requires all newly purchased or installed units 75,000 Btu/hr up to 1 million Btu/hr meet emission limits.

Rule 7.10: Indirect Source Fee. An applicant for a building permit shall pay fees to the FRAQMD based on number of units (residential) or square footage of the building and associated parking (commercial and industrial).

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

In addition, other State or Federal rules and regulations may be applicable to construction phases of development projects, including:

California Health and Safety Code (HSC) section 41700. Except as otherwise provided in Section 41705, no person shall discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

HSC section 41701. Except as otherwise provided in Section 41704, or Article 2 (commencing with Section 41800) of this chapter other than Section 41812, or Article 2 (commencing with Section 42350) of Chapter 4, no person shall discharge into the atmosphere from any source whatsoever any air contaminant, other than uncombined water vapor, for a period or periods aggregating more than three minutes in any one hour which is: (a) As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or (b) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subdivision (a).

California Vehicle Code section 23114 regarding transportation of material on roads and highways.

California Code of Regulations Title 13 Chapter 10 section 2485: Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling. Limits idling time to 5 minutes for on-road heavy duty diesel trucks.

California Code of Regulations Title 13 Chapter 9 Article 4.8 section 2449: Regulation for In-Use Off-Road Diesel Vehicles. Limits idling time to 5 minutes.

California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93105: Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations.

California Code of Regulations Title 17 Division 3 Chapter 1 Subchapter 7.5 section 93106: Asbestos ATCM for Surfacing Applications.

Asbestos NESHAP. Prior to demolition of existing structures, an asbestos evaluation must be completed in accordance with the Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. Section 61.145 requires written notification of demolition operations. Asbestos NESHAP Demolition/Renovation Notification Form can be downloaded at <http://www.arb.ca.gov/enf/asbestos/asbestosform.pdf>. This notification should be typewritten and postmarked or delivered no later than ten (10) days prior to the beginning of the asbestos demolition or removal activity. Please submit the original form to USEPA and a copy each to California Air Resources Board (CARB) and the District at the addresses below:

U.S. EPA
Attn: Asbestos NESHAP Program
75 Hawthorne Street
San Francisco, CA 94105

CARB, Compliance Division
Attn: Asbestos NESHAP Program
P.O. Box 2815
Sacramento, CA 95814

FRAQMD
Attn: Karla Sanders
541 Washington Avenue
Yuba City, CA 95991



February 20, 2019

Vanessa Franken
County of Yuba
915 8th Street
Marysville, CA 95901

Ref: Gas and Electric Transmission and Distribution

Dear Ms. Franken,

Thank you for submitting CUP2019-0001 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)



Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. **Streets and Roads:** Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



MIWOK United Auburn Indian Community
MAIDU of the Auburn Rancheria

Gene Whitehouse
Chairman

John L. Williams
Vice Chairman

Calvin Moman
Secretary

Jason Camp
Treasurer

Gabe Cayton
Council Member

March 19, 2019

Vanessa Franken
County of Yuba
915 8th Street, Suite 123
Marysville, CA 95901

RECEIVED

MAR 29 2019

COMMUNITY DEVELOPMENT
& SERVICES AGENCY

RE: AB 52 Consultation Request for the Yuba Water Agency's Power Systems Headquarters Project, Yuba County, CA

Dear Vanessa Franken,

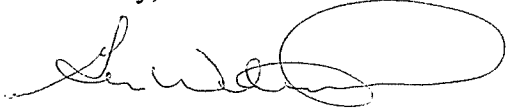
The United Auburn Indian Community (UAIC) received a letter from the County of Yuba dated 2/19/2019, formally notifying us of a proposed project, the Yuba Water Agency's Power Systems Headquarters Project in Yuba County, and an opportunity to consult under AB 52. This letter is notice that UAIC would like to initiate consultation under AB 52.

This letter is also a formal request to allow UAIC tribal representatives to observe and participate in all cultural resource surveys, including initial pedestrian surveys for the project. Please send us all existing cultural resource assessments, as well as requests for, and the results of, any records searches that may have been conducted prior to our first consultation meeting. If tribal cultural resources are identified within the project area, it is UAIC's policy that tribal monitors must be present for all ground disturbing activities. Finally, please be advised that UAIC's strong preference is to preserve tribal cultural resources in place and avoid them whenever possible. Subsurface testing and data recovery must not occur without first consulting with UAIC and receiving UAIC's written consent.

In the letter, Planning Technician Vanessa Franken is identified as the lead contact person for consultation on the proposed project. Melodi McAdams, our Cultural Resources Supervisor, will be UAIC's point of contact for this consultation. Please contact Ms. McAdams, Cultural Resources Supervisor, at (530) 328-1109 or email at mmcadams@auburnrancheria.com if you have any questions.

Thank you for involving UAIC in the planning process at an early stage. We ask that you make this letter a part of the project record and we look forward to working with you to ensure that tribal cultural resources are protected.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gene Whitehouse', with a large, stylized loop at the end.

Gene Whitehouse
Chairman

CC: Matthew Moore, UAIC Tribal Historic Preservation Officer

Perkins, Kevin

From: sheila g <dobbins.ca@hotmail.com>
Sent: Monday, March 11, 2019 3:07 PM
To: Perkins, Kevin
Subject: YCWA conditional use permit

With few exceptions, I've spoken with every person who owns property on Lake Francis Rd, or talked to someone who's talked to another neighbor about it.

Although I'm a little surprised myself, I've yet to find one single person who does not object to the Yuba County Water Agency conditional use permit rezoning of their residential parcel.

Our reasons may vary, but we are of one voice: we object to the rezoning of the parcel.

I'm sure that the YCWA would be disappointed if they were denied a conditional use permit, but they'd still have a very nice piece of residential property to keep or resell.

Thank you for your time,
Sheila George

Perkins, Kevin

From: sheila g <dobbins.ca@hotmail.com>
Sent: Wednesday, March 13, 2019 5:59 PM
To: Perkins, Kevin
Subject: YCWA noise levels

Although the property owners on Lake Francis Rd object to the YCWA project, I won't be surprised if Yuba County grants the YCWA a conditional use permit anyway.
This letter is written in the event that the CUP is granted.

The Yuba County Water Agency hosted two gatherings for community input, one on October 10 of last year, & the other on January 24.
At both meetings, several verbal promises were made.

This purpose of this letter is to address only one topic: noise pollution.

The Agency assured those of us in attendance that the Agency understands that this is a quiet rural residential area, very different than near a highway or in an urban setting.
Other than the occasional car or truck on the road, the only sounds are birdsongs and frogs.

We were verbally promised that any loud projects would be done at a location away from their new facility, most likely taken down to the Colgate Power Plant.
Please document that promise of maintaining our quiet atmosphere in the CUP, if it's granted.
Light traffic is about 50 dB; loud conversation is about 60 dB; a lawn mower is about 90 dB.

If a neighbor is mowing, be assured that everyone in the neighborhood knows who's mowing.
At my age, my hearing is mediocre at best.
But although the Lake Francis Resort is over a mile away, we hear their music on summer Saturday nights well enough that we could dance to it if we chose.

Basically, because of the configuration of this valley and no other ambient noise, sound travels.

Although I don't know what is considered an "acceptable" amount of noise at a utility facility in an urban setting, the YCWA facility should be held to a standard suitable for a quiet rural location.

No one on Lake Francis Rd wants to listen to a noise level equal to a lawn mower.
Please document an acceptable decibel level in the CUP, perhaps 50 or 60 dB, certainly far less than 90 dB.

The YCWA representatives assured us that they would not be noisy neighbors.
Please document that promise, so that it's kept as the years pass and personnel change.

Thank you, Sheila George

Perkins, Kevin

From: sheila g <dobbins.ca@hotmail.com>
Sent: Thursday, March 14, 2019 1:10 PM
To: Perkins, Kevin
Subject: YCWA spot zoning CUP

Property owners and residents of Lake Francis Rd object to the YCWA conditional use permit request. The CUP is, by general definition, spot zoning. As spot zoning, the special zoning gives certain rights to only one parcel, often in contradiction to other property owners' rights.

There are quite a few California court cases about CUP requests. Every case regarding the success or failure of CUP spot zoning request has one common thread. The permit is granted only if the entity requesting the special CUP rezoning can show that its request is "in the public interest."

Obviously, a facility on Lake Francis Rd would be for the benefit and convenience of the YCWA, or it wouldn't have purchased a parcel with the hope of being granted a CUP.

But I have yet to hear the YCWA give a single reason why a facility on Lake Francis Rd is "in the public interest."

I recently reread the Yuba County General Plan. It recognizes the value of our rural lifestyle, quality of life here in the foothills, and preservation of this rural lifestyle.

The YCWA wants to build an office/storage facility, but there are ample other locations. Most, possibly all, of Marysville Rd is already zoned for both residential and non-residential use. Marysville Rd is only a mile from Lake Francis Rd. Several parcels on Marysville Rd are advertised for sale.

Before the YCWA purchased land on Lake Francis Rd, my family was asked if we'd sell a parcel. We were not advertising our land for sale nor is it for sale, but the YCWA asked nonetheless. Obviously, we declined the offer.

So, I'm curious about two things:

1. How many property owners on Marysville Rd were contacted/asked if they'd sell property;
2. How is a utility company complex situated in the midst of a rural residential neighborhood "in the public interest," particularly if the owners of near-by parcels object to the CUP.

Again, there is ample land available for the YCWA to purchase that is already zoned for non-residential use, property that fits more neatly into the Yuba County General Plan, and a mile or a few miles further from Colgate should not be sufficient to deem their request as a need "in the public interest."

Thank you for your consideration of these points,
Sheila George

Perkins, Kevin

From: sheila g <dobbins.ca@hotmail.com>
Sent: Friday, March 15, 2019 12:34 PM
To: Perkins, Kevin
Subject: [SUSPECTED SPAM] security/lighting YCWA project, etc

This is another in a series of letters regarding the YCWA request for a conditional use permit. Rather than write one long letter with multiple topics, I've chosen only one topic per email.

The need of security at the YCWA site was discussed at both of the community meetings. The desire of residents to continue to enjoy pitch black darkness was also discussed.

With a little bit of imagination and today's technology, both goals can be accomplished. There are a number of ways that the Agency can meet its need for security without lighting up the night sky. Some of the most obvious ways would include a type of night-vision lighting, motion sensors, and/or security cameras. In short, there is a vast array of sophisticated methods available today. The topic was discussed in some detail.

Specifically, I was assured that a goal of continued darkness would be taken seriously.

I was given verbal promises by YCWA reps Mike and Marcel; don't remember if others were involved in this particular conversation.

I was told that:

The Agency would investigate and provide security methods that did not result in light pollution.

Their lights would be on only when personnel were at the facility.

An American flag must be lighted if it's flown 24hrs per day, and there would be a flag on site.

(Our Dobbins Post Office raises and lowers its flag each day.)

To avoid a need for an overnight light on the flag, I was told that raising the flag in the morning and lowering it at the end of the day was no problem, easy.

These assurances with regard to lighting are attainable, and should be documented in the CUP.

The YCWA wants to put a facility in a rural residential neighborhood.

The Agency has made good-neighbor promises.

The CUP is the only way to ensure that these good-neighbor promises continue as time passes and personnel change.

On a more personal note, this is a special valley and the residents appreciate and want it to remain special.

One need only look at a google satellite map of the foothills to see how unique this valley is.

The CUP is the only way to ensure that good-neighbor promises are kept now and in the future.

We live among the wildlife here.

I'm not sure if all of the deer migrate, or if some have taken up permanent residency.

Anyone who hasn't seen a flock of male turkeys trying to impress the girls doesn't know what they're missing.

There are, of course, an ample supply of skunks, foxes, and little short-tailed bobcats.
Last week on Wednesday afternoon, an adult mountain lion walked up the hill, just outside the kitchen window.

We've lost count of how many bears we've seen through the years.

At night during a new (dark) moon, the Milky Way is a sight that still is awe-inspiring.

Decisions are being made which have the power to either preserve or alter our lives and lifestyle.

These decisions are (mostly) being made by people who think noise, traffic, and streetlights are normal.

These decisions are (mostly) being made by people who live in a manmade environment, and take their family for a weekend camping outings to see the natural world.

We don't take what we have for granted, and if the YCWA puts in a facility, we don't want their gain to be our loss.

Thank you again,

Sheila George

RECEIVED

MAR 19 2019

COMMUNITY DEVELOPMENT
& SERVICES AGENCY

3-10-19

Dear Mr. Perkins,

I'm writing to you regarding the Yuba County Water Agency's plans to build a facility on Lake Francis Road. I live next door to the proposed facility and I'm very concerned about the impact that these plans will have on the neighborhood.

Some of the issues that have a negative impact on the location are night time lighting, noise pollution, traffic issues and the impact on wildlife. Not to mention the terrible idea of a settling pond. The very idea of a settling pond is as big a failure as the pond would be.

This facility should not be located in a residentially zoned area. It would be a better location if it was on Marysville Rd which is zoned appropriately. Perhaps where Cardoza's Auto Dismantles is.

Sincerely,
John Anderson

3-13-19

Dear Mr. Perkins,

It must be a very difficult job deciding what The Yuba County Water Agency will be allowed to do if it receives a Conditional Use Permit to build its proposed facility on Lake Francis Road.

One of the ideas that concerns me greatly is building a settling pond. I worked at Lake of The Springs in Oregon House for many years and one of my responsibilities was caring for the settling ponds.

During the summer and during droughts, the ponds functioned as planned. But whenever a wet winter happened, the ponds failed miserably and worst of all, predictably.

Settling ponds always look good on paper because they're cost effective, but they always eventually fail, and the mess is terrible.

Sincerely, John Anderson

3-14-19

RECEIVED

Dear Mr. Perkins,

MAR 18 2019

COMMUNITY DEVELOPMENT
& SERVICES AGENCY

I'm writing To you regarding the proposed Conditional Use Permit sought by The Yuba County Water Agency for a facility on Lake Francis Road in Dobbins.

It is my opinion that a Conditional Use Permit that changes the zoning on the parcel that the Water Agency purchased is not in the best interest of the people that live and own property there.

If The Water Agency wants To build a new facility, they should do it in a manner that conforms To existing regulations. There is a way for them To build a facility that benefits everyone.

The Water Agency could make an offer To buy the parcel where Cardoza's Auto Wrecker is. Redeveloping that parcel would be an outstanding service To the community and The Water Agency.

Sincerely,
John Anderson

RECEIVED

MAR 18 2019

Dear Mr Perkins,

COMMUNITY DEVELOPMENT
& SERVICE AGENCY

My name is Sherrell Wells and I have lived on Lake Francis Rd. since 1977. I am very much opposed to the YCWA facility being built in my neighborhood. There are many concerns regarding this facility; lighting, noise, ground water contamination to name a few.

My primary concern is unintended consequences. It is my understanding that hazardous waste will be stored at the facility. What if we have a raging wild fire? Should that happen, there are no containment guarantees - we're poisoned.

Lake Francis Rd is a one way out road. Why not put a facility that stores hazardous waste in a place better prepared to deal with a possible disaster?

I was told that this site was chosen because it is convenient

to Colgate Powerhouse. In my opinion V CWA's convenience is not as important as my neighborhood safety. PGE functioned for years without a "convenient" storage facility.

Unintended consequences "bad stuff that happens" is hard to pin down. I just know that Lake Francis Rd is zoned residential. I do not want to be surprised by something that happens that was not covered in the conditional use permit. How can you deal with unintended consequences? One way would be to not build in an area zoned residential.

This is a bit of a David and Goliath issue — please help us out. Hazardous waste storage on Lake Francis Rd. is a bad idea. Unintended consequences, however you define them, are a real concern. Please build this facility in a more appropriate place. Thank You.

Sherrill Weiss

Perkins, Kevin

From: sheila g <dobbins.ca@hotmail.com>
Sent: Thursday, March 21, 2019 1:34 PM
To: Perkins, Kevin
Subject: full Environmental Impact Report needed for YCWA project

It took quite a few days for the papers to make their way from Marysville to Dobbins. The papers finally arrived in Tuesday 3/19 mail, and I read them yesterday.

Judging from the YCWA paperwork and reasoning for its move away from the Yuba River, a full complete Environmental Impact Report is in appropriate for this project, not the lesser version. Why?

Please look at the aerial map, at the west boundary of the YCWA parcel. The adjoining parcel, to the west, has a pond which is very close to that parcel's east edge. The pond is so near the property line between the two parcels that part of the pond can be seen in the YCWA aerial map of its own parcel.

I'm familiar with the pond in question. The pond is fed by springs, not run-off water, and is full most of the year.

Dobbins Creek is very close to the western edge of the pond. Dobbins Creek flows into the Yuba River.

In the Condition Use Permit request, the YCWA lists several reasons for its desire to move further from the Yuba River, including a list of fuels and chemicals. It infers that those fuels and chemical would be more safely stored away from the river's edge. I won't disagree with that.

Polychlorinated biphenyls (PCBs) are no longer in use, or that's what I've read. I didn't see mineral oil (a common substitute) in the list of stored chemicals. Thus, I'm curious what type of oil or other material is used to cool the transformers, if it will be stored on the YCWA Lake Francis Rd site, and more info with regard to "spare parts." The CUP mentions spare parts, but fails to describe the type of parts, ie. simple metal widgets or chemical-laden components.

These questions deserve answers because the YCWA isn't fully separating itself from the Yuba River. It would better be described as moving a few miles up-river. The new facility will be near a Yuba River tributary.

This project should be treated with the same degree of caution and oversight as if the YCWA has requested a CUP for a new facility two or three miles further up-river from the Colgate Power Plant by the river's edge. If/when the YCWA facility is completed, environmental oversight should be at a degree that equals or exceeds that of the Colgate Power Plant facility. No only would the facility be within a rural neighborhood, but because the Yuba River isn't visible, it gives the false illusion that it's no longer connected to the Yuba River waterway.

To recap: YCWA parcel, spring-fed pond, Dobbins Creek, Yuba River: all interconnected, all with a downward slope and feeding water (and anything else) into one another. These waters are all connected.

A full Environmental Impact Report is appropriate for this type of development, both because of its location within a neighborhood and because it's essentially similar to a facility near the edge of the Yuba River.

I hope the Planning Dept takes the configuration of land and water as seriously as it merits.

Thank you, Sheila George

July 16, 2019

Community Development and Services Agency
915 8th Street Suite 123
Marysville, CA 95901

RECEIVED

JUL 18 2019

COMMUNITY DEVELOPMENT
& SERVICES AGENCY

RE: CUP 2019-0001 (Yuba Water Agency)

I am a resident and landowner in Dobbins on Lake Frances Road and received a notice of public hearing for the proposed Power Systems Headquarters, and the negative declaration per CEQA. I reviewed the architectural drawings of the proposed headquarters and through this letter raise my concern for the inadequate provisions to secure against leakage from the fuel and oil storage system. Leakage of fuel and pollutants into the ground water is a community hazard. Within the past ten years a major effort was made to remove a leaking fuel storage tank that had been located across from the Dobbins Post Office. The proposed above ground (and if there will be an in-ground system, it too) fuel storage system needs to be doubly secured against leakage and monitored annually with ground water testing. The permit to operate the station must be tied to an annual clean bill of health inspection that includes water and soil testing, to be paid for by the operator of the station and verified by an independent third party.

That area of Dobbins is a frequent place of recreation by visitors and locals alike. Noise and ground pollution elements need to be restricted and monitored. I am against the use of that property for fueling, fuel storage, and fuel related activities, all within reason. Minor maintenance and emergency storage (less than 50 gallons of fuel) is acceptable but certainly not on the scale of fuel storage that is now proposed in the plan.

Thank you,



Bruce Helft

13467 Lake Frances Road / POB 420

Dobbins, CA 95935

530 635 2547