

## 2. EXECUTIVE SUMMARY

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### INTRODUCTION

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This summary chapter provides an overview of the Wheatland General Plan Update and the conclusions of the technical environmental analysis. This chapter also summarizes the alternatives to the General Plan Update. Table 2-1, at the end of this chapter, provides a summary of the environmental effects of the proposed project identified in each technical section of Chapter 4. The table consists of the environmental impacts, the significance of each impact, the proposed mitigation measures, and the significance of each impact after the mitigation measures are implemented.

### SUMMARY OF THE PROJECT DESCRIPTION

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The proposed project analyzed in this Draft EIR is the adoption and implementation of the *Wheatland General Plan Update*. The primary components of the General Plan Update include guiding principles, a land use diagram, and goals and policies. This chapter summarizes the provisions of the proposed General Plan Update, and presents the study area location, General Plan objectives, project components and characteristics, and key infrastructure.

Wheatland is located in Northern California's Central Valley along State Route 65 in Yuba County. The City is located approximately one mile north of the Bear River and the tri-county boundary of Sutter, Placer and Yuba Counties. Marysville (the county seat) and Yuba City, which are both about twelve miles to the north of Wheatland, are the closest cities of significant size. Sacramento is approximately 40 miles to the south and Beale Air Force Base is located eight miles to the northeast. Wheatland is also the gateway city to Camp Far West, a recreation area of regional significance. From the city's nineteenth century agrarian roots to the community of today, Wheatland has remained valued by its residents for its small town atmosphere and rural setting.

The proposed General Plan Update specifies land uses for the area within the existing city limits and the area outside the existing city limits, but within the study area. This area is expected to ultimately be built out for urban uses, but would not be developed within the 20-year planning horizon on this General Plan Update. Furthermore, General Plan amendments and environmental review would be required prior to any development in the Urban Reserve areas.

## **SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION**

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Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the areas affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. This Draft EIR discusses the mitigation measures that could be implemented to reduce potential adverse impacts to a level that is considered less-than-significant. These mitigation measures are also summarized in Table 2-1 at the end of this chapter. An impact that remains significant after mitigation is considered an unavoidable adverse impact of the proposed project. The mitigation measures and goals and policies presented in the Draft EIR will form the basis of the Mitigation Monitoring Program.

The Draft EIR addresses the following technical issues related to the proposed project:

### **Aesthetics**

This section of the EIR describes the existing aesthetic values of the study area and assesses the impacts on aesthetics created by the approval of the General Plan Update. The California Environmental Quality Act (CEQA) describes the concept of aesthetic resources in terms of scenic vistas, scenic resources (such as trees, rock outcroppings, and historic buildings within a state scenic highway), and the existing visual character or quality of the study area.

The EIR concludes that the change in visual character of Wheatland due to implementation of General Plan Update would be a *significant* impact because feasible mitigation measures do not exist to reduce the impact to a *less-than-significant* level. Therefore, the impact would remain *significant and unavoidable*. After assessing the General Plan Update impacts on scenic resources scenic vistas of the study area, the EIR concludes that buildout of the General Plan Update would have a *less-than-significant* impact on aesthetic issues with implementation of the goals and policies presented.

### **Agricultural Resources**

The Agricultural Resources chapter of the EIR describes the soils of the study area and examines how buildout of the City of Wheatland General Plan study area will affect agricultural resources and operations within the General Plan Update study area.

The EIR concludes that the General Plan Update, even with implementation of General Plan goals and policies, would have a *significant and unavoidable* impact on the conversion of agricultural lands to non-agricultural uses; the conversion of prime farmland, unique farmland, or farmland of Statewide importance; and conflicts with existing agricultural zoning. All other impacts would be reduced to a *less-than-significant* level through implementation of mitigation measures and/or General Plan goals and policies.

## **Air Quality**

The Air Quality chapter describes the impacts of the General Plan Update study area on local and regional air quality. The chapter was prepared using thresholds of significance recommended by the Feather River Air Quality Management District. The chapter describes existing air quality; direct and indirect emissions associated with the project; and the impacts of those emissions on both the local and regional scale. An *Air Report (2005)* prepared by Don Ballanti, certified consulting meteorologist, was prepared for the impact assessment in this chapter.

The EIR concludes that the General Plan Update, even with implementation of mitigation measures and General Plan goals and policies, would have a *significant and unavoidable* impact on regional emissions. In addition, impacts related to land use conflicts and General Plan buildout construction activities would be *potentially significant* impacts; however, implementation of mitigation measures and/or goals and policies presented would reduce the impacts to a *less-than-significant* level. All other impacts would be a *less-than-significant* level with the implementation of General Plan goals and policies.

## **Biological Resources**

This section focuses on various biological characteristics of the proposed impact area of the *General Plan Land Use Map* for the Wheatland General Plan Update study area. Information for this analysis was largely drawn from a Biological Resources Background Report provided by Foothill Associates.

The EIR concludes that the impacts to habitat loss, including Swainson's hawk foraging habitat, with implementation of General Plan goals and policies would remain *significant and unavoidable*. All other impacts would be reduced to a *less-than-significant* level through implementation of mitigation measures and/or General Plan goals and policies.

## **Cultural Resources**

This section discusses the impacts the Wheatland General Plan Update would have on existing cultural resources in the area. The Cultural Resources chapter evaluates known prehistoric and historic uses in the study area, and the potential for existence of currently unknown heritage sites.

The EIR concludes that the impact from General Plan Update buildout could result in *potentially significant* impacts to archaeological or paleontological resources. However, with implementation of goals and policies in conjunction with a required mitigation measure, the impact would be *less-than-significant*. Impacts to historical resources were determined to be *less-than-significant*.

## **Geology**

This section focuses on various geological characteristics of the Wheatland General Plan Update study area. Including soil erosion, seismic activity, expansive soils, and liquefaction.

All the impacts from the General Plan Update, except for soil erosion, could be reduced to a *less-than-significant* level with the implementation of goals and policies presented in the chapter. However, implementation of the mitigation measure included in the EIR would reduce the impact to a *less-than-significant* level.

## **Hazards and Hazardous Materials**

The hazards impact section assesses the potential for hazardous materials and wildland fires to occur on or near the General Plan Update study area. This section provides general information on hazardous materials and reviews existing information about such materials in the project area. In addition, this section provides general information on wildland fire conditions, and the proximity to Beale Air force Base and the Union Pacific Rail Road (UPRR) train tracks in the study area. Potential impacts and mitigation measures are identified.

The EIR concludes that buildout of the General Plan Update would have a *potentially significant* impact regarding the potential hazards associated with the routine use, transport, or disposal of hazardous materials. However, implementation of applicable goals and policies as well as the mitigation measures required in the EIR would reduce the impacts to a *less-than-significant* level. All other impacts were identified as *less-than-significant*.

## **Hydrology and Water Quality**

This section of the Wheatland General Plan Update EIR describes existing drainage pattern and water resources for the study area and region, and evaluates potential impacts of the project with respect to drainage and water quality concerns. The hydrology and water quality analysis is based on information prepared for the proposed project such as a *Draft Drainage Report for Internal Drainage (2005) and External Source Flood Protection Plan (2005)*.

The EIR concludes that all hydrology and water quality impacts identified could be reduced to a *less-than-significant* level, except for surface water quality. However, surface water quality impacts could be reduced to a *less-than-significant* level with implementation of the mitigation measures and goals and policies required in the EIR.

## Land Use

The land use impact section describes the existing land use setting of the City of Wheatland General Plan Update study area, including the identification of existing land uses. The proposed General Plan Update land uses are defined and the Land Use diagram is analyzed for compatibility with surrounding land uses.

The EIR concludes that buildout of the General Plan Update would have a *significant and unavoidable* impact regarding the alteration of the existing character of the City of Wheatland. All other impacts would be reduced to a *less-than-significant* level through implementation the goals and policies presented.

## Mineral Resources

This section focuses on various mineral characteristics of the Wheatland General Plan Update study area. Information for this analysis was based on the *Yuba County General Plan* and *Wheatland General Plan Update Background Report*.

The City of Wheatland is located outside of the recognized Mineral land Classification Area as identified in the *Yuba County General Plan Environmental Setting and Background Report*. Therefore, the study area does not contain any significant quantities of mineral resources, and the General Plan Update would have no impacts to mineral resources.

## Noise

This section discusses the existing noise environment in the immediate project vicinity and identifies potential noise-related impacts associated with the proposed project. Specifically, this section analyzes potential noise impacts due to and upon development within the project site relative to applicable noise criteria and to the existing ambient noise environment. This section is primarily based on the Wheatland General Plan Background Report, and from noise level analyses provided by Bollard Acoustical Consultants, Inc.

The EIR concludes that the General Plan Update, even with implementation of a Mitigation Measure and the presented goals and policies, would have a *significant and unavoidable* noise impact related to increased traffic on City streets. In addition, a *potentially significant* impact was identified for compatibility issues with Beale Air Force Base and noise sensitive uses. However, with implementation of the mitigation measures and goals and policies presented, the impacts would be reduced to a *less-than-significant* level. All other impacts would be reduced to a *less-than-significant* level through implementation the goals and policies presented.

## **Population, Employment, and Housing**

The Population, Employment, and Housing section analyzes existing and projected population, housing, and employment conditions for the City of Wheatland. Primary documents and information sources used to prepare this section include the *City of Wheatland General Plan Background Report and 2004 Housing Element Update*.

The EIR concludes that buildout of the General Plan Update would have a *less-than-significant* impact on Population, Employment, and Housing issues with implementation of the goals and policies presented.

## **Public Services**

The public services section analyzes the anticipated fire, police, and school facilities needs of the Wheatland General Plan Update and describes the existing public service setting. In addition, potential impacts and mitigation measures are identified.

The EIR concludes that buildout of the General Plan Update would have impacts to law enforcement, fire, and schools resulting in a *potentially significant* impact; however, the EIR includes mitigation measures to reduce the impacts to a *less-than-significant* level. All other impacts would be reduced to a *less-than-significant* level through implementation the goals and policies presented.

## **Recreation**

This chapter contains goals and policies that establish the framework for the provision of recreational services for Wheatland residents and visitors, as well as a description of existing park and recreational facilities.

The EIR concludes that buildout of the General Plan Update would have a *less-than-significant* impact on recreation issues with implementation of the goals and policies presented.

## **Transportation and Circulation**

The Transportation and Circulation chapter addresses various transportation issues, including automobile travel and parking, transit, non-motorized transportation (e.g., bicycle and pedestrian travel), and freight movement (truck and rail). In addition, this chapter of the EIR analyzes transportation impacts that would result from the implementation of the General Plan Update study area. The information is based on traffic movement counts, traffic projections, and technical analyses conducted for this EIR by kdANDERSON Transportation Engineers.

The EIR concludes that the General Plan Update, even with implementation of General Plan goals and policies, would have a *significant and unavoidable* impact on the increased traffic volumes, along State Route 65 between Main Street and Olive, the intersection of North Ring Road and State Route 65, and cumulative traffic impacts. In addition, a *potentially significant* impact was identified for street safety impacts. However, with implementation of the mitigation measures and goals and policies presented, the impacts would be reduced to a *less-than-significant* level. All other impacts address in the section could be reduced to a *less-than-significant* level through implementation of the mitigation measures and/or goals and policies presented.

### **Utilities / Service Systems**

The utilities and service system section analyzes the water system and the sewage system strategies of the Wheatland General Plan Update study area. The water system information in this chapter is based on the Master Water Plan Technical Report by Terrance E. Lowell & Associates, Inc. The sewer system information is based primarily on the Sewer Collection System Master Plan Technical Report by Terrance E. Lowell & Associates, Inc.

The EIR concludes that implementation of the General Plan Update would have *potentially significant* impacts to water as a result of the need to prepare water supply assessments for individual projects. However, with implementation of the mitigation measures and goals and policies presented within the section, the impacts would be reduced to a *less-than-significant* level. All other impacts could be reduced to a *less-than-significant* level with the implementation of goals and policies presented in the section.

### **Cumulative Impacts**

The Citywide impact analyses in chapters 4.1 through 4.16 are effectively the cumulative impact analyses. The analyses examine the cumulative effects of each resource topic through buildout of the proposed General Plan Update. It should also be stated that other development in Yuba County would result in increased effects to the Wheatland Study Area. For example, the Transportation and Circulation chapter (see Chapter 4.15) includes a qualitative discussion of the cumulative buildout of the Wheatland General Plan Update as well as other development in Yuba County.

### **SUMMARY OF THE PROJECT ALTERNATIVES**

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The following summary describes the alternatives to the proposed project that are evaluated for environmental impacts in this Draft EIR. For a complete discussion of project alternatives, see Chapter 6, Alternatives Analysis.

### **No Project Alternative**

The No Project Alternative would result in the continuation of the existing Wheatland General Plan. As a result, the No Project Alternative would accommodate substantially less development than the proposed project. While this Alternative would not meet the project objectives, CEQA requires the alternative to be analyzed.

### **65 East Development Alternative**

The 65 East Development Alternative would include the same level of development as the Proposed General Plan Update, but involves shifting all future development to the east, out of the floodplain areas. It should be noted that Jones Ranch and Heritage Oaks Estates would be included as part of this Alternative.

### **Reduced Buildout Alternative**

The Reduced Buildout Alternative would decrease the level of development by approximately 1,694 acres compared to the Proposed General Plan Update. This Alternative would include the existing city limits and several parcels to the north, northeast, west, and southwest, including Almond Estates, Heritage Oaks Estates, Jones Ranch, Nichols Ranch, Stineman Ranch, and a portion of the Bear River Hop Farm.

### **Environmentally Superior Alternative**

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(d)(2) of the CEQA Guidelines requires that if the environmentally superior alternative is the “no project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. For this EIR the No Project Alternative would be considered the environmentally superior alternative to the Proposed General Plan Update and the other alternatives because there would be no physical changes to the environment from the existing conditions.

All of the development alternatives evaluated would generate the same types of impacts and would be expected to generate significant and unavoidable impacts similar to the Proposed General Plan Update. However, the 65 East Development Alternative would have less severe impacts to flooding and drainage, agricultural resources, and biological resources. However, impacts would still occur related to aesthetics, air quality, geology, cultural resources, hazards, noise, demand for public services and utilities, and traffic.

**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i><b>Impact</b></i>	<i><b>Level of Significance prior to Mitigation</b></i>	<i><b>Mitigation Measures</b></i>	<i><b>Level of Significance after Mitigation</b></i>
<b>4.1 Aesthetics</b>			
4.1-1 Development associated with the proposed General Plan Update would have substantial adverse impacts on scenic vistas and natural resources within the City of Wheatland.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.J To maintain and enhance the quality of Wheatland’s major travel corridors, city entrances, landscape, and streetscape.</p> <p>Policy 1.J.5. The City shall promote efforts to improve the visual quality of entrances to Wheatland and to Downtown.</p> <p>Goal 8.D To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.</p> <p>Policy 8.D.1. The City shall support the preservation and enhancement of natural landforms, natural vegetation, and natural resources as open space to the maximum extent feasible.</p> <p>Policy 8.D.4. The City shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.</p> <p>Policy 8.D.5. The City shall encourage the development of natural open space areas in regional, community, and neighborhood parks.</p> <p>Policy 8.D.7. The City shall plan and establish natural open space parkland as a part of the overall City park system.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	N/A

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4.1-2 Development associated with the proposed General Plan Update would substantially damage scenic resources.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.J To maintain and enhance the quality of Wheatland’s major travel corridors, city entrances, landscape, and streetscape</p> <p>Policy 1.J.2. The City shall encourage increased building setbacks and wider landscape areas along major corridors.</p> <p>Policy 1.J.6. The City shall work with state highway officials concerning landscaping maintenance of state highway property.</p> <p>Goal 8.C To preserve and protect the valuable vegetation resources of the Wheatland area.</p> <p>Policy 8.C.2. The City shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands and riparian areas.</p> <p>Policy 8.C.3. The City shall require that new development preserve natural woodlands to the maximum extent possible.</p> <p>Policy 8.C.4. The City shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.</p> <p>Goal 8.D To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.</p>	N/A

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		<p>Policy 8.D.1. The City shall, where appropriate, permanently protect as open space areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.</p> <p>Policy 8.D.3. The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the maximum extent feasible.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.1-3 Development associated with the proposed General Plan Update would not substantially degrade the existing visual character or quality of the City or its surroundings.	S	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.A To grow in an orderly pattern consistent with economic, social and environmental needs, while preserving Wheatland’s small town character, and historic significance.</p> <p>Policy 1.A.1. The City shall strive to preserve Wheatland’s traditional small-town qualities and historic heritage, while expanding its residential and employment base.</p> <p>Goal 1.B To accommodate the housing needs of all income groups expected to reside in Wheatland.</p> <p>Policy 1.B.1. The City shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relation-</p>	SU

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		<p>ship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors.</p> <p>Goal 1.E To designate adequate commercial land for development of local and regional commercial uses compatible with surrounding land uses, that will meet the present and future needs of Wheatland residents and visitors, and enhance Wheatland’s economic vitality.</p> <p>Policy 1.E.6. The City shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.</p> <p>Goal 1.J To maintain and enhance the quality of Wheatland’s major travel corridors, city entrances, landscape, and streetscape</p> <p>Policy1.J.1. New development within major transportation corridors must comply with the following minimum building requirements:</p> <ul style="list-style-type: none"> <li>a. All outdoor storage of goods, materials, and equipment, and loading docks areas shall be screened from major roadways.</li> <li>b. Developments with multiple buildings should have a uniform design theme and sign program.</li> <li>c. Earth tones shall be used as the dominant color; colors such as white, black, blue, and red should be used as</li> </ul>	

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		<p>accents. Building surfaces should have color schemes that reduce their apparent size.</p> <p>d. Metal buildings will be allowed only with enhanced architectural and landscaping treatment (such as use of trim bands, wing walls, parapets, and reveals).</p> <p>e. All exterior elevations visible from major roadways should have architectural treatment to alleviate long void surfaces. This can be accomplished through varying setbacks, breaking buildings into segments, pitched roof elements, columns, indentations, patios, and incorporating landscaping into architectural design</p> <p>Policy 1.J.2. The City shall encourage increased building setbacks and wider landscape areas along major corridors.</p> <p>Policy 1.J.3. The City shall require that all new development incorporate the planting of trees and other vegetation that extends the vegetation pattern of older adjacent neighborhoods into new development.</p> <p>Policy 1.J.4. As a condition of the approval of larger development projects, the City shall require establishment of funding mechanisms for the ongoing maintenance of street trees and landscape strips. The City shall explore the potential for putting all new development in a master landscape and lighting district for maintenance of street trees and landscape strips.</p>	

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		<b>Mitigation Measures</b> <i>None Feasible.</i>	
4.1-4 Development associated with the proposed General Plan Update would create new sources of substantial light and glare that would adversely affect day or nighttime views in the City of Wheatland.	LTS	<b>Proposed General Plan Update</b> Goal 1.E To designate adequate commercial land for development of local and regional commercial uses compatible with surrounding land uses, that will meet the present and future needs of Wheatland residents and visitors, and enhance Wheatland’s economic vitality.  Policy 1.E.7. New commercial development adjacent to residential development shall provide buffers from noise, trespassing, lighting, or other annoyances, through methods such as landscaping or fencing.  <b>Mitigation Measures</b> <i>None Required.</i>	N/A
<b>4.2 Agricultural Resources</b>			
4.2-1 Development associated with the proposed General Plan Update would convert Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to non-agricultural use.	S	<b>Proposed General Plan Update</b> Goal 1.I To maintain the productivity and minimize developments affects on agricultural lands surrounding Wheatland.  Policy 1.I.1. The City shall discourage leapfrog development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations.  Policy 1.I.2. The City shall support the local agricultural economy by encouraging the location of agricultural support industries in the city, establishing and promoting marketing of local farm products, exploring economic incentives, and support	SU

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		<p>for continuing agricultural uses adjacent to the city, and providing its fair share of adequate housing to meet the needs of agricultural labor.</p> <p>Policy 1.I.3. The City shall promote good neighbor policy between residential property owners and adjacent farming operations by supporting the right of the farmers and ranchers to conduct agricultural operations in compliance with state laws.</p> <p><b>Mitigation Measures</b> <i>None Feasible.</i></p>	
4.2-2 Development associated with the proposed General Plan Update would conflict with existing zoning for agricultural use.	S	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.A To grow in an orderly pattern consistent with economic, social and environmental needs, while preserving Wheatland’s small town character, and historic significance.</p> <p>Policy 1.A.8. The City shall establish a Memorandum of Understanding with Yuba County in order to maintain agricultural preservation zoning on farmland surrounding the city.</p> <p><b>Mitigation Measures</b> <i>None Feasible.</i></p>	SU
4.2-3 Development associated with the proposed General Plan Update would not conflict with the Williamson Act contract.	NI	<p><b>Proposed General Plan Update</b> <i>N/A</i></p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	N/A

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4.2-4 Development associated with the proposed General Plan Update would involve other changes in the existing environment, which could result in conversion of Farmland to non-agricultural use.	S	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.H To maintain land as Urban Reserve for consideration for future development.</p> <p>Policy 1.H.1. No urban development of Urban Reserve areas will be permitted without a General Plan amendment. No General Plan amendment will be considered without an analysis that includes the factors listed in Policy 1.H.2.</p> <p>Policy 1.H.2. The City shall, when deemed necessary, consider the appropriateness of development of Urban Reserve lands based upon the following factors:</p> <ul style="list-style-type: none"> <li>a) Possible location and mix of land uses;</li> <li>b) Implications for overall community form and relationship to the existing community and Downtown Wheatland;</li> <li>c) Flooding and drainage implications;</li> <li>d) Market feasibility of development in this area, including the expected rate of absorption;</li> <li>e) Availability of water supply;</li> <li>f) Consideration of circulation patterns and improvements;</li> </ul>	SU

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		g) Effect on and compatibility with existing City infrastructure (e.g., wastewater treatment plant); h) Implications of providing law enforcement and fire protection services; i) Potential impacts on sensitive biological resources; j) Noise contour implications of Beale Air Force Base.  <b>Mitigation Measures</b> <i>None Feasible.</i>	
<b>4.3 Air Quality</b>			
4.3-1 Increased Potential for Air Quality Land Use Conflicts.	PS	<b>Proposed General Plan Update</b> Goal 1.C To provide for new residential development in planned neighborhoods to be developed in an orderly style and designed to promote walking, bicycling, and transit use.  Policy 1.C.4. The City shall require that development plans for new residential neighborhoods address the following:  a. The distribution, location, and extent of land uses, including standards for land use intensity. b. Compatibility of new development with adjacent existing and proposed development. c. Provision of a range of housing types to ensure socially and economically-integrated neighborhoods. d. Distribution and location of roadways, including design standards for and the precise alignment of	LTS

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		<p>arterial, collector, and local streets, and bikeways.</p> <p>e. Provisions for the extension of the existing city roadway system into new development areas. New development shall be linked to adjacent existing neighborhoods and planned neighborhoods by collector and local streets.</p> <p>f. Provisions for adequate schools and child care facilities.</p> <p>g. Distribution and location of neighborhood commercial centers, parks, schools, child care centers, and other public- and quasi-public facilities.</p> <p>h. Provisions for linking residential neighborhoods, parks, schools, Downtown, shopping areas, and employment centers through a system of pedestrian pathways, bicycle routes, and linear open-space corridors along sloughs, Dry Creek, and the Bear River.</p> <p>i. Provisions for development phasing to ensure orderly and contiguous development consistent with population projections of the General Plan, and Policy 1.A.4.</p> <p>j. Provisions for minimizing conflicts between new development and agricultural uses.</p> <p>Goal 1.G To support development of employment uses to meet the present and future needs of Wheatland residents for jobs and to maintain Wheatland's economic vitality.</p> <p>Policy 1.G.2. The City shall only approve new employment</p>	

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<b><u>Impact</u></b>	<b><i>Level of Significance prior to Mitigation</i></b>	<b><i>Mitigation Measures</i></b>	<b><i>Level of Significance after Mitigation</i></b>
		<p>development that has adequate infrastructure and services. Employment development shall be required to provide sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials.</p> <p>Policy 1.G.7. The City shall ensure that intensive industrial or manufacturing uses are located in areas compatible with adjacent use.</p> <p>Goal 1.I To maintain the productivity and minimize developments affects on agricultural lands surrounding Wheatland.</p> <p>Policy 1.I.1. The City shall discourage leapfrog development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations.</p> <p>Policy 1.I.2. The City shall require residential development within or adjacent to agricultural areas to provide a buffer in order to minimize conflicts with adjacent agricultural uses.</p> <p>Policy 1.I.4. The City shall promote good neighbor policy between residential property owners and adjacent farming operations by supporting the right of farmers and ranchers to conduct agricultural operations in compliance with state laws.</p> <p><b>Mitigation Measures</b> 4.3-1 Add to Policy I.C.4 the following:</p>	

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		<p>k. Provisions for minimizing the exposure of residences, schools, childcare facilities and other sensitive receptors to mobile source Toxic Air Contaminants from major traffic sources.</p> <p>l. The City shall consider the recommendations of the Air Quality and Land Use Handbook (April 2005) in reviewing new development projects.</p>	
<p>4.3-2 Changes in Local Carbon Monoxide Levels.</p>	<p>LTS</p>	<p><b>Proposed General Plan Update</b></p> <p>Goal 2A To provide for the long-range planning and development of the City's roadway system to ensure the safe and efficient movement of people and goods.</p> <p>Policy 2.A.2. The City shall develop and manage its roadway system to maintain LOS "C" or better on all roadways, except within one-quarter mile of state highways. In these areas, the City shall strive to maintain LOS " D" or better.</p> <p>Policy 2.A.3. The City shall identify economic, design and planning solutions to improve existing levels-of-service currently below the LOS specified above. Where physical mitigation is infeasible, the City shall consider developing programs that enhance alternative access or otherwise minimize travel demand.</p> <p>Policy 2.A.5. The City shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile and by promoting pedestrian,</p>	<p>N/A</p>

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		<p>bicycle, and transit connections between employment areas and major residential and commercial areas.</p> <p>Policy 2.A.6. The City shall require an analysis of the effects of traffic from proposed major development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.</p> <p>Policy 2.A.11. The City shall ensure that highways and arterial streets within its jurisdiction provide for the efficient flow of traffic. Therefore, the following shall be undertaken:</p> <ul style="list-style-type: none"> <li>• Minimize the number of intersections along arterials.</li> <li>• Reduce curb cuts along arterials through the use of common access easements, backup lots and other design measures.</li> <li>• Provide grade separations at all major railroad crossings with arterials, except for an at-grade crossing of the major arterial in the north.</li> <li>• Extend arterials over waterways, railroads and through developed and undeveloped areas to provide for the continuous flow of through traffic and appropriate area access.</li> </ul> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	

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<p>4.3-3 Construction activities associated with buildout of the General Plan Update study area.</p>	<p>PS</p>	<p><b>Proposed General Plan Update</b> N/A</p> <p><b>Mitigation Measures</b> 4.3-3(a) <i>Implement the FRAQMD Fugitive Dust Control Plan, which may be downloaded at <a href="http://www.fraqmd.org/PlanningTools.htm">http://www.fraqmd.org/PlanningTools.htm</a>.</i></p> <ul style="list-style-type: none"> <li>• <i>All grading operations on a project should be suspended when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.</i></li> <li>• <i>Construction sites shall be watered as directed by the Department of Public Works or Air Quality Management District and as necessary to prevent fugitive dust violations.</i></li> <li>• <i>An operational water truck should be onsite at all times. Apply water to control dust as needed to prevent visible emissions violations and offsite dust impacts.</i></li> <li>• <i>Onsite dirt piles or other stockpiled particulate matter should be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind blown dust emissions. Incorporate the use of approved non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas.</i></li> <li>• <i>All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a</i></li> </ul>	<p>LTS</p>

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		<p style="text-align: center;"><i>manner as to minimize the free fall distance and fugitive dust emissions.</i></p> <ul style="list-style-type: none"> <li>• <i>Apply approved chemical soil stabilizers according to the manufacturers' specifications, to all-inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas.</i></li> <li>• <i>To prevent track-out, wheel washers should be installed where project vehicles and/or equipment exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.</i></li> <li>• <i>Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.</i></li> <li>• <i>Provide temporary traffic control as needed during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans and to reduce vehicle dust emissions. An effective measure is to enforce vehicle traffic speeds at or below 15 mph.</i></li> <li>• <i>Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage.</i></li> </ul>	

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		<ul style="list-style-type: none"> <li>• Reestablish ground cover on the construction site as soon as possible and prior to final occupancy, through seeding and watering.</li> <li>• 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.</li> </ul>	
		<p>4.3-3(b) Prior to construction activities, the project applicant shall assemble a comprehensive inventory list (i.e. make, model, engine year, horsepower, emission rates) of all heavy-duty off-road (portable and mobile) equipment (50 horsepower and greater) that will be used an aggregate of 40 or more hours for the construction project and apply the following mitigation measure:</p>	
		<p>4.3-3(c) Prior to construction activities, the project applicant shall provide a plan for approval by FRAQMD demonstrating that the heavy-duty (equal to or greater than 50 horsepower) off-road equipment to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-</p>	

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		<p>average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction. A Construction Mitigation Calculator (MS Excel) may be downloaded from the SMAQMD web site to perform the fleet average evaluation <a href="http://www.airquality.org/ceqa/index.shtml">http://www.airquality.org/ceqa/index.shtml</a>.</p>	
		<p>4.3-3(d) During construction, the project contractor shall regulate construction equipment exhaust emissions, as to not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions limitations (40 percent opacity or Ringelmann 2.0). Operators of vehicles and equipment found to exceed opacity limits shall take action to repair the equipment within 72 hours or remove the equipment from service. Failure to comply may result in a Notice of Violation.</p>	
		<p>4.3-3(e) During construction, the project contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained.</p>	
		<p>4.3-3(f) During construction, the project contractor shall regulate construction vehicles to minimize idling time to 10 minutes.</p>	
		<p>4.3-3(g) During construction, the project contractor shall ensure that an operational water truck is onsite at all times. Apply water to control dust as needed to prevent dust impacts offsite.</p>	
		<p>4.3-3(h) During construction, the project contractor shall utilize</p>	

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		<p><i>existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.</i></p> <p>4.3-3(i) <i>During construction, the project contractor shall develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites.</i></p> <p>4.3-3(j) <i>During construction, the project contractor shall ensure that no open burning of removed vegetation occurs during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.</i></p> <p>4.3-3(k) <i>Portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, may require California Air Resources Board (ARB) Portable Equipment Registration with the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultations with the ARB or the District to determine registration and permitting requirements prior to equipment operation at the site.</i></p> <p>The above mitigation measures are based on current FRAQMD</p>	

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		requirements. Future development applications will be reviewed by the City and the most current air district regulations will be applied.	
4.3-4 Regional Emissions Increases.	S	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.B To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Wheatland.</p> <p>Policy 1.B.3. The City shall discourage the development of isolated, remote, disconnected, and/or gated residential projects, which do not contribute to the sense of an integrated community.</p> <p>Policy 1.B.4. The City shall encourage multi-family housing to be located throughout the community, but especially near transportation corridors, Downtown, major commercial areas, neighborhood commercial centers, and employment centers.</p> <p>Goal 1.C To provide for new residential development in planned neighborhoods to be developed in an orderly style and designed to promote walking, bicycling, and transit use.</p> <p>Policy 1.C.1. The City shall promote new residential development in a range of residential densities that reflects the positive qualities of Wheatland's existing residential neighborhoods (e.g., street trees, pedestrian-orientation, mix of housing types and sizes).</p> <p>Policy 1.C.2. The City shall encourage the creation of well-defined</p>	SU

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		<p>residential neighborhoods. Each neighborhood should have a clear focal point, such as a park, school, or other open space and community facility, and shall be designed to promote pedestrian convenience.</p> <p>Policy I.C.3. The City shall encourage the development of new neighborhoods that are walkable and connected to the existing City core as well as each other.</p> <p>Policy I.C.4. The City shall require that development plans for new residential neighborhoods address the following:</p> <ul style="list-style-type: none"> <li>a. The distribution, location, and extent of land uses, including standards for land use intensity.</li> <li>b. Compatibility of new development with adjacent existing and proposed development.</li> <li>c. Provision of a range of housing types to ensure socially and economically-integrated neighborhoods.</li> <li>d. Distribution and location of roadways, including design standards for and the precise alignment of arterial, collector, and local streets, and bikeways.</li> <li>e. Provisions for the extension of the existing city roadway system into new development areas. New development shall be linked to adjacent existing neighborhoods and planned neighborhoods by collector and local streets.</li> <li>f. Provisions for adequate schools and child care facilities.</li> <li>g. Distribution and location of neighborhood commercial</li> </ul>	

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		<p>centers, parks, schools, child care centers, and other public- and quasi-public facilities.</p> <p>h. Provisions for linking residential neighborhoods, parks, schools, Downtown, shopping areas, and employment centers through a system of pedestrian pathways, bicycle routes, and linear open-space corridors along sloughs, Dry Creek, and the Bear River.</p> <p>i. Provisions for development phasing to ensure orderly and contiguous development consistent with population projections of the General Plan, and Policy 1.A.4.</p> <p>j. Provisions for minimizing conflicts between new development and agricultural uses.</p> <p>Policy 1.C.5. The City shall require residential subdivisions to provide well-connected internal and external street, bicycle, and pedestrian systems.</p> <p>Policy 1.C.6. The City shall encourage installation of current and emerging technological infrastructure in new and existing development for home telecommuting anti electric vehicles charging.</p> <p>Goal 1.D To conserve and enhance the best qualities of existing residential neighborhoods as the City grows.</p> <p>Policy 1.D.3. The City shall encourage infill and reuse in existing neighborhoods that maintain the character and quality of the</p>	

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		<p>surrounding neighborhood and does not negatively affect surrounding land uses.</p> <p>Goal 1.E To designate adequate commercial land for development of local and regional commercial uses compatible with surrounding land uses, that will meet the present and future needs of Wheatland residents and visitors, and enhance Wheatland's economic vitality.</p> <p>Policy 1.E.4. Commercial facilities should be designed to encourage and promote transit, pedestrian, and bicycle access. The City shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas.</p> <p>Policy 1.E.5. The City shall require pedestrian and bicycle access in the design of sound walls, buffers, detention basins, fencing or other physical features between commercial and residential uses.</p> <p>Goal 2.E To promote a safe and efficient transit system to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Wheatland.</p> <p>Policy 2.E.1. The City shall work with Yuba-Sutter Transit to implement bus transit services that are timely, cost-effective, and responsive to growth patterns and existing and future</p>	

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		transit demand.	
		Policy 2.E.4. The City shall encourage the creation of rail transit to link Wheatland and Marysville/Yuba City and the Sacramento Area.	
		Goal 2.F To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation for both transportation and recreation.	
		Policy 2.F.1. The City shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provide connections between the City's major employment and housing areas, between its existing and planned bikeways, and between schools, parks, retail shopping, and residential neighborhoods.	
		Policy 2.F.2. The City shall require developers to finance and install pedestrian pathways, bikeways, and multi-purpose paths in new development, as appropriate.	
		Policy 2.F.3. The City shall encourage the development of adequate, convenient, and secure bicycle parking at employment centers, schools, recreational facilities, transit terminals, commercial businesses, the Downtown, and in other locations where people congregate.	
		Policy 2.F.4. The City shall consider the needs of bicyclists when new roadways are constructed and existing roadways are	

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		upgraded.	
		Policy 2.F.5. The City shall consider the needs of bicyclists when determining street widths.	
		Policy 2.F.6. The City shall develop safe and pleasant pedestrian ways. To this end, the City shall ensure sidewalks are wide enough for pedestrian convenience.	
		Policy 2.F.7. The City shall cooperate with the schools in maintaining and updating the Safe Routes to School program.	
		Policy 2.F.8. The City shall require crosswalks and other pedestrian safety measures be designed and installed according to City of Wheatland Ordinances.	
		Policy 2.F.9. The City shall encourage major employment centers (50 or more total employees) to install showers, lockers, and secure parking areas for bicyclists as part of any entitlement.	
		Policy 2.F.10. The City shall ensure that bikeways are maintained in a manner that promotes their local and regional use.	
		Goal 8.E To protect and improve air quality in the Wheatland area with the goal of attaining state and federal health-based air quality standards.	
		Policy 8.E.1. The City shall cooperate with other agencies to develop a	

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		<p>consistent and effective approach to regional air quality planning and management.</p> <p>Policy 8.E.2. The City shall support the Feather River Air Quality Management District in its development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of new development.</p> <p>Policy 8.E.3. The City shall require major new development projects to submit an air quality analysis for review and approval. Based on this analysis, the City shall require appropriate mitigation measures.</p> <p>Policy 8.E.4. In cooperation with the Feather River Air Quality Management District, the City shall develop emission thresholds to serve as the basis for requiring air quality analysis and mitigation.</p> <p>Policy 8.E.5. The City shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The City shall submit development proposals to the Feather River Air Quality Management District for review and comment in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the City.</p> <p>Policy 8.E.6. In reviewing project applications, the City shall require</p>	

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		<p>consideration of alternatives or amendments that reduce emissions of air pollutants.</p> <p>Policy 8.E.7. The City shall require the use of EPA-certified woodstoves and fireplace inserts in lieu of wood burning indoor fireplaces in new development.</p> <p>Policy 8.E.8. The City shall encourage inclusion of exterior electrical outlets and natural gas hookups in new residential development to encourage the use of electric, rather than gas-powered, equipment, and to encourage the use of natural gas-fired barbecues.</p> <p>Goal 8.G To encourage energy conservation in new and existing developments.</p> <p>Policy 8.G.1. In addition to the energy regulations of Title 24, the City shall encourage the energy efficiency of new development. Possible energy efficiency design techniques include: provisions for solar access; building siting to maximize natural heating and cooling; and landscaping to aid passive cooling and the protection from winter winds.</p> <p>Policy 8.G.2. The City shall encourage the planting of shade trees along all City streets to reduce radiation heating.</p> <p><b>Mitigation Measures</b> 4.3-4 <i>Revise Policy 8.E.3 as follows:</i></p>	

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		<i>The City shall require major new development projects to submit an air quality analysis for review and approval. Projects whose impacts are not significant will be required to implement Standard Mitigation Measures (SMM) for construction and operation, as defined by the Feather River AQMD. Projects whose impact are significant will be required to implement Best Available Mitigation Measures (BAMM) for construction and operation as defined by the Feather River AQMD or voluntary offsite mitigation. <del>Based on this analysis, the City shall require appropriate mitigation measures.</del></i>	
<b>4.4 Biological Resources</b>			
4.4-1 Development associated with the proposed General Plan Update would result in the removal of substantial flora and fauna habitat.	S	<p><b>Proposed General Plan Update</b></p> <p>Goal 8.B To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.</p> <p>Policy 8.B.1. The City shall support preservation of the habitats of federally or state-listed rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.</p> <p>Policy 8.B.2. The City shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include</p>	SU

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		<p>endangered, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities.</p> <p>Policy 8.B.3. The City shall support preservation, restoration, and enhancement of the designated habitats of State or Federally listed rare, threatened, endangered and/or other sensitive and special status species.</p> <p>Policy 8.B.4. The City shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitats. Where possible and appropriate, such communities shall be restored or expanded.</p> <p>Policy 8.B.5. The City shall require careful planning of new development in areas that are known to have particular value for biological resources to maintain sensitive vegetation and wildlife habitat.</p> <p>Policy 8.B.6. The City shall review development proposals in accordance with applicable Federal, State, and local statues protecting special-status species and jurisdictional wetlands.</p> <p>Policy 8.B.7. The City shall impose appropriate mitigation measures using protocols defined by the applicable statute (e.g., USFWS, CDFG, etc.).</p> <p>Policy 8.B.8. On sites that have the potential to contain critical or</p>	

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		<p>sensitive habitats or special-species or are within 100 feet of such areas, the City shall require the project applicant to have the site surveyed by a qualified biologist. A report on the findings of this survey shall be submitted to the City as part of the application process.</p> <p>Goal 8.C To preserve and protect the valuable vegetation resources of the Wheatland area.</p> <p>Policy 8.C.1. The City shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of permits or for project mitigation.</p> <p>Policy 8.C.2. The City shall support the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands and riparian areas.</p> <p>Policy 8.C.3. The City shall require that new development preserve natural woodlands to the maximum extent possible.</p> <p>Policy 8.C.4. The City shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.</p> <p>Goal 8.D To preserve and enhance open space lands to maintain the</p>	

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<b><u>Impact</u></b>	<b><i>Level of Significance prior to Mitigation</i></b>	<b><i>Mitigation Measures</i></b>	<b><i>Level of Significance after Mitigation</i></b>
		<p>natural resources of the Wheatland area.</p> <p>Policy 8.D.1. The City shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible.</p> <p>Policy 8.D.2. The City shall, where appropriate, permanently protect as open space areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.</p> <p>Policy 8.D.3. The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the maximum extent feasible.</p> <p><b>Mitigation Measures</b> <i>None Feasible.</i></p>	
4.4-2 Development associated with the proposed General Plan Update may result in impacts to special-status vernal pool invertebrates in the General Plan study area.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 8.B To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.</p> <p>Policy 8.B.3. The City shall support preservation, restoration, and enhancement of the designated habitats of State or Federally listed rare, threatened, endangered and/or other</p>	N/A

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		<p style="text-align: center;">sensitive and special status species.</p> <p>Policy 8.B.5. The City shall require careful planning of new development in areas that are known to have particular value for biological resources to maintain sensitive vegetation and wildlife habitat.</p> <p>Policy 8.B.6. The City shall review development proposals in accordance with applicable Federal, State, and local statutes protecting special-status species and jurisdictional wetlands.</p> <p>Policy 8.B.7. The City shall impose appropriate mitigation measures using protocols defined by the applicable statute (e.g., USFWS, CDFG, etc.).</p> <p>Policy 8.B.8. On sites that have the potential to contain critical or sensitive habitats or special-species or are within 100 feet of such areas, the City shall require the project applicant to have the site surveyed by a qualified biologist. A report on the findings of this survey shall be submitted to the City as part of the application process.</p> <p>Goal 8.D To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.</p> <p>Policy 8.D.3. The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the maximum extent feasible.</p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b><u>Impact</u></b>	<b><i>Level of Significance prior to Mitigation</i></b>	<b><i>Mitigation Measures</i></b>	<b><i>Level of Significance after Mitigation</i></b>
		<b>Mitigation Measures</b> <i>None Required.</i>	
4.4-3 Development associated with the proposed General Plan Update may result in impacts to valley elderberry longhorn beetle (VELB) in the General Plan study area.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 8.B To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.</p> <p>Policy 8.B.3. The City shall support preservation, restoration, and enhancement of the designated habitats of State or Federally listed rare, threatened, endangered and/or other sensitive and special status species.</p> <p>Policy 8.B.5. The City shall require careful planning of new development in areas that are known to have particular value for biological resources to maintain sensitive vegetation and wildlife habitat.</p> <p>Policy 8.B.6. The City shall review development proposals in accordance with applicable Federal, State, and local statutes protecting special-status species and jurisdictional wetlands.</p> <p>Policy 8.B.7. The City shall impose appropriate mitigation measures using protocols defined by the applicable statute (e.g., USFWS, CDFG, etc.).</p> <p>Policy 8.B.8. On sites that have the potential to contain critical or sensitive habitats or special-species or are within 100 feet of such areas, the City shall require the project applicant to</p>	N/A

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		<p>have the site surveyed by a qualified biologist. A report on the findings of this survey shall be submitted to the City as part of the application process.</p> <p>Goal 8.D To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.</p> <p>Policy 8.D.3. The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the maximum extent feasible.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.4-4 Development associated with the proposed General Plan Update may result in impacts to special-status reptiles in the General Plan study area.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 8.B To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.</p> <p>Policy 8.B.3. The City shall support preservation, restoration, and enhancement of the designated habitats of State or Federally listed rare, threatened, endangered and/or other sensitive and special status species.</p> <p>Policy 8.B.5. The City shall require careful planning of new development in areas that are known to have particular value for biological resources to maintain sensitive vegetation and wildlife habitat.</p>	N/A

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		<p>Policy 8.B.6. The City shall review development proposals in accordance with applicable Federal, State, and local statutes protecting special-status species and jurisdictional wetlands.</p> <p>Policy 8.B.7. The City shall impose appropriate mitigation measures using protocols defined by the applicable statute (e.g., USFWS, CDFG, etc.).</p> <p>Policy 8.B.8. On sites that have the potential to contain critical or sensitive habitats or special-species or are within 100 feet of such areas, the City shall require the project applicant to have the site surveyed by a qualified biologist. A report on the findings of this survey shall be submitted to the City as part of the application process.</p> <p>Goal 8.D To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.</p> <p>Policy 8.D.3. The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the maximum extent feasible.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.4-5 Development associated with the proposed General Plan Update may result in impacts to nesting special-status and common raptor species	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 8.B To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.</p>	N/A

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within the General Plan study area.		<p>Policy 8.B.3. The City shall support preservation, restoration, and enhancement of the designated habitats of State or Federally listed rare, threatened, endangered and/or other sensitive and special status species.</p> <p>Policy 8.B.5. The City shall require careful planning of new development in areas that are known to have particular value for biological resources to maintain sensitive vegetation and wildlife habitat.</p> <p>Policy 8.B.6. The City shall review development proposals in accordance with applicable Federal, State, and local statutes protecting special-status species and jurisdictional wetlands.</p> <p>Policy 8.B.7. The City shall impose appropriate mitigation measures using protocols defined by the applicable statute (e.g., USFWS, CDFG, etc.).</p> <p>Policy 8.B.8. On sites that have the potential to contain critical or sensitive habitats or special-species or are within 100 feet of such areas, the City shall require the project applicant to have the site surveyed by a qualified biologist. A report on the findings of this survey shall be submitted to the City as part of the application process.</p> <p>Goal 8.D To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.</p>	

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		<p>Policy 8.D.3. The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the maximum extent feasible.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.4-6 Development associated with the proposed General Plan Update would result in impacts to Swainson’s hawk foraging habitat within the General Plan study area.	S	<p><b>Proposed General Plan Update</b></p> <p>Goal 8.B To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.</p> <p>Policy 8.B.3. The City shall support preservation, restoration, and enhancement of the designated habitats of State or Federally listed rare, threatened, endangered and/or other sensitive and special status species.</p> <p>Policy 8.B.5. The City shall require careful planning of new development in areas that are known to have particular value for biological resources to maintain sensitive vegetation and wildlife habitat.</p> <p>Policy 8.B.6. The City shall review development proposals in accordance with applicable Federal, State, and local statutes protecting special-status species and jurisdictional wetlands.</p> <p>Policy 8.B.7. The City shall impose appropriate mitigation measures using protocols defined by the applicable statute (e.g., USFWS, CDFG, etc.).</p>	SU

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		<p>Policy 8.B.8. On sites that have the potential to contain critical or sensitive habitats or special-species or are within 100 feet of such areas, the City shall require the project applicant to have the site surveyed by a qualified biologist. A report on the findings of this survey shall be submitted to the City as part of the application process.</p> <p>Goal 8.D To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.</p> <p>Policy 8.D.3. The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the maximum extent feasible.</p> <p><b>Mitigation Measures</b> <i>None Feasible.</i></p>	
<b>4.5 Cultural Resources</b>			
4.5-1 Development associated with the proposed General Plan Update could cause a substantial adverse change in the significance of a historical resource.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 7.A To preserve and maintain sites, structures, and landscapes that serve as significant, visible connection to the city's social, architectural, and agricultural history.</p> <p>Policy 7.A.1. The City shall establish a Historic Resources Inventory to include all historically and architecturally significant buildings, sites, landscapes, signs, and features within the city limits.</p>	N/A

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		<p>Policy 7.A.2. The City shall seek to develop incentives for owners of historically significant income-producing buildings to have their buildings designated a City Historic Landmark.</p> <p>Policy 7.A.3. The City shall give highest restoration priority to those buildings and open space areas identified as having historic, cultural, or architectural significance that are in imminent danger of decay or demolition.</p> <p>Policy 7.A.4. The City shall encourage the incorporation of natural resources such as land and water into historic sites and structures when they are important to the understanding and appreciation of the history of the site.</p> <p>Policy 7.A.5. The City shall consult with property owners early in the process of designating properties or buildings as historically and/or architecturally significant.</p> <p>Goal 7.B. To combine historic preservation and economic development so as to encourage owners of historic properties to upgrade and preserve their properties in a manner that will conserve the integrity of such properties in the best possible condition.</p> <p>Policy 7.B.1. The City shall consider waiving building permit fees and/or providing other appropriate incentives for owners of small properties with historic significance who are unable to benefit from other government programs for historic preservation and for historic preservation projects that</p>	

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		<p style="text-align: right;">provide low-income housing or essential city services.</p> <p>Goal 7.C      To promote community awareness and appreciation of Wheatland’s history and architecture.</p> <p>Policy 7.C.1.      The City shall formally recognize private and public quality rehabilitation and restoration work through awareness ceremonies.</p> <p>Policy 7.C.2.      The City shall encourage Wheatland schools to integrate local architectural history into their curriculum.</p> <p>Policy 7.C.3.      The City shall coordinate historic preservation efforts with other agencies and organizations, including the Yuba-Feather Historical Association and other historic societies.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.5-2      Development associated with the proposed General Plan Update could cause a substantial adverse change in the significance of an archeological, or unique paleontological resource.	PS	<p><b>Proposed General Plan Update</b></p> <p>Goal 7.D      To protect Wheatland’s Native American heritage.</p> <p>Policy 7.D.1.      The City shall refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory, Northwest Information Center, at Sonoma State University.</p> <p>Policy 7.D.2.      The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without first consulting the Archaeological Inventory,</p>	LTS

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		<p>Northwest Information Center, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist. City implementation of this policy shall be guided by Appendix K of the <i>CEQA Guidelines</i>.</p> <p><b>Mitigation Measures</b></p> <p>4.5-1 <i>In the event that any archeological features or deposits, including locally darkened soil (midden), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease, and the City of Wheatland and a qualified archaeologist shall be contacted to determine if the resource is significant and to determine appropriate mitigation. Any artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist.</i></p> <p>4.5-2 <i>Revise Policy 7.D.1 as follows:</i></p> <p><i>The City shall refer development proposals that may adversely affect archaeological sites to the North Central Information Center at California State University, Sacramento, and the Northeast Information Center at California State University, Chico.</i></p> <p>4.5-3 <i>Revise Policy 7.D.2 as follows:</i></p> <p><i>The City shall not knowingly approve any public or private</i></p>	

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		<i>project that may adversely affect an archaeological site without first consulting the California Archaeological Inventory; North Central Information Center at California State University, Sacramento; Northeast Information Center at California State University, Chico; conducting a site evaluation as may be indicated; and attempting to mitigate any adverse impacts according to the recommendations of a qualified archaeologist.</i>	
<b>4.6 Geology and Soils</b>			
4.6-1 Development associated with the proposed General Plan Update would expose people or structures to potential seismic events and related ground shaking.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.A To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.</p> <p>Policy 9.A.1. The City shall prepare and regularly update emergency services plans.</p> <p>Policy 9.A.4. The City shall consider safety hazards in formulating capital improvements.</p> <p>Policy 9.A.5. The City shall incorporate safety provisions in City ordinances whenever applicable.</p> <p>Policy 9.A.6. The City shall permit development only in areas where the potential danger to the health and safety of people can be mitigated to an acceptable level.</p> <p>Policy 9.A.7. The City shall ensure that during natural catastrophes and emergencies the City can continue to provide essential</p>	N/A

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		emergency public services.	
		Policy 9.A.8. The City shall update building, fire, and other codes to address earthquakes, fire, and other hazards.	
		Policy 9.A.9. The City shall coordinate disaster preparedness planning with other public agencies and organizations	
		Goal 9.B To minimize the loss of life, injury, and property damage due to seismic and geological hazards.	
		Policy 9.B.1. The City shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, liquefaction, expansive soils).	
		Policy 9.B.2. The City shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants due to ground-shaking.	
		Policy 9.B.3. The City shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants due to ground-shaking.	
		Policy 9.B.4. The City shall require that new structures and alterations to existing structures comply with the current edition of the	

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		<p style="text-align: center;">Uniform Building Code.</p> <p>Policy 9.B.5. The City shall develop evacuation routes and a disaster plan in the remote event that an earthquake does occur, especially in the Camp Far West Dam inundation area.</p> <p>Policy 9.B.6. The City shall require that new structures intended for human occupancy, public facilities (i.e., treatment plants and pumping stations, major communication lines, evacuation routes, etc.), and emergency/disaster facilities (i.e., police and fire stations, etc.) are designed and constructed to minimize risk to the safety of people due to ground shaking.</p> <p>Policy 9.B.7. The City shall require all proposed developments, reconstruction, utilities, or public facilities situated within areas subject to geologic-seismic hazards as identified in the soils engineering and geologic-seismic analysis to be sited, designed, and constructed to mitigate the risk associated with the hazard (e.g., expansive, liquefaction, etc.).</p> <p>Policy 9.B.8. The City shall require that alterations to existing buildings and all new buildings be built according to the seismic requirements of the Uniform Building Code.</p> <p>Policy 9.B.9. The City shall support and encourage seismic upgrades to older buildings that may be structurally deficient.</p>	

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		Policy 9.B.10. The City shall inventory unreinforced masonry structures, including emergency facilities and other critical facilities constructed prior to 1948, used for human occupancy (excluding single family residential structures), and evaluate the facilities for seismic safety. If found below acceptable standards, the City shall implement a program to mitigate potential hazards.  <b>Mitigation Measures</b> <i>None Required.</i>	
4.6-2 Development associated with the proposed General Plan Update could place buildings on expansive soils, thus potentially causing structural damage.	LTS	<b>Proposed General Plan Update</b> Goal 9.A To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.  Policy 9.A.1. The City shall prepare and regularly update emergency services plans.  Policy 9.A.4. The City shall consider safety hazards in formulating capital improvements.  Policy 9.A.5. The City shall incorporate safety provisions in City ordinances whenever applicable.  Policy 9.A.6. The City shall permit development only in areas where the potential danger to the health and safety of people can be mitigated to an acceptable level.  Policy 9.A.7. The City shall ensure that during natural catastrophes and	N/A

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		<p>emergencies the City can continue to provide essential emergency public services.</p> <p>Policy 9.A.8. The City shall update building, fire, and other codes to address earthquakes, fire, and other hazards.</p> <p>Goal 9.B To minimize the loss of life, injury, and property damage due to seismic and geological hazards.</p> <p>Policy 9.B.1. The City shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, liquefaction, expansive soils).</p> <p>Policy 9.B.2. The City shall require submission of a preliminary soils report, prepared by a registered civil (geotechnical) engineer and based upon adequate test borings, for every major subdivision.</p> <p>Policy 9.B.4. The City shall require that new structures and alterations to existing structures comply with the current edition of the California Building Code.</p> <p>Policy 9.B.7. The City shall require all proposed developments, reconstruction, utilities, or public facilities situated within areas subject to geologic-seismic hazards as identified in the soils engineering and geologic-seismic analysis to be sited, designed, and constructed to mitigate the risk</p>	

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		associated with the hazard (e.g., expansive, liquefaction, etc.).  <b>Mitigation Measures</b> <i>None Required.</i>	
4.6-3 Liquefaction could occur in the study area, subjecting structures or people to harm and/or damage.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.A To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.</p> <p>Policy 9.A.4. The City shall consider safety hazards in formulating capital improvements.</p> <p>Policy 9.A.5. The City shall incorporate safety provisions in City ordinances whenever applicable.</p> <p>Policy 9.A.6. The City shall permit development only in areas where the potential danger to the health and safety of people can be mitigated to an acceptable level.</p> <p>Goal 9.B To minimize the loss of life, injury, and property damage due to seismic and geological hazards.</p> <p>Policy 9.B.3. The City shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants due to ground-shaking.</p> <p>Policy 9.B.4. The City shall require that new structures and alterations to</p>	N/A

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		<p>existing structures comply with the current edition of the California Building Code.</p> <p>Policy 9.B.6. The City shall require that new structures intended for human occupancy, public facilities (i.e., treatment plants and pumping stations, major communication lines, evacuation routes, etc.), and emergency/disaster facilities (i.e., police and fire stations, etc.) are designed and constructed to minimize risk to the safety of people due to ground shaking.</p> <p>Policy 9.B.7. The City shall require all proposed developments, reconstruction, utilities, or public facilities situated within areas subject to geologic-seismic hazards as identified in the soils engineering and geologic-seismic analysis to be sited, designed, and constructed to mitigate the risk associated with the hazard (e.g., expansive, liquefaction, etc.).</p> <p>Policy 9.B.8. The City shall require that alterations to existing buildings and all new buildings be built according to the seismic requirements of the Uniform Building Code.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.6-4 Development associated with the proposed General Plan Update could result in soil erosion.	PS	<p><b>Proposed General Plan Update</b></p> <p>Goal 5.E To collect and dispose of stormwater in a manner that protects the city’s residents and property from the hazards of flooding, manages stormwater in a manner that is safe</p>	LTS

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**TABLE 2-1  
 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b><i>Impact</i></b>	<b><i>Level of Significance prior to Mitigation</i></b>	<b><i>Mitigation Measures</i></b>	<b><i>Level of Significance after Mitigation</i></b>
		<p>and environmentally sensitive, and enhances the environment.</p> <p>Policy 5.E.4. The City shall prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities.</p> <p><b>Mitigation Measures</b>                      4.6-4 <i>For future development projects, applicants shall prepare and submit to the City Engineer an erosion control plan prior to grading permit issuance. The erosion control plan shall utilize standard construction practices to limit the erosion effects during construction. Measures could include, but are not limited to the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Hydro-seeding;</i></li> <li>• <i>Placement of erosion control measures within drainageways and ahead of drop inlets;</i></li> <li>• <i>The temporary lining (during construction activities) of drop inlets with “filter fabric” (a specific type of geotextile fabric);</i></li> <li>• <i>The placement of straw wattles along slope contours;</i></li> <li>• <i>Directing subcontractors to a single designation “wash-out” location (as opposed to allowing them to wash-out in any location they desire);</i></li> <li>• <i>The use of siltation fences; and</i></li> <li>• <i>The use of sediment basins and dust palliatives.</i></li> </ul>	

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<b>4.7 Hazards and Hazardous Materials</b>			
4.7-1 Development associated with the proposed General Plan Update would create potential hazards related to the public or the environment through the routine transport, use, disposal or reasonably foreseeable upset and accidental release of hazardous materials.	PS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.F To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.</p> <p>Policy 9.F.1. The City shall ensure that the use and disposal of hazardous materials in the city complies with local, state, and federal safety standards.</p> <p>Policy 9.F.2. The City shall strictly regulate the storage of hazardous materials and wastes.</p> <p>Policy 9.F.3. The City shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.</p> <p>Policy 9.F.4. The City shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the City.</p> <p>Policy 9.F.5. The City shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.</p>	LTS

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		<p>Policy 9.F.6. The City shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.</p> <p>Policy 9.F.7. The City shall work with other agencies to ensure an adequate countywide response capability to hazardous materials emergencies.</p> <p><b>Mitigation Measures</b> <i>4.7-1 For agricultural parcels proposed for development, prior to the issuance of grading permits, project applicants shall provide to the City a detailed environmental assessment pertaining to on-site soils in order to address the presence of soil contaminants (i.e., pesticides). The environmental assessment shall be reviewed by the City Engineer.</i></p>	
4.7-2 Development associated with the proposed General Plan Update would not be included on a list of hazardous materials sites pursuant to Government Code Section 65962.5, which would result in a significant hazard to the public or the environment.	NI	<p><b>Proposed General Plan Update</b> <i>N/A</i></p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	N/A
4.7-3 Development associated with the proposed General Plan Update would be located within an airport land use plan, and may create potential safety hazards for people residing or working in the project area.	LTS	<p><b>Proposed General Plan Update</b> Goal 2.G To support the continued operation of Beale Air Force Base and its associated facilities while ensuring compatibility between urban development in Wheatland and aircraft operations.</p>	N/A

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		<p>Policy 2.G.1. The City shall work closely with appropriate agencies, including Beale Air Force Base and the Sacramento Area Council of Governments (SACOG), to ensure compatibility of land uses that fall within overflight zones.</p> <p>Policy 2.G.2. The City shall work with Beale Air Force Base to coordinate changes to their flight patterns with land use decisions.</p> <p>Goal 9.E To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from aircraft hazards.</p> <p>Policy 9.E.1. The City shall work with Beale Air Force Base to ensure that new development does not create safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.</p> <p>Policy 9.E.2. The City shall ensure that development within the Beale Air Force Base approach and departure zones comply with Part 87 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.7-4 Development associated with the proposed General Plan Update would not interfere with an adopted	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.A To protect the community from injury and damage resulting from natural catastrophes and hazardous</p>	N/A

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<p>emergency response plan or emergency evacuation plan.</p>		<p>conditions.</p> <p>Policy 9.A.1. The City shall prepare and regularly update emergency services plans.</p> <p>Policy 9.A.2. The City shall have major public and private development proposals reviewed by fire and police departments as well as other City department heads to insure compatibility with safety objectives.</p> <p>Policy 9.A.4. The City shall consider safety hazards in formulating capital improvements.</p> <p>Policy 9.A.5. The City shall incorporate safety provisions in City ordinances whenever applicable.</p> <p>Policy 9.A.6. The City shall permit development only in areas where the potential danger to the health and safety of people can be mitigated to an acceptable level.</p> <p>Policy 9.A.7. The City shall ensure that during natural catastrophes and emergencies the City can continue to provide essential emergency public services.</p> <p>Policy 9.A.9. The City shall coordinate disaster preparedness planning with other public agencies and organizations.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	

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4.7-5 Development associated with the proposed General Plan Update would not expose people or structures to a significant risk or loss, injury or death involving wildland fires.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.A To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.</p> <p>Policy 9.A.3. The City shall initiate fire inspection programs for buildings and premises to identify safety objectives.</p> <p>Policy 9.A.8. The City shall update building, fire, and other codes to address earthquakes, fire, and other hazards.</p> <p>Goal 9.D To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from fires.</p> <p>Policy 9.D.1. The City shall require that new development meets state and local standards for fire protection. The City Fire Department shall review development proposals for compliance with fire safety standards.</p> <p>Policy 9.D.2. The City shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.</p> <p>Policy 9.D.3. The City shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.</p>	N/A

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		<p>Policy 9.D.4. The City shall develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.</p> <p>Policy 9.D.5. The City shall enforce building and fire codes and city ordinances in regard to fire and fire protection.</p> <p>Policy 9.D.6. The City shall continue to improve fire protection services, equipment, and facilities as required and as economically as possible.</p> <p>Policy 9.D.7. The City shall require and maintain adequate street widths, clearances around structures, and turning radii to provide for fire and safety protection and access.</p> <p>Policy 9.D.8. The City shall maintain water supply requirements for fire fighting needs in accordance with the Insurance Services Office "Fire Suppression Rating Schedule".</p> <p>Policy 9.D.9. The City shall require that areas within the natural / urban interface, at a minimum, provide fire and safety protection that meet California Department of Forestry and Fire Protection (CDF) Fire Safe standards.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	

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<b>4.8 Hydrology and Water Quality</b>			
4.8-1 New development in the study area associated with the General Plan Update would result in increased runoff, therefore leading to potential flooding. The General Plan Land Use Plan, and circulation proposals could also result in the location of projects in flood zones, or alter the course of floodwaters.	LTS	<b>Proposed General Plan Update</b>	N/A
		Goal 5.E To collect and dispose of stormwater in a manner that protects the City’s residents and property from the hazards of flooding, manages stormwater in a manner that is safe and environmentally sensitive, and enhances the environment.	
		Policy 5.E.1. The City shall prepare a Storm Drainage Master Plan and Flood Protection Master Plan to assure adequate protection for residents and property.	
		Policy 5.E.2. The City shall encourage project designs that minimize drainage concentrations and impervious coverage.	
		Policy 5.E.3. The City shall prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities.	
		Policy 5.E.4. The City shall require projects that have significant impacts on the quantity and quality of surface water runoff to incorporate mitigation measures for impacts related to urban runoff.	
		Policy 5.E.5. Future drainage system requirements shall comply with applicable state and federal pollutant discharge requirements.	
		Policy 5.E.6. The City shall allow stormwater detention facilities to	

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		<p>mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, stormwater detention facilities should be designed for multiple purposes, including recreational (e.g., parks, ball fields, etc.) and/or stormwater quality improvement.</p> <p>Policy 5.E.7. The City shall consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands.</p> <p>Policy 5.E.8. The City shall require detention storage with measured release to ensure that the capacity of downstream creeks and sloughs will not be exceeded. To this end:</p> <ul style="list-style-type: none"> <li>a) Outflow to creeks and sloughs shall be monitored and controlled to avoid exceeding downstream channel capacities;</li> <li>b) Storage facilities shall be coordinated and managed to prevent problems caused by timing of storage outflows.</li> </ul> <p>Policy 5.E.9. The City shall require the preparation of watershed drainage plans for proposed developments. These plans shall define needed drainage improvements and estimate construction costs for these improvements.</p>	

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		<b>Mitigation Measures</b> <i>None Required.</i>	
4.8-2 Development associated with the General Plan Update would be within the 100-Year flood hazard area.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.C To protect the lives and property of the citizens of Wheatland from hazards and manage floodplains for their open space and natural resource values.</p> <p>Policy 9.C.1. The City shall continue to implement floodplain zoning and undertake other actions required to comply with state floodplain requirements, and to maintain the City's eligibility under the Federal Flood Insurance Program.</p> <p>Policy 9.C.2. The City shall require evaluation of potential flood hazards prior to approval of development projects. The City shall require proponents of new development to submit accurate topographic and flow characteristics information.</p> <p>Policy 9.C.3. The City shall not allow development in areas subject to flooding unless adequate mitigation is provided, to include project levees designed for a standard project flood.</p> <p>Policy 9.C.4. The City shall require flood-proofing of structures and outdoor storage areas for hazardous materials in areas subject to flooding. Hazardous materials and wastes shall be contained within floodproofed structures or storage areas.</p> <p>Policy 9.C.5. The City shall prohibit the construction of facilities essential for emergencies and large public assembly in the</p>	N/A

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		100-year floodplain, unless the structure and road access are free from flood inundation.	
		Policy 9.C.6. The City shall continue to work closely with the U.S. Army Corps of Engineers, Reclamation Districts 2103 and 817, the Federal Emergency Management Agency (FEMA), and the State Department of Water Resources in defining existing and potential flood problem areas and solutions.	
		Policy 9.C.7. The City shall preserve floodways and floodplains for non-urban uses, except that development may be allowed in a floodplain with mitigation measures that are in conformance with the City's Flood Protection Master Plan.	
		Policy 9.C.8. The City shall formulate emergency management plans for the safe evacuation of people from areas subject to inundation from dam failure. Plans shall be reviewed and periodically updated.	
		Policy 9.C.9. The City shall participate in the National Flood Insurance Program.	
		Policy 9.C.10. The City shall require that roadway systems for areas protected from flooding by levees be designed to provide multiple escape routes for residents in the event of a levee failure.	
		Policy 9.C.11. The City shall develop evacuation routes and a disaster	

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		plan in the remote event of a failure to Camp Far West Dam.  <b>Mitigation Measures</b> <i>None Required.</i>	
4.8-3 Development in the study area could result in erosion, sedimentation, and subsequent degradation of the surface water quality.	PS	<p><b>Proposed General Plan Update</b></p> <p>Goal 5.E To collect and dispose of stormwater in a manner that protects the City’s residents and property from the hazards of flooding, manages stormwater in a manner that is safe and environmentally sensitive, and enhances the environment.</p> <p>Policy 5.E.1. The City shall prepare a Storm Drainage Master Plan and Flood Protection Master Plan to assure adequate protection for residents and property.</p> <p>Policy 5.E.2. The City shall encourage project designs that minimize drainage concentrations and impervious coverage.</p> <p>Policy 5.E.3. The City shall prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities.</p> <p>Policy 5.E.4. The City shall require projects that have significant impacts on the quantity and quality of surface water runoff to incorporate mitigation measures for impacts related to urban runoff.</p> <p>Policy 5.E.5. Future drainage system requirements shall comply with</p>	LTS

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		<p>applicable state and federal pollutant discharge requirements.</p> <p>Policy 5.E.6. The City shall allow stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, stormwater detention facilities should be designed for multiple purposes, including recreational (e.g., parks, ball fields, etc.) and/or stormwater quality improvement.</p> <p>Policy 5.E.7. The City shall consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands.</p> <p>Policy 5.E.8. The City shall require detention storage with measured release to ensure that the capacity of downstream creeks and sloughs will not be exceeded. To this end:</p> <ul style="list-style-type: none"> <li>a. Outflow to creeks and sloughs shall be monitored and controlled to avoid exceeding downstream channel capacities;</li> <li>b. Storage facilities shall be coordinated and managed to prevent problems caused by timing of storage outflows.</li> </ul> <p>Policy 5.E.9. The City shall require the preparation of watershed drainage plans for proposed developments. These plans</p>	

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		<p>shall define needed drainage improvements and estimate construction costs for these improvements.</p> <p>Goal 8.A To protect and enhance the natural quantity and qualities of the Wheatland area’s rivers, creeks, sloughs, and ground-water.</p> <p>Policy 8.A.1. The City shall cooperate with Yuba County in the conservation of Bear River and Dry Creek for the protection of water resources and open space qualities.</p> <p>Policy 8.A.5. The City shall require proposed developments to comply with streambed alteration and watershed protection regulations as administered by the California Department of Fish and Game and regulations adopted by the Environmental Health Department.</p> <p>Policy 8.A.8. The City shall endeavor to protect, preserve, and improve riparian corridors.</p> <p><b>Mitigation Measures</b> 4.8-3 <i>For future development projects, applicants shall obtain NPDES Construction General Permit, which requires the submittal of a Notice of Intent (NOI) with applicable fee to the State Water Resources Control Board (SWRCB) and the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to be submitted to the City Engineer for review.</i></p>	
4.8-4 Development in the study area could result in loss of groundwater supplies	LTS	<p><b>Proposed General Plan Update</b> Goal 5.C To ensure a safe and reliable water supply sufficient to</p>	N/A

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<p>or interfere substantially with groundwater recharge.</p>		<p>meet the future needs of the City.</p> <p>Policy 5.C.1. The City shall protect the groundwater basin from overdraft from City use of groundwater. To this end, the City shall study, working closely with other public and private entities as deemed appropriate, the safe yield of the groundwater basin. Water management programs such as conjunctive use and recharge programs will also be considered. The City shall use this information to determine the most appropriate long-term water supply to serve Wheatland.</p> <p>Policy 5.C.2. If the results of studies undertaken pursuant to Policy 5.C.1 indicate an imbalance between safe groundwater yield and projected water requirements, the City shall develop a response plan to address the imbalance. This response plan will include an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.</p> <p>Policy 5.C.3. The City shall promote efficient water use and reduced water demand by:</p> <ul style="list-style-type: none"> <li>a) Requiring water-conserving building design and equipment in new construction;</li> <li>b) Encouraging water-conserving landscaping and other conservation measures; and</li> <li>c) Encouraging retrofitting of existing development with water-conserving devices.</li> </ul>	

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		<p>Policy 5.C.4. The City shall work with other agencies to promote water conservation measures countywide for both urban and agricultural uses.</p> <p>Policy 5.C.5. The City shall only approve new development that relies on an adequate City water supply and delivery system.</p> <p>Policy 5.C.6. The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.</p> <p>Policy 5.C.7. The City shall investigate processes for monitoring water demand growth trends to anticipate water supply needs.</p> <p>Policy 5.C.8. The City shall monitor water quality regularly to ensure that safe drinking water standards are met and maintained in accordance with State and EPA regulations and take necessary measures to prevent contamination.</p> <p>Policy 5.C.9. The City shall ensure that water supply capacity and infrastructure are in place prior to granting building permits for new development.</p> <p>Policy 5.C.10. The City shall ensure through the development review process that public facilities and infrastructure are designed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.</p>	

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		<p>Policy 5.C.11. The City shall ensure adequate water pressure throughout the urban area for fire protection purposes.</p> <p>Goal 8.A To protect and enhance the natural quantity and qualities of the Wheatland area’s rivers, creeks, sloughs, and ground-water.</p> <p>Policy 8.A.1. The City shall cooperate with Yuba County in the conservation of Bear River and Dry Creek for the protection of water resources and open space qualities.</p> <p>Policy 8.A.2. The City shall monitor any activities that may degrade the aquifers of Bear River or Dry Creek as it impacts City water supply and shall support the maintenance of high water quality in these water bodies.</p> <p>Policy 8.A.3. The City shall cooperate with other jurisdictions in jointly studying the potential for using surface water sources to balance the groundwater supply so as to protect against aquifer overdrafts and water quality degradation.</p> <p>Policy 8.A.4. The City shall help protect groundwater resources from overdraft by promoting water conservation and groundwater recharge efforts.</p> <p>Policy 8.A.5. The City shall require proposed developments to comply with streambed alteration and watershed protection regulations as administered by the California Department</p>	

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		<p>of Fish and Game and regulations adopted by the Environmental Health Department.</p> <p>Policy 8.A.7. The City shall retain to the extent feasible the environmental and ecological features of the creeks, sloughs and rivers in their natural state.</p> <p>Policy 8.A.8. The City shall endeavor to protect, preserve, and improve riparian corridors.</p> <p>Policy 8.A.9. The City shall require runoff controls in conjunction with development projects and agriculture production to limit toxics and nutrients from entering waterways.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
<b>4.9 Land Use and Planning</b>			
4.9-1 The General Plan Update would not physically divide an established community, or detract from existing areas within the City of Wheatland.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.A To grow in an orderly pattern consistent with economic, social and environmental needs, while preserving Wheatland’s small town character, and historic significance.</p> <p>Policy 1.A.2. The City shall ensure that development occurs in an orderly sequence based on the logical and practical extension of public facilities and services.</p> <p>Policy 1.A.5. The City shall encourage the acquisition of Community Development Block Grants (CDBG) to revitalize infill</p>	N/A

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**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<b><u>Impact</u></b>	<b><i>Level of Significance prior to Mitigation</i></b>	<b><i>Mitigation Measures</i></b>	<b><i>Level of Significance after Mitigation</i></b>
		areas.	
		Policy 1.A.11. The City shall require future large planning efforts, including specific plans, to provide an appropriate jobs-housing balance to ensure an adequate mix of economic and residential opportunities.	
		Goal 1.B To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Wheatland.	
		Policy 1.B.1. The City shall support residential development at a manageable pace to achieve its fair share of regional housing needs and provide for orderly extension of infrastructure and public services.	
		Policy 1.B.2. The City shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors.	
		Policy 1.B.3. The City shall discourage the development of isolated, remote, disconnected, and/or gated residential projects, which do not contribute to the sense of an integrated community.	
		Policy 1.B.4. The City shall encourage multi-family housing to be	

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		<p>located throughout the community, but especially near transportation corridors, Downtown, major commercial areas, neighborhood commercial centers, and employment centers.</p> <p>Policy 1.B.5. The City shall discourage leapfrog development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations.</p> <p>Goal 1.C To provide for new residential development in planned neighborhoods to be developed in an orderly style and designed to promote walking, bicycling, and transit use.</p> <p>Policy 1.C.1. The City shall promote new residential development in a range of residential densities that reflects the positive qualities of Wheatland’s existing residential neighborhoods (e.g., street trees, pedestrian-orientation, mix of housing types and sizes).</p> <p>Policy 1.C.2. The City shall encourage the creation of well-defined residential neighborhoods. Each neighborhood should have a clear focal point, such as a park, school, or other open space and community facility, and shall be designed to promote pedestrian convenience.</p> <p>Policy 1.C.3. The City shall encourage the development of new neighborhoods that are walkable and connected to the existing city core as well as each other.</p>	

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		<p>Policy 1.C.4. The City shall require that development plans for new residential neighborhoods address the following:</p> <ul style="list-style-type: none"> <li>a. The distribution, location, and extent of land uses, including standards for land use intensity.</li> <li>b. Compatibility of new development with adjacent existing and proposed development.</li> <li>c. Provision of a range of housing types to ensure socially- and economically-integrated neighborhoods.</li> <li>d. Distribution and location of roadways, including design standards for and the precise alignment of arterial, collector, and local streets, and bikeways.</li> <li>e. Provisions for the extension of the existing city roadway system into new development areas. New development shall be linked to adjacent existing neighborhoods and planned neighborhoods by collector and local streets. .</li> <li>f. Provisions for adequate schools and child care facilities.</li> <li>g. Distribution and location of neighborhood commercial centers, parks, schools, child care centers, and other public- and quasi-public facilities.</li> <li>h. Provisions for linking residential neighborhoods, parks, schools, Downtown, shopping areas, and employment centers through a system of pedestrian pathways, bicycle routes, and linear open-space</li> </ul>	

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		<p>corridors along sloughs, Dry Creek, and the Bear River.</p> <p>i. Provisions for development phasing to ensure orderly and contiguous development consistent with population projections of the General Plan, and Policy 1.A.4.</p> <p>j. Provisions for minimizing conflicts between new development and agricultural uses.</p> <p>Policy 1.C.5. The City shall require residential subdivisions to provide well-connected internal and external street, bicycle, and pedestrian systems.</p> <p>Policy 1.C.6. The City shall encourage installation of current and emerging technological infrastructure in new and existing development for home telecommuting and electric vehicles charging.</p> <p>Goal 1.D To conserve and enhance the best qualities of existing residential neighborhoods as the city grows.</p> <p>Policy 1.D.1. The City shall ensure that decisions concerning land use and development are not detrimental to the positive character and identity of Wheatland’s existing residential neighborhoods.</p> <p>Policy 1.D.2. The City shall sponsor community volunteer clean-up campaigns.</p>	

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		<p>Policy 1.D.3. The City shall encourage infill and reuse in existing neighborhoods that maintain the character and quality of the surrounding neighborhood and does not negatively affect surrounding land uses.</p> <p>Policy 1.D.4. The City shall promote street tree planting and maintenance and seek ways to establish ongoing funding for street tree maintenance.</p> <p>Policy 1.D.5. The City shall provide for infrastructure improvements in older neighborhoods through redevelopment funding.</p> <p>Policy 1.D.6. The City shall enforce City nuisance and fire safety ordinances for property and buildings that become eyesores and present health and safety problems.</p> <p>Goal 1.F To develop and maintain an economically, socially, and physically attractive Downtown.</p> <p>Policy 1.F.1. The City shall work with downtown property and business owners to revitalize and extend the downtown east to the proposed civic center.</p> <p>Policy 1.F.2. The City shall form a Redevelopment Agency to initiate Downtown revitalization programs.</p> <p>Policy 1.F.3. The City shall work with Downtown property and business owners to form a Downtown Improvement Association.</p>	

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		<p>Policy 1.F.4. The City shall work jointly with Downtown property and business owners to create and support programs that improve the appearance of Downtown. These can include clean-ups, active Building Code and other City Code enforcement, and beautification programs.</p> <p>Policy 1.F.5. The City shall promote the overall safety in Downtown through greater police visibility, increased lighting, and protection for pedestrians.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.9-2 Development associated with the General Plan Update would substantially alter the character of Wheatland.	S	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.A To grow in an orderly pattern consistent with economic, social and environmental needs, while preserving Wheatland’s small town character, and historic significance.</p> <p>Policy 1.A.1. The City shall strive to preserve Wheatland’s traditional small-town qualities and historic heritage, while expanding its residential and employment base.</p> <p>Policy 1.A.3. The City shall designate land for development consistent with the needs of the community and consistent with its efforts to maintain a positive fiscal balance for the City.</p> <p>Policy 1.A.11. The City shall require future large planning efforts, including specific plans, to provide an appropriate jobs-</p>	SU

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		housing balance to ensure an adequate mix of economic and residential opportunities.	
		Goal 1.G To support development of employment uses to meet the present and future needs of Wheatland residents for jobs and to maintain Wheatland’s economic vitality.	
		Policy 1.G.1. The City shall designate specific areas suitable for employment development and reserve such lands in a range of parcel sizes to accommodate a variety of employment uses.	
		Policy 1.G.2. The City shall only approve new employment development that has adequate infrastructure and services. Employment development shall be required to provide sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials.	
		Policy 1.G.3. The City shall promote the development of new high technology uses in the employment locations near the SR 65 bypass.	
		Policy 1.G.4. The City shall promote the development of business park and research and development uses in Wheatland.	
		Policy 1.G.5. The City shall require new developments projects to pay their fair share of infrastructure construction costs as pursuant to the City’s Fee Study.	

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		<p>Policy 1.G.6. The City shall require that proposed commercial, employment and residential development is phased in order to insure the continuation of an adequate tax base to fund necessary infrastructure and City services.</p> <p>Policy 1.G.7. The City shall ensure that intensive industrial or manufacturing uses are located in areas compatible with adjacent use.</p> <p><b>Mitigation Measures</b> <i>None Feasible.</i></p>	
4.9-3 The General Plan Update may result in conflict with existing plans or regulations.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goals 1.A To grow in an orderly pattern consistent with economic, social and environmental needs, while preserving Wheatland’s small town character, and historic significance.</p> <p>Policy 1.A.6. The City shall work with the Sacramento Area Council of Governments (SACOG) and Yuba County to coordinate the City’s General Plan with regional planning efforts.</p> <p>Policy 1.A.8. The City shall establish a Memorandum of Understanding with Yuba County in order to maintain agricultural preservation zoning on farmland surrounding the city.</p> <p>Policy 1.A.10. The City shall assure that the Zoning Ordinance and Zoning Map are consistent with the General Plan.</p>	N/A

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		<p>Goal 1.H To maintain land as Urban Reserve for consideration for future development.</p> <p>Policy 1.H.1. No urban development of Urban Reserve areas will be permitted without a General Plan amendment. No General Plan amendment will be considered without an analysis that includes the factors listed in Policy 1.H.2.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.9-4 The General Plan Update may result in land use conflicts, and incompatibility between existing, and proposed land uses.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.G To support development of employment uses to meet the present and future needs of Wheatland residents for jobs and to maintain Wheatland’s economic vitality.</p> <p>Policy 1.G.1. The City shall designate specific areas suitable for employment development and reserve such lands in a range of parcel sizes to accommodate a variety of employment uses.</p> <p>Policy 1.G.2. The City shall only approve new employment development that has adequate infrastructure and services. Employment development shall be required to provide sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials.</p> <p>Policy 1.G.3. The City shall promote the development of new high technology uses in the employment locations near the SR</p>	N/A

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		65 bypass.	
		Policy 1.G.4. The City shall promote the development of business park and research and development uses in Wheatland.	
		Policy 1.G.5. The City shall require new developments projects to pay their fair share of infrastructure construction costs as pursuant to the City's Fee Study.	
		Policy 1.G.6. The City shall require that proposed commercial, employment and residential development is phased in order to insure the continuation of an adequate tax base to fund necessary infrastructure and City services.	
		Policy 1.G.7. The City shall ensure that intensive industrial or manufacturing uses are located in areas compatible with adjacent use.	
		Goal 1.I To maintain the productivity and minimize developments affects on agricultural lands surrounding Wheatland.	
		Policy 1.I.1. The City shall discourage leapfrog development and development in peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations.	
		Policy 1.I.2. The City shall support the local agricultural economy by encouraging the location of agricultural support industries in the city, establishing and promoting marketing of local farm products, exploring economic incentives, and support	

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		<p>for continuing agricultural uses adjacent to the city, and providing its fair share of adequate housing to meet the needs of agricultural labor.</p> <p>Policy 1.I.3. The City shall promote good neighbor policy between residential property owners and adjacent farming operations by supporting the right of the farmers and ranchers to conduct agricultural operations in compliance with state laws.</p> <p>Policy 1.I.4. The City shall work with agribusiness to reduce vandalism, trespassing, roadway hazards, and other public safety issues.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
<b>4.10 Mineral Resources</b>			
4.10-1 Development associated with the proposed General Plan Update would not 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.	NI	<p><b>Proposed General Plan Update</b></p> <p>Goals 8.D To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.</p> <p>Policy 8.D.1. The City shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	N/A
4.10-2 Development associated with the proposed General Plan Update would	NI	<p><b>Proposed General Plan Update</b></p> <p>Goals 8.D To preserve and enhance open space lands to maintain the</p>	N/A

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not 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.		<p>natural resources of the Wheatland area.</p> <p>Policy 8.D.1. The City shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
<b>4.11 Noise</b>			
4.11-1 Development of noise-sensitive land uses within existing noise-impacted areas.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.G To protect Wheatland residents from the harmful and annoying effects of exposure to excessive noise.</p> <p>Policy 9.G.1 The City shall prohibit development of new noise-sensitive land uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards set out in Table 4.11-8.</p> <p>Policy 9.G.2. The City shall require that noise created by new non-transportation sources be mitigated so as not to exceed the noise level standards of Table 4.11-8 as measured immediately within the property line of lands designated for noise-sensitive uses.</p> <p>Policy 9.G.3 Where proposed non-residential land uses are likely to</p>	N/A

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		<p>produce noise levels exceeding the performance standards of Table 9-1 at existing or planned noise-sensitive uses, the City shall require an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The acoustical analysis shall meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) It shall be the financial responsibility of the applicant.</li> <li>b) It shall be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.</li> <li>c) It shall include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.</li> <li>d) It shall include estimates of existing and projected cumulative (20 years) noise levels in terms of Ldn or CNEL and/or the standards of Table 4.11-7, and compare those levels to the policies and standards of this section of the General Plan.</li> <li>e) It shall recommend appropriate mitigation to achieve compliance with the policies and standards of this section of the General Plan, giving preference to proper site planning and design over mitigation measures which require the construction of noise</li> </ul>	

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		<p>barriers or structural modifications to buildings which contain noise-sensitive land uses. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.</p> <p>f) It shall include estimates of noise exposure after the prescribed mitigation measures have been implemented.</p> <p>g) It shall describe a post-project assessment program, which could be used to evaluate the effectiveness of the proposed mitigation measures.</p> <p>Policy 9.G.4. The City shall prohibit new development of noise-sensitive land uses in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels set out in Table 4.11-7, unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels set out in Table 4.11-7.</p> <p>Goal 9.H To protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.</p> <p>Policy 9.H.1. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels</p>	

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		<p>exceeding the levels set out in Table 4.11-7 or the performance standards of Table 4.11-7, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.</p> <p>Policy 9.H.2. Where noise mitigation measures are required to achieve the standards of Tables 4.11-7 and 4.11-8, the emphasis in such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.</p> <p>Policy 9.H.3. The City shall support the Right-to-Farm Ordinance, especially as it relates to noise emanating from the agricultural operations adjacent to urban uses.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.11-2 Construction of new roadways or improvements to existing roadways, and various projects pursuant to the General Plan Update in Noise-Sensitive Areas.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.G To protect Wheatland residents from the harmful and annoying effects of exposure to excessive noise.</p> <p>Policy 9.G.5. The noise created by new transportation noise sources shall be mitigated so as not to exceed the levels specified in Table 4.11-8 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.</p>	N/A

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		<p>Policy 9.G.6. New roadway improvement projects will be needed to accommodate development permitted according to the Land Use Diagram. Where existing noise-sensitive uses may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated with roadway improvements, the City will apply the following criteria to determine the significance of increases in noise related to roadway improvement projects:</p> <ul style="list-style-type: none"> <li>a) Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant; and</li> <li>b) Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant; and</li> <li>c) Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in noise levels due to a roadway improvement project will be considered significant.</li> </ul> <p>Policy 9.G.7. An increase of 3 dB Ldn or greater due to additional traffic volumes is considered a potentially significant impact.</p>	

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		<p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.11-3 Compatibility between Beale Air Force Base and noise-sensitive uses developed within the General Plan Update study area.	PS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.H To protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.</p> <p>Policy 9.H.4. The City shall work with the Sacramento Area Council of Governments (SACOG) to ensure that City’s noise policies and contours are consistent with the Beale Air Force Base Land Use Plan.</p> <p><b>Mitigation Measures</b> 4.11-3 <i>The City shall review all development applications on a case-by-case basis for conflicts with the Beale Air Force Base Comprehensive Land Use Plan. If appropriate, adequate measures shall be incorporated into projects in order to prevent exposure to adverse noise levels.</i></p>	LTS
4.11-4 Compatibility between railroad noise and noise-sensitive uses developed within the General Plan Update study area.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.G To protect Wheatland residents from the harmful and annoying effects of exposure to excessive noise.</p> <p>Policy 9.G.3 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 4.11-7 at existing or planned noise-sensitive uses, the City shall require an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The acoustical analysis</p>	N/A

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		<p>shall meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) It shall be the financial responsibility of the applicant.</li> <li>b) It shall be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.</li> <li>c) It shall include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.</li> <li>d) It shall include estimates of existing and projected cumulative (20 years) noise levels in terms of Ldn or CNEL and/or the standards of Table 4.11-7, and compare those levels to the policies and standards of this section of the General Plan.</li> <li>e) It shall recommend appropriate mitigation to achieve compliance with the policies and standards of this section of the General Plan, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of</li> </ul>	

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		<p>possible sleep disturbance.</p> <p>f) It shall include estimates of noise exposure after the prescribed mitigation measures have been implemented.</p> <p>g) It shall describe a post-project assessment program, which could be used to evaluate the effectiveness of the proposed mitigation measures.</p> <p>Policy 9.G.4. The City shall prohibit new development of noise-sensitive land uses in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels set out in Table 4.11-8, unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels set out in Table 4.11-8.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
<p>4.11-5 Noise impacts associated with increased traffic on City streets resulting from buildout of the General Plan Update study area</p>	<p>S</p>	<p><b>Proposed General Plan Update</b></p> <p>Goal 9.G To protect Wheatland residents from the harmful and annoying effects of exposure to excessive noise.</p> <p>Policy 9.G.6. New roadway improvement projects will be needed to accommodate development permitted according to the Land Use Diagram. Where existing noise-sensitive uses may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated</p>	<p>SU</p>

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		<p>with roadway improvements, the City will apply the following criteria to determine the significance of increases in noise related to roadway improvement projects:</p> <ul style="list-style-type: none"> <li>a. Where existing traffic noise levels are less than 60 dB L<sub>dn</sub> at the outdoor activity areas of noise-sensitive uses, a +5 dB L<sub>dn</sub> increase in noise levels due to a roadway improvement project will be considered significant; and</li> <li>b. Where existing traffic noise levels range between 60 and 65 dB L<sub>dn</sub> at the outdoor activity areas of noise-sensitive uses, a +3 dB L<sub>dn</sub> increase in noise levels due to a roadway improvement project will be considered significant; and</li> <li>c. Where existing traffic noise levels are greater than 65 dB L<sub>dn</sub> at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB L<sub>dn</sub> increase in noise levels due to a roadway improvement project will be considered significant.</li> </ul> <p>Policy 9.G.7. An increase of 3 dB L<sub>dn</sub> or greater due to additional traffic volumes is considered a potentially significant impact.</p> <p><b>Mitigation Measures</b>                      4.11-5 <i>The City shall work to develop a citywide traffic noise abatement program for the express purpose of reducing traffic noise exposure at existing residential uses, which are affected by traffic noise levels in excess of the City's</i></p>	

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		<p><i>noise level standards. The program should include the following specific aspects for noise abatement consideration where reasonable and feasible:</i></p> <ol style="list-style-type: none"> <li><i>1. Noise barrier retrofits.</i></li> <li><i>2. Truck usage restrictions.</i></li> <li><i>3. Reduction of speed limits.</i></li> <li><i>4. Use of quieter paving materials.</i></li> <li><i>5. Building façade sound insulation.</i></li> <li><i>6. Traffic calming.</i></li> <li><i>7. Additional enforcement of speed limits and exhaust noise laws.</i></li> <li><i>8. Signal timing.</i></li> </ol>	
<b>4.12 Population and Housing</b>			
<p>4.12-1 Impacts related to the substantial increase in population.</p>	<p>LTS</p>	<p><b>Proposed General Plan Update</b></p> <p>Goal 5.A To ensure the timely development of public facilities and services, and the maintenance of specified service levels for public facilities.</p> <p>Policy 5.A.1. The City shall ensure through the development review process that adequate public facilities and services are available to serve new development. The City shall not approve new development where existing facilities are inadequate unless the following conditions are met:</p> <ol style="list-style-type: none"> <li>a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and</li> </ol>	<p>N/A</p>

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		<p>b. The facility improvements are consistent with applicable master or facility plans adopted by the City.</p> <p>Policy 5.A.2. The City shall require development proposals to include plans for development and financing of public facilities and services.</p> <p>Policy 5.A.3. The City shall prepare and annually review facility master plans, and every five years update the plans to ensure compliance with appropriate state and federal laws, use of modern and cost-effective technologies, and compatibility with current land use policy.</p> <p>Policy 5.A.4. Through fiscal revenues generated by new development, the City shall expand, as needed, general government services (e.g., City administrative services) in connection with new development.</p> <p>Policy 5.A.5. The City shall prepare and annually review the Infrastructure Financing Plan (IFP) and every five years update the IFP to ensure the implementation and adequacy of the Plan.</p> <p>Policy 5.A.8. The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.</p>	

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		<p>Policy 5.A.9. The City shall ensure through the development review process that public facilities and infrastructure are designed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing. For facilities subject to incremental sizing, the initial design shall include adequate land area and any other elements not easily expanded in the future.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.12-2 Impacts related to the displacement of existing housing or people necessitating the construction of replacement housing elsewhere.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 4.A Provide for the City’s regional share of new housing for all income groups.</p> <p>Policy 4.A.1. The City shall continue to monitor residential land use designations and zoning annually to ensure that sufficient land is designated and zoned at various densities to meet the City’s regional share of housing.</p> <p>Policy 4.A.2. The City shall designate and zone areas for higher density residential development that are within or adjacent to existing developed areas in which public facilities and services can be extended, or within large, master planned developments which have the financial capability of providing needed public facilities and services for higher density development.</p> <p>Policy 4.A.3. The City shall ensure that developers and residents are made aware of key housing programs and development</p>	N/A

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		opportunities.	
		Policy 4.A.5. The City shall work with other public agencies and private organizations to build affordable housing.	
		Goal 4.B Improve/conserves the supply of existing housing.	
		Policy 4.B.1. The City shall encourage the preservation of existing neighborhoods and the provision of safe and sanitary housing for all residents.	
		Policy 4.B.2. The City shall encourage the preservation and rehabilitation of the existing affordable housing stock.	
		Policy 4.B.3. The City shall support efforts to prevent substandard homes from becoming dilapidated structures.	
		Policy 4.B.4. The City shall inspect and identify code violations in residential buildings.	
		Policy 4.B.5. The City shall require the abatement or demolition of substandard housing that is not economically feasible to repair.	
		Policy 4.B.6. The City shall periodically survey housing conditions to maintain a current database on housing conditions.	
		Policy 4.B.7. The City shall ensure that potential developers, landlords, and income-eligible homeowners are aware of available	

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		<p>affordable rehabilitation programs provided by Yuba County.</p> <p>Goal 4.C      Meet the special housing needs of homeless persons, seniors, large families, disabled persons and farm-workers.</p> <p>Policy 4.C.1.    The City shall provide referrals for housing and services to homeless persons.</p> <p>Policy 4.C.2.    The City shall promote increased housing opportunities for seniors, large families, and disabled persons.</p> <p>Policy 4.C.3.    The City shall encourage developers of rental units to build units for large families.</p> <p>Policy 4.C.4.    The City shall encourage the incorporation of childcare in residential areas and employment-based land uses to help households with young children.</p> <p>Policy 4.C.5.    The City shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.12-3    Impacts related to the housing/ jobs ratio in the City of Wheatland study area.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.A      To grow in an orderly pattern consistent with economic, social and environmental needs, while preserving Wheatland’s small town character, and historic</p>	N/A

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		<p style="text-align: center;">significance.</p> <p>Policy 1.A.11. The City shall require future large planning efforts, including specific plans, to provide an appropriate jobs-housing balance to ensure an adequate mix of economic and residential opportunities.</p> <p>Goal 1.G To support development of employment uses to meet the present and future needs of Wheatland residents for jobs and to maintain Wheatland’s economic vitality.</p> <p>Policy 1.G.1. The City shall designate specific areas suitable for employment development and reserve such lands in a range of parcel sizes to accommodate a variety of employment uses.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
<b>4.13 Public Services</b>			
4.13-1 Development associated with the proposed General Plan Update would increase the demand for law enforcement.	PS	<p><b>Proposed General Plan Update</b></p> <p>Goal 5.G To deter crime and to meet the growing demand for police services associated with increasing population and commercial/employment development in the city.</p> <p>Policy 5.G.1. Within the City's overall budgetary constraints, the City shall strive to maintain a staffing ratio of 2.0 personnel per 1,000 residents (0.5 non-sworn and 1.5 sworn).</p>	LTS

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		<p>Policy 5.G.2. Within the City's overall budgetary constraints, the City shall provide police support (including patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain its service standards.</p> <p>Policy 5.G.3. The City shall require new development to develop or fund police facilities and equipment that, at a minimum, financially support standards identified in Policy 5.H.1.</p> <p>Policy 5.G.4. The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund police personnel and operations and maintenance that, at a minimum, maintain the above standards.</p> <p>Policy 5.G.5. The City shall include facilities for the Police Department in the new Civic Center.</p> <p>Policy 5.G.6. The City shall promote, and work with Yuba County to support, public safety programs, including neighborhood watch, child identification and fingerprinting, substance abuse prevention, violence prevention, conflict resolution, and other public education and crime prevention efforts.</p> <p>Policy 5.G.7. The City shall work with Yuba County to promote services for children at risk of abuse, neglect, youth violence and exploitation.</p> <p>Policy 5.G.8. The City shall consider public safety issues in all aspects of</p>	

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		<p>public facility, commercial, and residential project design, including crime prevention through environmental design.</p> <p>Policy 5.G.9. The City shall increase levels of traffic enforcement, particularly along State Route 65.</p> <p><b>Mitigation Measures</b> 4.13-1 <i>Prior to the issuance of any building permits, the project proponent shall pay the applicable police development fees in accordance with applicable City AB1600 fees and local policies.</i></p>							
4.13-2 Development associated with the proposed General Plan Update would increase the demand for fire protection.	PS	<p><b>Proposed General Plan Update</b></p> <p>Goal 5.H To protect residents, employees, and visitors in Wheatland from injury and loss of life and to protect property from fires.</p> <p>Policy 5.H.1. The City shall establish a full-time fire department.</p> <p>Policy 5.H.2. The City shall, through adequate staffing and patrol arrangements, endeavor to maintain the minimum feasible response times for fire and emergency medical service (EMS) calls. To this end, the City shall attempt to maintain the following fire flow and response time standards shown in Table 4.13-3:</p>	LTS						
		<p><b>Table 4.13-3</b> <b>Fire Flow &amp; Response Time Goals</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Type of Development</th> <th style="width: 33%;">Fire Flow Standard</th> <th style="width: 33%;">Response Standard</th> </tr> </thead> <tbody> <tr> <td>Commercial and Employment</td> <td>3,500 gallons per minute (GPM)</td> <td>First response within 4 minutes</td> </tr> </tbody> </table>	Type of Development	Fire Flow Standard	Response Standard	Commercial and Employment	3,500 gallons per minute (GPM)	First response within 4 minutes	
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		Commercial and Employment	3,500 gallons per minute (GPM)	First response within 4 minutes	
		Multi-Family	2,500 GPM	First response within 4 minutes	
		Single-Family	1,500 GPM	First response within 4 minutes	
		<p>Policy 5.H.3. The City shall comply with the provisions of the Uniform Fire Code.</p> <p>Policy 5.H.4. The City shall require new development to develop or fund fire protection facilities that, at a minimum, maintain the above service level standards.</p> <p>Policy 5.H.5. The City shall require new development, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits, to fund fire protection personnel and operations and maintenance that, at a minimum, maintain the above standards.</p> <p>Policy 5.H.6. The City shall assure consistent and full fire protection on both sides of Highway 65.</p> <p>Policy 5.H.7. The City Fire Department shall attempt to maintain response time of four minutes for emergency medical service (EMS) calls.</p> <p>Policy 5.H.8. The City shall include a fire station in the new Civic Center.</p>			

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		<p><b>Mitigation Measures</b> 4.13-2      <i>Prior to the issuance of any building permits, the project proponent shall pay the applicable fire development fees in accordance with applicable City AB1600 fees and local policies.</i></p>	
4.13-3 Development associated with the proposed General Plan Update would increase the demand for school facilities.	PS	<p><b>Proposed General Plan Update</b> Goal 6.D      To provide for the educational needs of all Wheatland residents.</p> <p>Policy 6.D.1.      The City shall work with the Wheatland School District and Wheatland Union High School District in providing quality education facilities that will accommodate projected student growth by requiring that impacts created by developments are mitigated in a manner acceptable to the School District, to the extent legally feasible.</p> <p>Policy 6.D.2.      The City shall encourage the provision of social, recreational, and educational services that complement and enrich those provided by public, private, and parochial educational facilities.</p> <p>Policy 6.D.3.      The City shall encourage the use of schools as community and neighborhood centers to provide a range of services.</p> <p>Policy 6.D.4.      The City shall support the development of appropriately-located private school facilities to provide additional educational facilities in Wheatland.</p>	LTS

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		<p>Policy 6.D.5. The City shall work with Yuba College and other institutions to provide post secondary education and to ensure that higher education programs and facilities are available to residents of Wheatland.</p> <p>Policy 6.D.6. The City shall seek to locate a higher education facility within the city limits to serve the needs of Wheatland residents and to support future economic growth.</p> <p>Policy 6.D.7. The City shall encourage educational facilities to offer job-training and retraining programs to assist Wheatland residents.</p> <p>Policy 6.D.8. The City, Wheatland School District, and Wheatland Union High School District shall explore the potential for joint financing and use of services and facilities for the community to meet mutual needs.</p> <p>Goal 6.E To ensure that adequate school facilities are available and appropriately located to meet the needs of Wheatland residents.</p> <p>Policy 6.E.1. The City shall work cooperatively with the Wheatland School District and Wheatland Union High School District in monitoring housing, population, and school enrollment trends and in planning for future school facility needs, and shall assist the District in locating appropriate sites for new schools.</p>	

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		<p>Policy 6.E.2. The City's land use planning shall be coordinated with the planning of school facilities and shall involve the Wheatland School District and Wheatland Union High School District, in the early stages of the land use planning process.</p> <p>Policy 6.E.3. The City shall plan and approve residential uses that are accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.</p> <p>Policy 6.E.4. The City shall encourage school facility siting that establishes schools as focal points within the neighborhood and community.</p> <p>Policy 6.E.5. The City shall encourage the location of schools in areas with safe pedestrian and bicycle access.</p> <p>Policy 6.E.6. The City shall encourage the design and improvement of school facilities to provide adequate off-street parking and areas for student pick-up and drop-off to minimize safety problems and neighborhood impacts.</p> <p>Policy 6.E.7. The City shall work with the Wheatland School District and Wheatland Union High School District to obtain "Safe Routes to Schools" grants. These grants will provide safe bike routes to schools, crossing guards at intersections, designated vehicle drop off routes, and child drop off zones.</p>	

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		<p>Policy 6.E.8. The City shall work closely with the Wheatland School District and Wheatland Union High School District to secure adequate funding for new school facilities and, where legally feasible, the City shall provide a mechanism which, along with state and local resources, requires development projects to satisfy the district's financing program based upon their impactation. The funding should equate to the needs described in the District's School Facilities Master Plan by residential, commercial, and industrial land uses.</p> <p>Policy 6.E.9. The City and residential developers should coordinate with the Wheatland School District and Wheatland Union High School District to ensure that needed school facilities are available for use in a timely manner.</p> <p><b>Mitigation Measures</b> 4.13-3 <i>Prior to issuance of any building permits, the project proponent shall pay the applicable fees to the Wheatland School District and the Wheatland Union High School District.</i></p>	
4.13-4 Development associated with the proposed General Plan Update would increase the demand for educational facilities.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 6.G To ensure that library facilities are available to all current and future Wheatland residents, in order to carry out the library's mission, which is "to inform, to enhance the quality of life, and to foster lifelong learning."</p> <p>Policy 6.G.1. The City shall develop library facilities as part of the new</p>	N/A

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		<p style="text-align: center;">Civic Center.</p> <p>Policy 6.G.2. The City shall require new development to fund its fair share of new library facilities.</p> <p>Policy 6.G.3. The City shall strive to maintain library standards.</p> <p>Policy 6.G.4. The City shall work with the Wheatland School District, Wheatland Union High School District, Yuba County Library System, and Yuba College to provide library services to the community.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.13-5 Impacts related to gas and electrical facilities.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 5.J To promote adequate levels of utility services provided by private companies and to ensure that these are constructed in a fashion that minimize their negative effects on surrounding development.</p> <p>Policy 5.J.1. The City shall communicate its major development plans with utility companies and coordinate planning of facility extensions.</p> <p>Policy 5.J.2. The City shall require underground electrical distribution utility lines in new developments and areas that are redeveloped, except where infeasible for operational reasons.</p>	N/A

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		<p>Policy 5.J.3. The City shall promote technological improvements and upgrading of utility services in Wheatland.</p> <p>Policy 5.J.4. The City shall coordinate with gas and electricity service providers to locate and design gas and electric systems to minimize environmental and other impacts to existing and future residents.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.13-6 Impacts related to telecommunications and information technology infrastructure.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 5.K To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.</p> <p>Policy 5.K.1. The City shall facilitate and support development of the infrastructure necessary for all residents to use and benefit from new communication technologies.</p> <p>Policy 5.K.2. The City shall formally monitor information technology development and city infrastructure issues (both planning and enforcement).</p> <p>Policy 5.K.3. The City shall work with Yuba County and other agencies to coordinate telecommunication infrastructure planning on a regional basis, both telephone and data.</p>	N/A

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		<p>Policy 5.K.4. The City shall strive to make essential City documents available for immediate retrieval by electronic transfer technologies.</p> <p>Policy 5.K.5. The City shall incorporate a telecommunications center at the proposed Civic Center, which will allow video conferencing, telecommuting, and will provide an access point for electronic resources and general computer training to the public.</p> <p>Policy 5.K.6. The City shall require that all new residential, commercial, and employment areas be wired for modern information technologies.</p> <p>Policy 5.K.7. The City shall establish a website that will contain information about the City government, City services, and City produced documents in a downloadable format.</p> <p>Policy 5.K.8. To minimize the visual impact of wireless communication facilities (e.g., cell towers), the City shall encourage that they meet the following conditions:</p> <ul style="list-style-type: none"> <li>a. Are located away from residential and open space areas;</li> <li>b. Are not visibly intrusive to residential neighborhoods or public right-of-way;</li> <li>c. When possible, are co-located with other wireless facilities on existing buildings, towers, poles, or other existing support structures; and,</li> </ul>	

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		d. Are painted, camouflaged, or textured in a manner as to reduce their visual impacts.	
		<b>Mitigation Measures</b> <i>None Required.</i>	
<b>4.14 Recreation</b>			
4.14-1 Impacts related to neighborhood and regional parks or other recreational facilities.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 6.A To establish and maintain a public park system, recreational, and civic facilities suited to the needs of Wheatland residents, employees, and visitors.</p> <p>Policy 6.A.1. The City shall initiate the financing, design, and development of a City-owned community park adjacent to the new Civic Center site, in accordance with the Land Use Diagram.</p> <p>Policy 6.A.2. The City shall develop and promote the use of its park system to include a balance of passive and active recreation opportunities.</p> <p>Policy 6.A.3. The City shall strive to achieve the following standards for the development of City-owned park facilities, shown in Table 4.14-1.</p> <p>Policy 6.A.4. The City shall require new development to provide a minimum of 5 acres of parkland for every 1,000 new residents.</p> <p>Policy 6.A.5. The City shall strive to achieve the standards shown in</p>	N/A

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

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		<p>Table 4.14-2 for existing or new sports and recreational facilities. These standards may be satisfied through any combination or joint development of public facilities, private recreational facilities, and school facilities.</p> <p>Policy 6.A.6. The City shall recognize that standards for neighborhood park acreage are distinct from standards for sports fields and facilities acreage for baseball, softball, and soccer fields, skate parks, pools, gyms, and youth, senior, or civic centers.</p> <p>Policy 6.A.7. The City shall seek to establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that link city park facilities and other key destinations. This linear park system should not be counted towards meeting acreage standards for neighborhood or community parks and recreation facilities.</p> <p>Policy 6.A.8. The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.</p> <p>Policy 6.A.9. The City shall ensure that appropriate funding mechanisms are identified to cover the cost of maintaining parks and recreational facilities on an ongoing basis.</p> <p>Policy 6.A.10. The City shall consider the following factors in the design of new parks:</p>	

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		<ul style="list-style-type: none"> <li>a. Safety</li> <li>b. Security</li> <li>c. Maintenance</li> <li>d. Accessibility</li> <li>e. Landscaping complimentary to the surrounding environment</li> <li>f. Travel distance of users</li> <li>g. Passive vs. active use areas</li> <li>h. Restroom facilities</li> <li>i. Citizen input</li> <li>j. Adequacy of off-street parking</li> <li>k. Flexibility for programming activities</li> </ul> <p>Policy 6.A.11. The City shall investigate the potential for joint use agreements with the school districts for the use of shared-use park and school facilities.</p> <p>Policy 6.A.12. The City shall encourage local service clubs and non-profit organizations to participate in the development and improvement of City parks and recreation facilities.</p> <p>Policy 6.A.13. The City shall encourage the establishment or joint development of commercial or private recreation facilities within the Wheatland area.</p>	

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		<p>Policy 6.A.14. The City shall ensure that recreation facilities are sited to minimize negative impacts (i.e., parking, night lighting, excessive noise) on surrounding neighborhoods.</p> <p>Policy 6.A.15. The City shall prepare and implement a Parks Master Plan.</p> <p>Policy 6.A.16. The City shall provide supervision of park areas to protect the rights of the users of the parks and reduce vandalism, and shall work with law enforcement agencies to eliminate crime at parks and recreation facilities.</p> <p>Goal 6.B To develop a permanent, centralized home for City departments, while providing valuable public services and facilities within the Downtown area of Wheatland.</p> <p>Policy 6.B.1. The City shall develop a site plan for a Civic Center.</p> <p>Policy 6.B.2. The City shall develop the Civic Center, which will serve as the community gathering place and center for community events and recreation. The Civic Center shall reflect community history and help to establish the Downtown as a vibrant community center.</p> <p>Policy 6.B.3. The City shall develop the Civic Center to accommodate the Police Department, Fire Department, City Library and City Hall, and for possible expansion of Public Works and other City Departments as needed.</p>	

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		<p>Policy 6.B.4. The City shall locate the Civic Center west of the proposed Community Park along Spenceville Road (see the Land Use Diagram).</p> <p>Policy 6.B.5. The City shall actively seek funding for, and involve youth in the planning of, a citywide youth recreation center to be located on the Civic Center site, which will include gymnasium, game rooms, meeting rooms, offices, and a patio area.</p> <p>Goal 6.C To provide facilities which bring citizens together to meet their social, cultural, recreational, and educational needs.</p> <p>Policy 6.C.1. The City shall actively seek funding for, and involve senior citizens in the planning of, either the expansion of the current Senior Center or establishment of a new larger Senior Center. The Senior Center should include meeting rooms, offices, game rooms, dining areas/kitchens, and a patio area.</p> <p>Policy 6.C.2. The City shall site the Senior Center so that it is easily accessible to transit, the library and Civic Center, medical facilities, and other key destinations within the City.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.14-2 Impacts related to preservation and enhancement of open space lands.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 6.A To establish and maintain a public park system, recreational, and civic facilities suited to the needs of</p>	N/A

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		Wheatland residents, employees, and visitors.	
		Policy 6.A.7. The City shall seek to establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that link city park facilities and other key destinations. This linear park system should not be counted towards meeting acreage standards for neighborhood or community parks and recreation facilities.	
		Policy 6.A.14. The City shall ensure that recreation facilities are sited to minimize negative impacts (i.e., parking, night lighting, excessive noise) on surrounding neighborhoods.	
		Goal 8.D To preserve and enhance open space lands to maintain the natural resources of the Wheatland area.	
		Policy 8.D.1. The City shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible.	
		Policy 8.D.2. The City shall, where appropriate, permanently protect as open space areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.	
		Policy 8.D.3. The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the maximum extent feasible.	

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		<p>Policy 8.D.4. The City shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.</p> <p>Policy 8.D.5. The City shall encourage the development of natural open space areas in regional, community, and neighborhood parks.</p> <p>Policy 8.D.6. The City shall serve as the steward of public open space and ensure that the use and maintenance of the open space is carried out in an environmentally-responsible manner.</p> <p>Policy 8.D.7. The City shall plan and establish natural open space parkland as a part of the overall City park system.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
<b>4.15 Transportation and Circulation</b>			
4.15-1 Development associated with the proposed General Plan Update would result in the increase of traffic volumes.	S	<p><b>Proposed General Plan Update</b></p> <p>Goal 2.A To provide for the long-range planning and development of the City's roadway system to ensure the safe and efficient movement of people and goods.</p> <p>Policy 2.A.1. The City shall plan, design, and regulate the development of the City's street system in accordance with the functional classification system described in this chapter and reflected in the Circulation Diagram and the City's</p>	SU

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		Street Standards and Specifications.	
		Policy 2.A.2. The City shall develop and manage its roadway system to maintain LOS "C" or better on all roadways, except within one-quarter mile of state highways. In these areas, the City shall strive to maintain LOS "D" or better.	
		Policy 2.A.3. The City shall identify economic, design and planning solutions to improve existing levels-of-service currently below the LOS specified above. Where physical mitigation is infeasible, the City shall consider developing programs that enhance alternative access or otherwise minimize travel demand.	
		Policy 2.A.4. The City shall assure that new development effectively links both sides of State Route 65 and the railroad tracks at the north and south ends of town.	
		Policy 2.A.5. The City shall strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile and by promoting pedestrian, bicycle, and transit connections between employment areas and major residential and commercial areas.	
		Policy 2.A.6. The City shall require an analysis of the effects of traffic from proposed major development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements	

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		<p style="text-align: right;">that provide benefits to others.</p> <p>Policy 2.A.7. The City shall proactively pursue financing in a timely manner for all components of the transportation system, particularly an eastern alignment of the State Route 65 bypass, to achieve and maintain adopted level of service standards.</p> <p>Policy 2.A.8. The City shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system.</p> <p>Policy 2.A.9. The City shall limit private access along arterial streets wherever possible.</p> <p>Policy 2.A.10. The City shall give priority to street and highway improvements that increase safety, minimize maintenance costs, and increase the efficiency of the street system.</p> <p>Policy 2.A.11. The City shall ensure that highways and arterial streets within its jurisdiction provide for the efficient flow of traffic. Therefore, the following shall be undertaken:</p> <ul style="list-style-type: none"> <li>• Minimize the number of intersections along arterials.</li> <li>• Reduce curb cuts along arterials through the use of common access easements, backup lots and other design measures.</li> <li>• Provide grade separations at all major railroad crossings</li> </ul>	

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		<p>with arterials, except for an at-grade crossing of the major arterial in the north.</p> <ul style="list-style-type: none"> <li>• Extend arterials over waterways, railroads and through developed and undeveloped areas to provide for the continuous flow of through traffic and appropriate area access.</li> </ul> <p><b>Mitigation Measures</b> <i>None Feasible.</i></p>	
4.15-2 Increased Delays at Intersections within the Wheatland study area.	S	<p><b>Proposed General Plan Update</b></p> <p>Goal 2.A To provide for the long-range planning and development of the City's roadway system to ensure the safe and efficient movement of people and goods.</p> <p>Policy 2.A.10. The City shall give priority to street and highway improvements that increase safety, minimize maintenance costs, and increase the efficiency of the street system.</p> <p>Policy 2.A.11. The City shall ensure that highways and arterial streets within its jurisdiction provide for the efficient flow of traffic. Therefore, the following shall be undertaken:</p> <ul style="list-style-type: none"> <li>• Minimize the number of intersections along arterials.</li> <li>• Reduce curb cuts along arterials through the use of common access easements, backup lots and other design measures.</li> <li>• Provide grade separations at all major railroad crossings with arterials, except for an at-grade crossing of the</li> </ul>	SU

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		<p>major arterial in the north.</p> <ul style="list-style-type: none"> <li>Extend arterials over waterways, railroads and through developed and undeveloped areas to provide for the continuous flow of through traffic and appropriate area access.</li> </ul> <p><b>Mitigation Measures</b>                      4.15-2 <i>Prior to initiating roadway improvements, the plans for the Ring Road shall identify an overlap for the right turning vehicles and exclusion of westbound “U” turns from southbound SR 65 at the Ring Road. The plans shall be reviewed and approved by the City Engineer.</i></p> <p>Since the preparation of the traffic study, the City has been considering a separated-grade crossing for the North Ring Road / SR 65 intersection. Therefore, the above intersection improvement may not be appropriate. Furthermore, the above improvements may not be feasible due to the uncertainty as to whether the Public Utilities Commission (PUC) or the Union Pacific Railroad (UPRR) would agree to another at-grade crossing. As a result, the impact would remain <i>significant and unavoidable</i>.</p>	
4.15-3 Transit System Issues.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 2.E To promote a safe and efficient transit system to reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Wheatland.</p> <p>Policy 2.E.1. The City shall work with Yuba-Sutter Transit to implement bus transit services that are timely, cost-effective, and responsive to growth patterns and existing and future</p>	N/A

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		<p style="text-align: right;">transit demand.</p> <p>Policy 2.E.2. The City shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.</p> <p>Policy 2.E.3. The City shall consider families' needs in transportation planning efforts and shall promote safe and convenient methods of transportation between school, home, retail shopping, and child care.</p> <p>Policy 2.E.4. The City shall encourage the creation of rail transit to link Wheatland with Marysville/Yuba City and the Sacramento Area.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.15-4 Street Safety Issues.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 1.I To maintain the productivity and minimize developments affects on agricultural lands surrounding Wheatland.</p> <p>Policy 1.I.3. The City shall promote good neighbor policy between residential property owners and adjacent farming operations by supporting the right of the farmers and ranchers to conduct agricultural operations in compliance with state laws.</p> <p>Goal 2.A To provide for the long-range planning and development of</p>	LTS

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		<p>the City's roadway system to ensure the safe and efficient movement of people and goods.</p> <p>Policy 2.A.1. The City shall plan, design, and regulate the development of the City's street system in accordance with the functional classification system described in this chapter and reflected in the Circulation Diagram and the City's Street Standards and Specifications.</p> <p>Goal 2.C To protect residential areas from high-volume and high-speed traffic and its effects and promote bicycling and walking on residential streets.</p> <p>Policy 2.C.1. The City shall consider the effects of new development on local streets in residential areas and require new development to mitigate significant impacts on residential neighborhoods.</p> <p>Policy 2.C.2. The City shall promote street, alley, and sidewalk maintenance to encourage their safe use.</p> <p>Policy 2.C.3. The City shall consider future needs for street and sidewalk maintenance in approving new development.</p> <p>Policy 2.C.4. The City shall require ADA compliance for existing and proposed street sidewalks.</p> <p>Policy 2.C.5. The City shall promote elderly friendly roadways, including the use of bikeways for golf carts and motorized</p>	

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		<p>wheelchairs.</p> <p>Goal 9.A To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.</p> <p>Policy 9.A.1. The City shall prepare and regularly update emergency services plans.</p> <p>Policy 9.A.9. The City shall coordinate disaster preparedness planning with other public agencies and organizations.</p> <p><b>Mitigation Measures</b> 4.15-4 <i>The City shall design and implement a farm equipment and local roadway program to reduce the conflicts of urban traffic with farming operations. This program may include:</i></p> <ul style="list-style-type: none"> <li>a. <i>Installation and maintenance of traffic warning signs along City roads that are used by farm equipment.</i></li> <li>b. <i>The City shall require that all farm equipment traveling on city roads must:</i> <ul style="list-style-type: none"> <li>i. <i>Operate only on local roads;</i></li> <li>ii. <i>Operate during daylight hours, unless absolutely necessary and only when vehicle and equipment is adequately lighted for night travel;</i></li> <li>iii. <i>Display slow-moving-vehicle (SMV) signs if traveling slower than 25 mph;</i></li> </ul> </li> </ul>	

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		iv. Not allow extra riders at any time for any reason; v. Equip large trailers or equipment with separate brakes; vi. Securely tie down all equipment to transport trailers and/or truck beds; vii. Maintain speeds that are appropriate for the area, road conditions, and time of the year; viii. To the extent possible, make equipment as compact and narrow for the road; ix. Use pilot vehicles with flashing amber lights and oversized load signs to assist large machines, such as combines; and x. Drive slow moving vehicles as far to the right as possible while remaining on the road.	
4.15-5 Potential conflicts for pedestrian and bicyclists.	LTS	<b>Proposed General Plan Update</b> Goal 2.F To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation for both transportation and recreation.  Policy 2.F.1. The City shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provide connections between the city's major employment and housing areas, between its existing and planned bikeways, and between schools, parks, retail shopping, and residential neighborhoods.  Policy 2.F.2. The City shall require developers to finance and install pedestrian pathways, bikeways, and multi-purpose paths in new development, as appropriate.	N/A

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		<p>Policy 2.F.3. The City shall encourage the development of adequate, convenient, and secure bicycle parking at employment centers, schools, recreational facilities, transit terminals, commercial businesses, the Downtown, and in other locations where people congregate.</p> <p>Policy 2.F.4. The City shall consider the needs of bicyclists when new roadways are constructed and existing roadways are upgraded.</p> <p>Policy 2.F.5. The City shall consider the needs of bicyclists when determining street widths.</p> <p>Policy 2.F.6. The City shall develop safe and pleasant pedestrian ways. To this end, the City shall ensure sidewalks are wide enough for pedestrian convenience.</p> <p>Policy 2.F.7. The City shall cooperate with the schools in maintaining and updating the Safe Routes to School program.</p> <p>Policy 2.F.8. The City shall require crosswalks and other pedestrian safety measures be designed and installed according to City of Wheatland Ordinances.</p> <p>Policy 2.F.9. The City shall encourage major employment centers (50 or more total employees) to install showers, lockers, and secure parking areas for bicyclists as part of any entitlement.</p>	

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		<p>Policy 2.F.10. The City shall ensure that bikeways are maintained in a manner that promotes their local and regional use.</p> <p><b>Mitigation Measures</b> <i>None Required.</i></p>	
4.15-6 Parking Related Issues.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 2.D To provide a sufficient amount of convenient, available, accessible, safe, and attractive parking to serve existing and new development throughout the City as needed.</p> <p>Policy 2.D.1. The City shall require provision of adequate off-street parking in conjunction with new development. The adequacy and appropriateness of parking requirements in the Zoning Ordinance shall be periodically reevaluated.</p> <p>Policy 2.D.2. The City shall require that parking lots be designed for maximum pedestrian safety and convenience, motorist convenience and safety, and handicapped access.</p> <p>Policy 2.D.3. The City shall continue to implement Zoning Ordinance parking standards that establish minimum and maximum number of spaces for parking lots.</p> <p>Policy 2.D.4. The City shall require new parking lots to be designed to minimize visual impacts on public roadways and neighboring areas.</p> <p>Policy 2.D.5. The City shall allow shared parking where different</p>	N/A

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		adjacent uses generate peak parking demand at different times.  <b>Mitigation Measures</b> <i>None Required.</i>	
4.15-7 Air Traffic Impacts.	LTS	<b>Proposed General Plan Update</b> Goal 2.G To support the continued operation of Beale Air Force Base and its associated facilities while ensuring compatibility between urban development in Wheatland and aircraft operations.  Policy 2.G.1. The City shall work closely with appropriate agencies, including Beale Air Force Base and the Sacramento Area Council of Governments (SACOG), to ensure compatibility of land uses that fall within over-flight zones.  Policy 2.G.2. The City shall work with Beale Air Force Base to coordinate changes to their flight patterns with land use decisions.  <b>Mitigation Measures</b> <i>None Required.</i>	N/A
4.15-8 Cumulative Traffic Impacts.	S	<b>Proposed General Plan Update</b> <i>N/A</i>  <b>Mitigation Measures</b> <i>None Feasible.</i>	SU
<b>4.16 Utilities and Service Systems</b>			
4.16-1 Increased demand for water.	PS	<b>Proposed General Plan Update</b> Goal 5.C To ensure a safe and reliable water supply sufficient to	LTS

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		<p style="text-align: center;">meet the future needs of the city.</p> <p>Policy 5.C.1. The City shall protect the groundwater basin from overdraft from City use of groundwater. To this end, the City shall study, working closely with other public and private entities as deemed appropriate, the safe yield of the groundwater basin. Water management programs such as conjunctive use and recharge programs will also be considered. The City shall use this information to determine the most appropriate long-term water supply to serve Wheatland.</p> <p>Policy 5.C.2. If the results of studies undertaken pursuant to Policy 5.C.1 indicate an imbalance between safe groundwater yield and projected water requirements, the City shall develop a response plan to address the imbalance. This response plan will include an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.</p> <p>Policy 5.C.3. The City shall promote efficient water use and reduced water demand by:</p> <ul style="list-style-type: none"> <li>a. Requiring water-conserving building design and equipment in new construction;</li> <li>b. Encouraging water-conserving landscaping and other conservation measures; and</li> <li>c. Encouraging retrofitting of existing development with water-conserving devices.</li> </ul>	

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<b><u>Impact</u></b>	<b><i>Level of Significance prior to Mitigation</i></b>	<b><i>Mitigation Measures</i></b>	<b><i>Level of Significance after Mitigation</i></b>
		<p>Policy 5.C.4. The City shall work with other agencies to promote water conservation measures countywide for both urban and agricultural uses.</p> <p>Policy 5.C.5. The City shall only approve new development that relies on an adequate City water supply and delivery system.</p> <p>Policy 5.C.6. The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.</p> <p>Policy 5.C.7. The City shall investigate processes for monitoring water demand growth trends to anticipate water supply needs.</p> <p>Policy 5.C.8. The City shall monitor water quality regularly to ensure that safe drinking water standards are met and maintained in accordance with State and EPA regulations and take necessary measures to prevent contamination.</p> <p>Policy 5.C.9. The City shall ensure that water supply capacity and infrastructure are in place prior to granting building permits for new development.</p> <p>Policy 5.C.10. The City shall ensure through the development review process that public facilities and infrastructure are designed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.</p>	

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		<p>Policy 5.C.11. The City shall ensure adequate water pressure throughout the urban area for fire protection purposes.</p> <p><b>Mitigation Measures</b> 4.16-1 <i>In conjunction with submittal of a tentative map application for a subdivision that would increase water connections by 10 percent or more, a Water Supply Assessment consistent with the requirements of SB 610 and 221 shall be submitted for review and approval of the City Engineer.</i></p>	
4.16-2 Capacity at wastewater treatment facility.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 5.D To ensure adequate wastewater collection and treatment and the safe disposal of wastes.</p> <p>Policy 5.D.1. The City shall complete a Wastewater Treatment Master Plan that identifies treatment facility and collection system location and size to serve the needs of the expanding city.</p> <p>Policy 5.D.4. The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.</p> <p>Policy 5.D.5. The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.</p>	N/A

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		<b>Mitigation Measures</b> <i>None Required.</i>	
4.16-3 Impacts related to wastewater conveyance system.	LTS	<p><b>Proposed General Plan Update</b></p> <p>Goal 5.D To ensure adequate wastewater collection and treatment and the safe disposal of wastes.</p> <p>Policy 5.D.1. The City shall complete a Wastewater Treatment Master Plan that identifies treatment facility and collection system location and size to serve the needs of the expanding city.</p> <p>Policy 5.D.2. The City shall require all sewage generators within its service area to connect to the City's system.</p> <p>Policy 5.D.3. The City shall require that collection systems be designed on a gravity-flow basis except where a site-specific engineering analysis clearly demonstrates the long-term cost-effectiveness or need for pumped facilities.</p> <p>Policy 5.D.4. The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.</p> <p>Policy 5.D.5. The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.</p>	N/A

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		<b>Mitigation Measures</b> <i>None Required.</i>	
4.16-4 Impacts related to the provision of solid waste service.	LTS	<b>Proposed General Plan Update</b> Goal 5.F To ensure the safe and efficient disposal or recycling of solid waste generated in Wheatland.  Policy 5.F.1. The City shall require waste collection in all new developments.  Policy 5.F.2. The City shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.  Policy 5.F.3. The City shall participate in regional or countywide studies and solutions for solid waste disposal problems.  Policy 5.F.4. The City shall encourage recycling in public and private operations to reduce demand for solid waste disposal capacity.  Policy 5.F.5. The City shall investigate using recycled materials and products where economically feasible.  Policy 5.F.6. The City shall require the proper disposal and recycling of hazardous materials.  Policy 5.F.7. The City shall require the recycling of construction debris.  Policy 5.F.8. The City shall ensure that all new development has	N/A

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		appropriate provisions for solid waste storage, handling, and collection pickup.  <b>Mitigation Measures</b> <i>None Required.</i>	

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