

Initial Study / Negative Declaration

City of Wheatland Community Design Standards

Prepared for
the City of Wheatland



October 2017

Prepared by



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Appendix A Draft City of Wheatland Community Design Standards

CITY OF WHEATLAND

Initial Study

BACKGROUND

1. Project Title: City of Wheatland Community Design Standards
2. Lead Agency Name and Address: City of Wheatland
Community Development Department
111 C Street
Wheatland, CA 95692
3. Contact Person and Phone Number: Tim Raney
Community Development Director
(916) 372-6100
4. Project Location: Wheatland, CA
5. Project Sponsor's Name and Address: City of Wheatland
Community Development Department
111 C Street
Wheatland, CA 95692
(916) 372-6100
6. General Plan Designation: N/A
7. Existing Zoning: N/A
8. Proposed Zoning: N/A

SOURCES

The following documents are referenced information sources utilized by this analysis:

1. Beale Air Force Base. *Comprehensive Land Use Plan*. Adopted 1987, amended 1992.
2. California Department of Conservation. *Yuba County Important Farmland 2016 Map*. Available at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/yub16.pdf>. Accessed on September 7, 2017.
3. City of Wheatland. *City of Wheatland General Plan Draft and Final Environmental Impact Report*. July 11, 2006.
4. City of Wheatland. *General Plan Policy Document*. Adopted July 11, 2006.
5. City of Wheatland. *Wheatland Municipal Code*. Current through July 2016.
6. Yuba County. *Yuba County 2030 General Plan*. Adopted June 7, 2011.

INTRODUCTION

The following document is an Initial Study resulting in a Negative Declaration (IS/ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the City of Wheatland Community Design Standards (proposed project). This IS/ND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines to evaluate the potential environmental impacts of the proposed project.

The City of Wheatland is located in Northern California's Central Valley along State Route 65 (SR 65) in Yuba County, and has a land area of 8.19 square miles. SR 65 runs northwest to southeast and divides the City into eastern and western sections (see Figure 1). According to SACOG, the City has an approximate 2014 population of 3,500 with 1,320 housing units. The individual setting for each impact analysis area is described in the respective analysis section.

In December 2013, the City of Wheatland has been awarded the Sacramento Area Council of Governments (SACOG) Community and Residential Design Standards Grant for the preparation of the Wheatland Community Design Standards. As part of the preparation of the Community Design Standards, the City performed public outreach and workshops. An Ad Hoc Committee was appointed by City Council to serve as an advisory body for the preparation of this and other citywide documents (Bikeway Master Plan, Downtown Corridor Plan, and Climate Action Plan). The Ad Hoc Committee consists of two City Council members and two Planning Commission members. A series of Ad Hoc Committee meetings were held in order for staff to obtain direction from the Ad Hoc Committee with respect to community's goals regarding the design of future development within the City.

The meetings were also an opportunity for the public to provide input. Based upon the direction set by the Ad Hoc Committee, and stakeholder and community feedback during the workshops, the City of Wheatland Community Design Standards have been prepared.

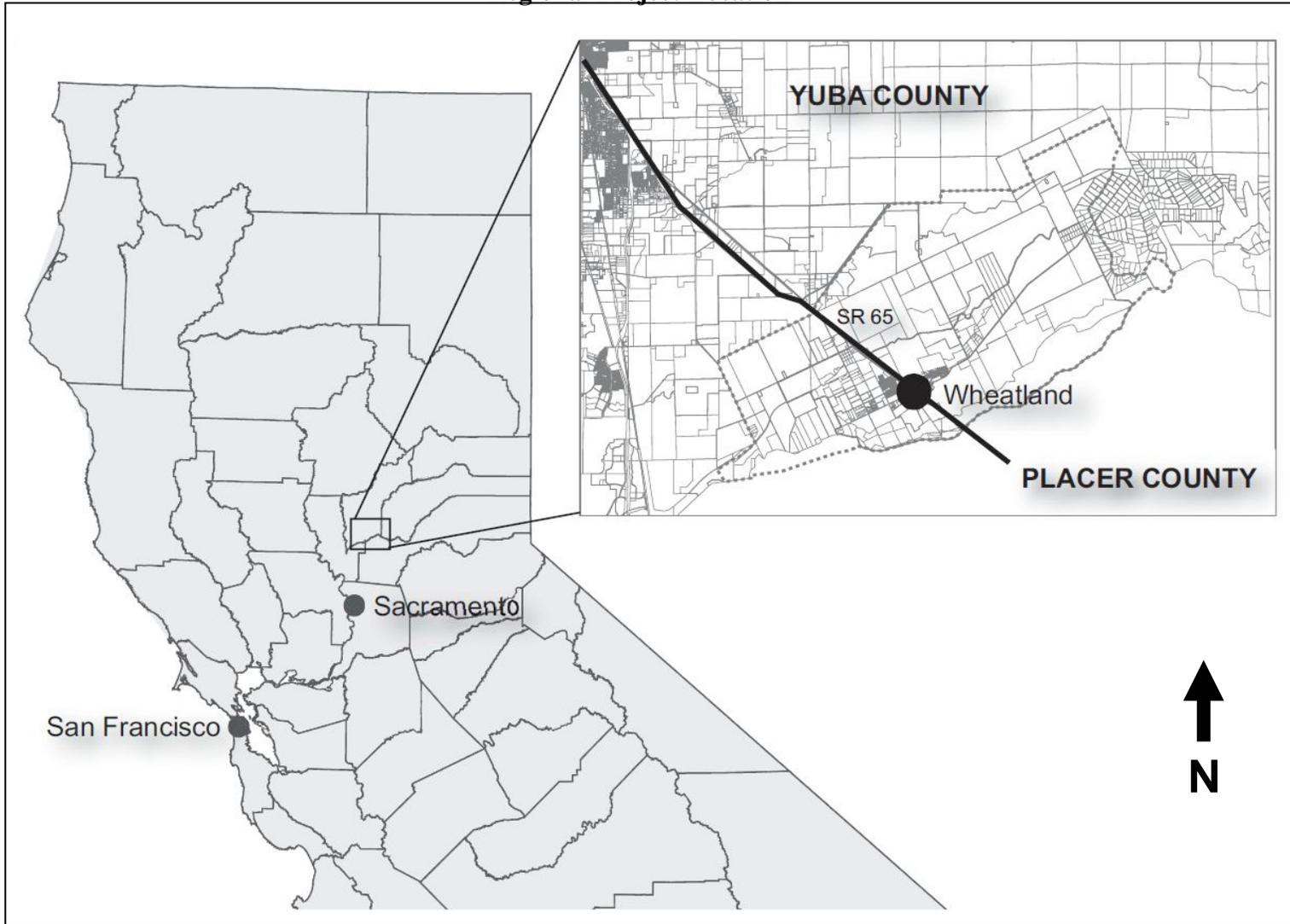
PROJECT DESCRIPTION

The proposed project is a policy-level document that is intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff's evaluation process of development applications for architectural review.

Furthermore, creating and adopting the City of Wheatland Community Design Standards would provide a process to implement the SACOG Blueprint Project. In 2002 SACOG, in partnership with the region's six counties and 22 cities, launched the Blueprint Project. The Blueprint Project is a comprehensive program that strives to examine how transportation planning and funding could be better linked to land use planning, and to explore alternatives to current land use/transportation patterns for future growth through 2050.

The starting point for the Blueprint process was the Base Case Study, a projection of how the area would grow if current local government growth and land-use plans are followed through to the year 2050.

Figure 1
Regional Project Location



Land use and demographic projections show that the six-county region that includes Sacramento, Placer, El Dorado, Yuba, Sutter and Yolo counties will remain an attractive place to live and is likely to grow dramatically. According to the study, an estimated 1.7 million more people will be in the Sacramento Region in 2050 than there were in 2000. As the area grows to over 3.6 million residents, the number of homes will more than double from 713,000 to over 1.5 million.¹

The SACOG Board of Directors adopted the “Preferred Blueprint Scenario” in December 2004, which is a vision for growth in the Sacramento region that promotes compact, mixed-use development and more transit choices as an alternative to low-density development. The “Preferred Scenario” depicts how more compact development patterns and planning for transit options might result in less overall acres developed and less traffic congestion. In particular, the “Preferred Scenario” emphasizes land use patterns that place future residents closer to jobs, and promotes a variety of transportation modes. The following section describes the seven growth principles included in the “Preferred Scenario”.

Transportation Choices

Developments should be designed to encourage people to sometimes walk, ride bicycles, ride the bus, ride light rail, take the train, or carpool. Use of Blueprint growth concepts for land use and right-of-way design would encourage use of these modes of travel and the remaining auto trips would be, on average, shorter.

Mixed-Use Developments

Buildings homes and shops, entertainment, office and even light industrial uses near each other can create active, vital neighborhoods. The mixture of uses can be either in a vertical arrangement (mixed in one building) or horizontal (with a combination of uses in close proximity). Mixed-use types of projects function as local activity centers, contributing to a sense of community, where people tend to walk or bike to destinations and interact more with each other. Separated land uses, on the other hand, lead to the need to travel more by auto because of the distance between uses. Mixed land uses can occur at many scales. Examples include: a housing project located near an employment center, a small shopping center located within a residential neighborhood, and a building with ground floor retail and apartments or condominiums on the upper floor(s).

Compact Development

Creating environments that are more compactly built and use space in an efficient but aesthetic manner can encourage more walking, biking, and public transit use, and shorten auto trips.

¹ Sacramento Region Blueprint. *Base Case Scenario*. Available at: <http://www.sacregionblueprint.org>. Accessed on: June 12, 2014.

Housing Choice and Diversity

Providing a variety of places where people can live – apartments, condominiums, townhouses, and single-family detached homes on varying lot sizes – creates opportunities for the variety of people who need them: families, singles, seniors, and people with special needs. Housing choice and diversity is of special concern for the people with very low-, low-, and moderate-income, often teachers, other public employees and professionals, as well as retail employees, service workers and other people for whom finding housing close to work is challenging. By providing a diversity of housing options, more people have a choice.

Use of Existing Assets

In urbanized areas, development on infill or vacant lands, intensification of the use of underutilized parcels (for example, more development on the site of a low-density retail strip shopping center), or redevelopment can make better use of existing public infrastructure. The use of existing assets also includes rehabilitation and reuse of historic buildings, denser clustering of buildings in suburban office parks, and joint use of existing public facilities such as schools and parking garages.

Quality Design

The design details of any land use development - such as the relationship to the street, setbacks, placement of garages, sidewalks, landscaping, the aesthetics of building design, and the design of the public right-of-way (the sidewalks, connected streets and paths, bike lanes, the width of streets) - are all factors that can influence the attractiveness of living in a compact development and facilitate the ease of walking and biking to work or neighborhood services. Good site and architectural design is an important factor in creating a sense of community and a sense of place.

Natural Resources Conservation

The natural resources conservation principle encourages the incorporation of public use open space (such as parks, town squares, trails, and greenbelts) within development projects, over and above state requirements; along with wildlife and plant habitat preservation, agricultural preservation and promotion of environment-friendly practices such as energy efficient design, water conservation and stormwater management, and shade trees to reduce the ground temperatures in the summer. In addition to conserving resources and protecting species, this principle improves overall quality of life by providing places for everyone to enjoy the outdoors with family outings and by creating a sense of open space.

Project Components

The City of Wheatland Community Design Standards consists of the following components:

- I. *Introduction Section* – This section describes the vision, purpose, public outreach conducted, and the organization of the Community Design Standards document.

- II. *Relationship to Existing Plans Section* – This section describes the relationship of the Community Design Standards to other existing plans in the area, such as the City of Wheatland General Plan, the City of Wheatland Community Vision, and the SACOG Blueprint Project.
- III. *Residential Goals, Objectives, and Standards Section* – This section presents the community design goals, objectives, and standards for future residential development in the City of Wheatland.
- IV. *Commercial Goals, Objectives, and Standards Section* – This section presents the community design goals, objectives, and standards for future commercial development, including highway and mixed-use commercial, in the City of Wheatland.
- V. *Parks and Open Space Goals, Objectives, and Standards Section* – This section presents the community design goals, objectives, and standards for future parks and open space development in the City of Wheatland.
- VI. *Plan Implementation Section* – This section describes how the City will implement the community design standards included in this document.

PUBLIC AGENCIES WHOSE APPROVAL IS OR MAY BE REQUIRED: (e.g., permits, financing approval, or participation agreement.)

- City of Wheatland City Council.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial study:

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

Signature

Tim Raney, Community Development Director
Printed Name

Date

City of Wheatland
For

ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended, as appropriate, as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

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

Discussion

a-d. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff’s evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. As such, implementation of the proposed project would not have a substantial adverse effect on a scenic vista, and is not located within a scenic highway nor would the project degrade the existing visual quality or add new light or glare. The standards included in the proposed project are designed to ensure building design is compatible with the surrounding area and includes guidelines related to lighting.

Because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to aesthetics and visual character resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a. According to the Department of Conservation’s 2010 Yuba County Important Farmland Map, the City of Wheatland contains Urban and Built-Up Land, Unique Farmland, and Prime Farmland.²

The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff’s evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. As such, implementation of the proposed project would not convert any of the existing agricultural lands within the City of Wheatland to non-agricultural uses.

Because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to the conversion of Farmland, and a *less-than-significant* impact would occur.

² California Department of Conservation. *Yuba County Important Farmland 2016 Map*. Available at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/yub16.pdf>. Accessed on September 7, 2017.

- b. The City of Wheatland is surrounded by agricultural uses; however, the City does not contain any land under a Williamson Act contract. The proposed project would not involve changes to agricultural zoning districts. As such, implementation of the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and *no impact* would occur.
- c,d. The City does not include lands designated as forest land or timberland. Therefore, the proposed project would have *no impact* on forest land or timberland resources.
- e. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. As such, implementation of the proposed project would not convert forest land or agricultural land, and *no impact* would occur.

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

Discussion

a-d. Wheatland is located within the Feather River Air Quality Management District (FRAQMD). The FRAQMD is part of the Sacramento Valley Air Basin (SVAB) that includes Butte, Colusa, Glen, Tehama, Shasta, Yolo, Sacramento, Yuba, Sutter, and parts of Placer and Solano Counties. California and the federal government have established air quality standards for various pollutants. The standards are used to determine attainment of State and federal air quality goals and plans. Generally, State regulations are more strict standards than federal regulations. Air quality standards are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. FRAQMD has adopted thresholds of significance for various pollutants intended to maintain attainment of federal and State air quality standards.

The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff’s evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. Furthermore, the proposed project includes standards that promote vehicle circulation and pedestrian connectivity, which would reduce the need for future vehicle trips and associated air emissions. As such, implementation of the proposed project would not have a substantial adverse effect air quality. In addition, future development would be required to adhere to General Plan goals and policies related to air quality, as well as federal, State, and regional air quality plans.

Because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development.

Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to air quality resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

- e. Typical sources of objectionable odors include industrial or intensive agricultural uses. The proposed project does not involve any industrial or intensive agricultural development, and therefore would not include any odor-producing uses. Thus, the project is a policy document and would not be expected to create any objectionable odors, and *no impact* related to production of odors would occur.

IV. BIOLOGICAL RESOURCES.

Would the project:

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

Discussion

- a-d. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff’s evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. Furthermore, the proposed project includes standards that promote the incorporation and protection of natural features (e.g., creeks, mature trees, rock outcroppings, etc.) into the site design. As such, implementation of the proposed project would not impact local rivers or streams.

Because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. In addition, future projects would be subject to federal, State, and local regulations, such as the Federal Endangered Species Act, the California Endangered Species Act, and Policies 8.C.2 and 8.D.3 found in the General Plan. Therefore, impacts related to aesthetics and visual character resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

- e-f. The City of Wheatland is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. In addition, improvements associated with the proposed project would comply with the General Plan and applicable City ordinances. The proposed project is a policy-level document and would not cause physical development of specific projects within the City. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. As a result, *no impact* would occur.

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. As stated in the Wheatland General Plan EIR, a number of historical resources have either been formally designated as properties listed on the National Register of Historical Places (NRHP), State Historic Landmark (SHL), California Points of Historical Interest, and/or California Historical Resources Inventory. However, a comprehensive historic resources inventory has not been prepared for either the City of Wheatland or the surrounding planning area and a high probability of additional unrecorded historic properties exists. The City has a formal review process to evaluate proposed demolition or alteration of historic buildings.

In addition, the proposed project includes standards that require the preservation of existing historical sites as well as promoting building design that is consistent with the City’s small town rural heritage and historic qualities. The proposed project is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. As such, implementation of the proposed project would not have a substantial adverse effect on historical resources.

Because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to historical resources resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

- b-d. As stated in the City's General Plan, little of the General Plan planning area has been surveyed for the presence of archaeological resources. Nevertheless, prehistoric sites have been found in the Wheatland Planning Area to date. However, the proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, all future development projects would be required to adhere to federal and State regulations associated with protection of cultural resources and implement General Plan goals and policies associated with cultural resources.

Because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to archaeological or paleontological resources resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

- e,f. Tribal cultural resources are generally defined by Public Resources Code 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. In compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), a project notification letter was distributed to the United Auburn Indian Community of the Auburn Rancheria. The letter was distributed on December 23, 2015. The mandatory 30-day response period closed on January 21, 2016 and requests for consultation were not received. As such, the project would result in a *less-than-significant* impact to tribal cultural resources.

VI. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

ai-iv. According to the Wheatland General Plan EIR, the City of Wheatland lies within a moderately seismic region. The City is not located within an Alquist-Priolo Special Study Zone (AP Zone) nor is any active fault near the City. The closest AP Zone is the Bangor Quadrangle, including the AP Zone for the Cleveland Hill Fault to which the 1975 Oroville earthquake is attributed. The Bangor Quadrangle zone is located 27 miles north of the City. The next nearest active fault is the Dunnigan Hills fault, located 35 miles southwest of the City. The closest branches of the seismically active San Andreas Fault system are the Green Valley and Rodgers Creek faults located approximately 60 to 70 miles southwest of the City. The San Andreas Fault is located approximately 100 miles to the west.

Liquefaction, settlement, ground lurching, ground displacement along the fault line, and landslides are often the secondary effects of earthquakes. Areas found throughout the City of Wheatland may be more susceptible to liquefaction during seismic events if perched ground water conditions are present. The degree of liquefaction would in part

depend on groundwater conditions at specific sites. In addition, the Wheatland General Plan Background Report states that a portion of the County, which includes the Wheatland area, is potentially susceptible to liquefaction because the area underlain by unconsolidated sands and finer grained materials. Water-saturated, clay-free sediments in the most recent Holocene unit are generally expected to have a high susceptibility to liquefaction. However, according to the General Plan EIR, Wheatland is not susceptible to landslides due to the predominant flat topography and the cohesive nature of the soils. Although the City of Wheatland is subject to the hazards associated with a seismically active region, adherence to the most recent construction and maintenance practices, such as the Uniform Building Code, for development projects would lessen impacts from known geologic hazards.

The proposed project is a policy-level document that does not include site-specific development proposals. All future development would be subject to additional environmental review. In addition, future projects would have to comply with the goals and policies set forth in the City's General Plan relating to seismic hazards as well as other federal and State policies and the Uniform Building Code. Adherence to such regulations would reduce any potential impacts relating to groundshaking to a *less-than-significant* level.

- b. Policy 5.E.4 from the General Plan requires the preparation of erosion control plans for all development sites where grading would occur. All future development would be required to comply with such policies prior to construction. Therefore, substantial soil erosion and loss of topsoil are not anticipated. The proposed project is a policy-level document that does not include site-specific development proposals. As a result, impacts related to soil erosion would be *less than significant*.

- c,d. As stated in the City's General Plan EIR, impacts related to expansive soils in parts of the planning area may be eliminated when specific development projects are proposed by conducting engineering tests to determine the proper design criteria. Roadways and sidewalks can be designed in areas of clayey soils to accept the estimated degree of soil contraction, expansion, and settlement potential determined from on-site soils testing, according to standards provided by the Uniform Building Code. Any soil property impacts would likely be reduced to a level of insignificance with the implementation of the policies and programs contained in the City's General Plan, and when project-specific mitigation measures are implemented.

According to the City of Wheatland General Plan EIR, the possibility exists in the City for geologic hazards such as liquefaction and subsidence, as well as mudslides near the rivers and canals. However, the General Plan EIR states that through the implementation of mitigation measures and General Plan policies, the impacts would be reduced to a less-than-significant level. In addition, the proposed project is a policy-level document that does not include site-specific development proposals. All future development would be subject to additional environmental review, and would be required to comply with the General Plan goals and policies related to geologic hazards, as well as the regulations found in the Uniform Building Code. Therefore, impacts related to liquefaction, expansive soils, subsidence, and mudslides would be *less than significant*.

- e. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards and would not include the use of septic tanks or alternative wastewater disposal systems. Therefore, *no impact* would result.

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

Discussion

- a,b. The proposed project is a policy-level document that does not include site-specific development plans. The proposed project includes standards that promote vehicle circulation and pedestrian connectivity, which would reduce the need for future vehicle trips and associated greenhouse gas emissions. In addition, all future development would be subject to additional environmental review at the time of development. Furthermore, future projects would adhere to federal, State, and regional goals and regulations. Because the proposed project would be required to adhere to the City of Wheatland's policies related to greenhouse gas emissions, future projects would be aligning with regional goals for the reduction of greenhouse gas emissions. As a result, a *less-than-significant* impact would occur.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

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

Discussion

- a-d. The proposed project is a policy-level document and does not involve any physical development. As such, the proposed project would not involve the routine transport, use, or disposal of hazardous materials. In addition, all future development would be subject to additional environmental review. In addition, Cortese List sites do not exist in the City of Wheatland, and associated risks to the public or the environment would not occur. The proposed project is a policy-level document; therefore, the project’s impacts associated with hazardous materials would be *less than significant*.

- e.f. Beale Air Force Base is located eight miles northeast of the City of Wheatland. The airport land use zones for Beale Air Force Base are located approximately six miles north of the Wheatland study area. The City of Wheatland is located at the edge of the Beale Air Force Base Overflight Zone; therefore, the City is subject to some development restrictions under the Land Use Compatibility Guidelines for Safety. According to the Beale Air Force Base Overflight Guidelines, the following types of development should be restricted: chemical and allied products manufacturing; petroleum refining; rubber and plastics manufacturing; regional shopping centers; colleges and universities; hospitals; jails and detention centers; motion picture theater complexes; professional sport developments; stadiums and arenas; auditoriums; concert halls and amphitheatres; fairgrounds and expositions; racetracks; and theme parks.

All future development would be subject to additional environmental, and would adhere to federal and State regulations, as well as General Plan goals and policies, related to airport land use plans. Therefore, implementation of the proposed project would result in a *less-than-significant* impact related to a conflict with any airport land use plans.

- g. The proposed project is a policy-level document that does not include site-specific development proposals, and any future development projects would be required to adhere to City regulations regarding emergency access. Thus, the project would not have an effect on any emergency plans within the City of Wheatland, and *no impact* would result.
- h. Structural and wildland fire hazards could threaten life and property in Wheatland. However, according to the City's General Plan EIR, the agricultural areas on the valley floor are the least fire-prone areas of the County, due to the presence of croplands, orchards, and irrigation. The relatively flat terrain of the proposed study area also makes the danger of wildland fires less hazardous. As wildland fires resulting from either natural or manmade causes occur in forest, brush, or grasslands, Wheatland is among the most fire secure areas in Yuba County. In addition, the proposed project is a policy-level document that does not include site-specific development, and any future development would be subject to additional environmental review. Because future projects would be required to adhere to the Wheatland General Plan policies and regulations, the project would have a *less-than-significant* impact related to wildland fires.

IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a,f. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff's evaluation process of development

applications for architectural review, and would not cause development or redevelopment of specific projects within the City. As such, implementation of the proposed project would not have a substantial adverse effect on water quality standards.

Because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to water quality resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

- b. According to the General Plan EIR, implementation of the goals and policies applicable to groundwater issues would reduce impacts related to buildout of the General Plan study area to a less-than-significant level. The proposed project is a policy-level document that does not include site-specific development proposals, and future projects would be required to implement General Plan goals and policies related to groundwater supplies and groundwater recharge. Therefore, because the proposed project does not include site-specific development and because buildout of the General Plan was determined to not have an adverse impact on groundwater levels, a *less-than-significant* impact would result.
- c-e. The General Plan EIR states that surface hydrology and the fluvial processes of erosion and deposition are central to the character of the landscape and are readily apparent throughout much of the study area. The Dry Creek-Bear River valley is primarily a level floodplain, with the City of Wheatland occupying an upland erosional remnant between the two watercourses. As shown in Figure 1-9 of the General Plan Background Report, Bear River, Dry Creek, North and South Grasshopper Slough, Best Slough, and a host of smaller, unnamed sloughs constitute natural edges and barriers within the pattern of human settlement and land use, as well as providing important visual features within the General Plan study area. Much of the General Plan study area falls roughly between the Bear River on the south and Dry Creek on the north, with Grasshopper Slough meandering through the central portion of the area. Unnamed remnant slough channels, also drained the area in recent times.

All future development would be subject to the General Plan policies (e.g., 5.E.1, 5.E.2, 5.E.5, 5.E.9, and more) and municipal regulations with respect to runoff management and low impact design.

Because the proposed project is a policy-level document that does not include site-specific development proposals, the potential impact of development on the existing drainage pattern of the area would be highly speculative. In addition, all future development would be subject to additional environmental review and would be required to implement General Plan goals and policies related to stormwater drainage systems. Therefore, the project would result in a *less-than-significant* impact.

- g-i. The proposed project does not propose the development of housing within a 100-year flood hazard area. The proposed project is a policy-level document and does not involve any physical change to the environment. In addition, all future development would be

subject to the General Plan policies (e.g., 8.D.2 and 9.C.7) and municipal regulations with respect to development along creeks and within floodplains. Furthermore, all future development would be consistent with all General Plan goals, objectives, and policies. Therefore, impacts associated with flooding would be *less than significant*.

- j. A tsunami is a sea wave caused by sub-marine earth movement. A seiche is an oscillation of the surface of a lake or landlocked sea. The City of Wheatland is not in close proximity to the ocean, a landlocked sea, or a lake; therefore, the City is not at risk of inundation from such phenomena. The Wheatland planning area is relatively flat and has a low risk of being impacted by mudslides. In addition, the proposed project is a policy-level document and does not involve any physical change to the environment. Therefore, the proposed project would have *no impact* associated with inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards for all future development in the City. The proposed project does not include site-specific designs or proposals, nor does the project grant any entitlements for development; therefore, the proposed project would not physically divide an established community. In addition, the standards included in the proposed project promotes integration and connection to existing communities. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. As a result, ***no impact*** would occur.
- b. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff’s evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. As such, implementation of the proposed project would not conflict with any adopted plans for the purpose of avoiding or mitigating an environmental effect. Future development would be required to be consistent with the goals, objectives, and standards set forth in the proposed project. Therefore, ***no impact*** would result.
- c. The City of Wheatland is not subject to a Habitat Conservation Plan or Natural Communities Conservation Plan. In addition, the proposed project is a policy-level document that does not include direct development. As a result, ***no impact*** would occur.

XI. MINERAL RESOURCES.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a.b. According to the Yuba County General Plan Environmental Setting and Background Report (ESBR) (p. 2-24), mineral resources present in the County include precious metals, copper, zinc, Fullers earth, sand and gravel, and crushed stone. However, the City of Wheatland is located outside of the recognized Mineral Land Classification Area as identified in the Yuba County General Plan ESBR. In addition, the proposed project is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. Therefore, the City area does not contain known mineral resources and would not result in the loss of such. Therefore, *no impact* related to mineral resources would result.

XII. NOISE.

Would the project result in:

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

Discussion

a-d. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff’s evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. The proposed project includes design standards that promote the reduction of noise generating uses adjacent to surrounding sensitive receptors (e.g., screening). Furthermore, all future development projects would require compliance with General Plan policies related to noise standards and compliance with the City’s Municipal Code, and would be subject to CEQA and additional environmental review. Therefore, adverse impacts related to a temporary or permanent increase in noise levels would be *less than significant*.

e,f. The Community Noise Equivalent Level (CNEL), similar to L_{dn}, is defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 PM) weighted by a factor of three and nighttime hours (10 PM - 7 AM) weighted by a factor of 10 prior to averaging. According to the Comprehensive Land Use Plan (CLUP) for Beale Air

Force Base (adopted 1987, amended 1992), the 65 dB CNEL noise exposure contours extend into a portion of the Wheatland General Plan study area. The CLUP states that if development is proposed in areas between the 60 dB and 65 dB CNEL noise contours, affected cities and counties should evaluate the impact of aircraft noise on proposed development and consider requiring noise reduction measures, aviation noise easements, and buyer-renter notification. As discussed above, the proposed project is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development that would expose people to excessive noise levels. Thus, noise associated with Beale Air Force Base would not have a substantial effect on the proposed project. Therefore, the proposed project would have a *less-than-significant* impact related to a project's location with an airport land use plan or within the vicinity of a private airstrip.

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

Discussion

a-c. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff’s evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. As such, implementation of the proposed project would not induce population growth in the area, or displace a substantial number of housing or people.

Because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to population and housing resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

XIV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a.e. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff’s evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. As such, the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

In addition, because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to public services resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

XV. RECREATION.

Would the project:

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

Discussion

- a,b. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff’s evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. As such, the proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities.

In addition, because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to recreational facilities resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

XVI. TRANSPORTATION/CIRCULATION.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a,b. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff's evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. As such, the proposed project would not cause an increase in traffic, or exceed, either individually or cumulatively, a level of service standard.

In addition, because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review, as well as, local regulations, including the General Plan and Zoning Ordinance. For instance, Transportation and Circulation Element Policy 2.A.6 requires major development projects include an analysis of the effects of traffic. Therefore, implementation of the proposed project would result in *no impact* related to traffic level of service.

- c. The proposed project is a policy-level document and would not dramatically increase the use of airports in the vicinity. Therefore, ***no impact*** would occur relative to an increase in air traffic.
- d,e. As discussed above, the proposed project is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development that would affect the site design, emergency access, or parking of any developments. All future development projects would require compliance with General Plan policies related to traffic and circulation. Therefore, implementation of the proposed project would have ***no impact*** regarding roadway hazards or emergency services.
- f. As discussed previously, the proposed project does not include any specific development proposals, nor does the project grant any entitlements for development. The proposed project includes standards that promote pedestrian connectivity and circulation patterns. In addition, all future development would be required to comply with General Plan policies related to alternative transportation. For instance, Transportation and Circulation Element Goal 2.E and 2.F shows the City's desire to support alternative transportation through the enhancement of the City's system of transit facilities and pedestrian, equestrian, and bicycling paths and trails. Therefore, the proposed project would not conflict with any local policies or ordinances supporting alternative transportation and ***no impact*** would occur.

XVII. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. As discussed in Section V, Cultural Resources, of this IS/MND, the proposed project is a policy-level document and would not impact any existing permanent structures or any other known resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a known resources that could be considered historic pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. As also discussed in Section V, Cultural Resources, of this IS/MND, the proposed project does not have the potential to impact unrecorded Native American resources.

In compliance with AB 52, a project notification letter was distributed to the United Auburn Indian Community of the Auburn Rancheria. The letter was distributed on December 23, 2015. The mandatory 30-day response period closed on January 21, 2016 and requests for consultation were not received. As such, the project would result in a *less-than-significant* impact to tribal cultural resources.

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

Discussion

a-g. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards that would assist developers in understanding the level of architectural design that is required in Wheatland. In addition, the proposed project would aid City staff's evaluation process of development applications for architectural review, and would not cause development or redevelopment of specific projects within the City. As such, the proposed project would not have a substantial adverse effect on wastewater treatment facilities, water supply, storm water drainage facilities, or solid waste.

In addition, because the proposed project is a policy-level document, site-specific designs or proposals are not included, nor does the project grant any entitlements for development. Furthermore, all future development within the City of Wheatland would be subject to CEQA and additional environmental review. Therefore, impacts related to utilities and service systems resulting from the adoption of the proposed project would result in a *less-than-significant* impact.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
a.c. The proposed project is a policy-level document intended to establish an adopted and published set of design goals, objectives, and standards, and does not include specific development proposals, nor does the project grant any entitlements for development that would have the potential to degrade the quality of the environment to adversely affect human beings. All future development occurring in the City would be required to comply with local regulations, including the General Plan and Zoning Ordinance. Future development projects would require compliance with General Plan policies and other City codes and ordinances intended to protect the environment. Therefore, the proposed project would result in <i>less-than-significant</i> adverse impacts to the environment or to human beings as a result of environmental degradation.				
b. As discussed above, the proposed project is a policy-level document that does not propose any specific development. All future development projects would be subject to additional environmental review, including a review of cumulative impacts. Therefore, impacts would be <i>less than significant</i> .				