

Initial Study / Mitigated Negative Declaration

City of Wheatland 2013-2021 Housing Element Update

Prepared for
the City of Wheatland



February 2017

Prepared by



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CITY OF WHEATLAND

Initial Study

BACKGROUND

1. Project Title: City of Wheatland 2013-2021 Housing Element Update
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. CalRecycle. *Countywide, Regionwide, and Statewide Jurisdiction Diversion/Disposal Progress Report*. Available at: <http://www.calrecycle.ca.gov/>. Accessed on February 22, 2017.
3. City of Wheatland. *City of Wheatland Community Vision*. July 2008.
4. City of Wheatland. *City of Wheatland General Plan Draft and Final Environmental Impact Report*. July 11, 2006.
5. City of Wheatland. *General Plan Policy Document*. Adopted July 11, 2006.
6. City of Wheatland. *Housing Element Update Background Report*. January 27, 2005.
7. City of Wheatland. *Housing Element Update Policy Document*. January 27, 2005.
8. City of Wheatland. *Wheatland Bikeway Master Plan*. October 2014.
9. City of Wheatland. *Wheatland Municipal Code*. Current through July 2016.

10. Sacramento Area Council of Governments. *Regional Housing Needs Plan 2013-2021*. Adopted September 20, 2012.
11. State of California Department of Finance. *Population and Housing Estimates for Cities, Counties, and the State*. Available at: <http://www.dof.ca.gov/>. Accessed on February 22, 2017.
12. Yuba County. *Yuba County 2030 General Plan*. Adopted June 7, 2011.

INTRODUCTION

The following document is an Initial Study resulting in a Mitigated Negative Declaration (IS/MND) prepared pursuant to the California Environmental Quality Act (CEQA), for the City of Wheatland 2013–2021 Housing Element Update (proposed project). This IS/MND 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 the California Department of Finance (DOF), the City has a 2014 population of 11,200 with 4,111 housing units. The individual setting for each impact analysis area is described in the respective analysis section.

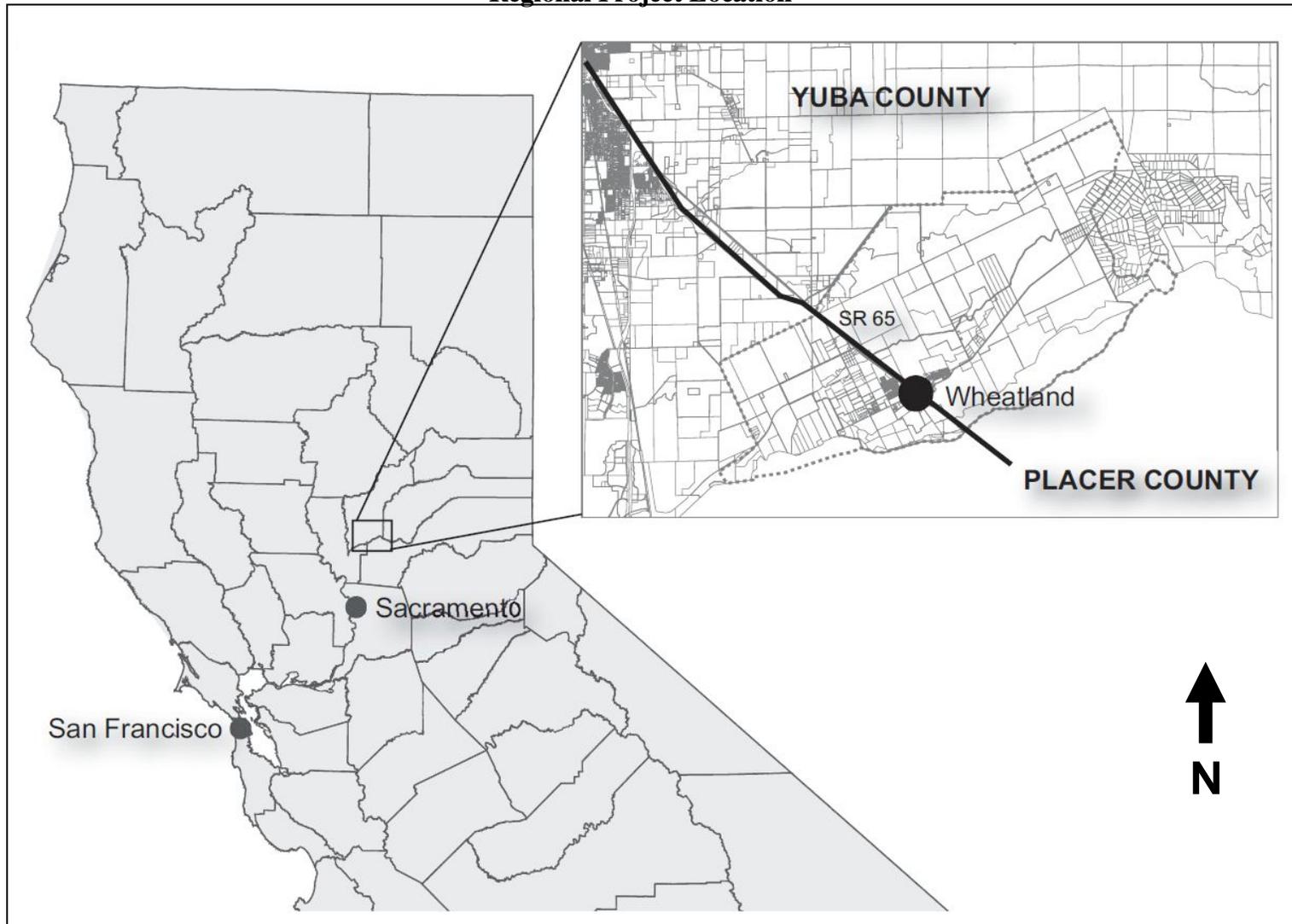
As part of the scope for the preparation of the proposed project, the City performed public outreach and workshops. An Ad Hoc Committee was appointed by City Council to serve as an advisory body for the preparation of other citywide documents (Bikeway Master Plan, Downtown Corridor Plan, and Community Design Standards). 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 interests and goals regarding housing within the City. In addition, important City of Wheatland stakeholders, such as land owners and developers were individually noticed of each Ad Hoc Committee meeting.

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 2013–2021 Housing Element Update has been prepared.

PROJECT DESCRIPTION

The 2013–2021 Housing Element Update identifies the policies and programs that the City will implement to ensure that housing in Wheatland is affordable, safe, and decent. The Housing Element Update addresses housing needs by encouraging the provision of an adequate number of potential building sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing

Figure 1
Regional Project Location



stock. The City of Wheatland has a Regional Housing Needs Allocation (RHNA) of 483 housing units as shown in Table 1.

Income Level	RHNA	Percent of Total
Extremely Low	55	11.3%
Very Low	55	11.3%
Low	76	15.7%
Moderate	90	18.6%
Above Moderate	208	43.1%
Total	483	100.0%

Source: SACOG, 2013.

The proposed project identifies the following three existing vacant residential sites within the Wheatland City limits with General Plan land use designations of high density residential and zoned multi-family (see Figure 2).

Site A

Site A is a 2.24-acre vacant site, identified as APN 015-500-018-000, currently zoned R-3 (Multi-family) and located at the northern end of C Street. Using a reasonable buildout density potential of 17 dwelling units per acre (du/ac), Site A could potentially provide up to 38 multi-family units.

Site B

Site B is a 1.85-acre vacant site, identified as APN 015-490-018-000, currently zoned R-3 and located on State Route (SR) 65 south of the SR 65 and Main Street intersection. Using a reasonable buildout density potential of 17 du/ac, Site B could potentially provide up to 32 multi-family units.

Site C

Site C is a 6.3-acre vacant multi-family site located on SR 65 near the City of Wheatland’s southern boundary. Site C is a portion of the approved Heritage Oaks Estates East subdivision. Using a reasonable buildout density potential of 17 du/ac, Site C could potentially provide up to 108 multi-family units.

Additional Multi-Family Potential

On August 13, 2014, the City of Wheatland annexed 4,149.4 acres into the City of Wheatland, known as the Johnson Rancho and Hop Farm Annexation Project. The Johnson Rancho properties include approved General Plan land uses, rezoning, and Stage One design guidelines, which contains 30 acres of multi-family designated lands and 500 mixed-use units. Using a reasonable buildout density potential of 17 du/ac, Johnson Rancho could potentially provide up to 510 multi-family units with 500 more mixed-use units, totaling 1,010 units. Although the

Johnson Rancho properties still require Stage Two Zoning, development is expected to begin during the 2013-2021 RHNP time period.

Housing Element Programs

The 2013–2021 Housing Element Update includes Program 2 that requires a change to the existing General Plan land use designation of Multi-Family High Density, increasing the maximum density of 16 dwelling units per acre to 20 dwelling units per acre. This change, however, does not result in physical development projects, and development projects are not proposed as part of the 2013–2021 Housing Element Update. In addition, the Housing Element Update includes programs that require amendments to the Zoning Ordinance to comply with State law. Housing Element programs that require amendments to the General Plan and/or Zoning Ordinance include the following:

- *Program 1:* The City shall amend its Zoning Ordinance to provide for affordable housing density bonuses consistent with State law.
- *Program 3:* The City shall amend its Zoning Ordinance to allow a maximum dwelling unit per acre (du/ac) increase from 18 du/ac to a maximum of 20 du/ac in the Multi-Family Residential Zoning District (R-3).
- *Program 4:* The City shall amend its Zoning Ordinance to identify at least one zone to permit emergency shelters without a conditional use permit or other discretionary action. This amendment shall identify sufficient capacity to accommodate the need for emergency shelters and at least one year-round emergency shelter.
- *Program 5:* The City shall amend its Zoning Ordinance to permit second dwelling units. The new second unit ordinance shall be consistent with State law.
- *Program 17:* The City shall amend its Zoning Ordinance to allow resident facilities (i.e., home child care and group homes) as a conditional use in R-1 areas as consistent with State law. The City shall continue to allow home day care facilities within the other residential zones as a conditional use.

The City has one to two years to complete the Zoning Ordinance changes required by the Housing Element. While this IS/MND addresses the impacts associated with the change, additional analysis may be necessary for the City to adopt the change to the ordinances and will depend on the wording and extent of the change.

Project Components

The City of Wheatland 2013–2021 Housing Element Update consists of the following components:

- *Introduction* – Presents the purpose of the Housing Element, consistency with the Wheatland General Plan, review of the previous City of Wheatland Housing Element, and a community profile of Wheatland.

- *Existing Conditions and Demographic Data* – Presents the summary of existing conditions within the City, Wheatland’s housing needs, and the current inventory of resources for the City.
- *Constraints, Efforts, and Opportunities* – Presents the governmental and non-governmental restraints, as well as the City’s constraint removal efforts, and opportunities for energy conservation.
- *Housing Program* – Presents the goals, policies, and programs of the City of Wheatland 2013-2021 Housing Element Update.

Project Implementation

The 2013–2021 Housing Element Update sets forth a number of specific goals as well as policies and programs describing how the City aims to reach them. The approval of the City of Wheatland 2013–2021 Housing Element Update would enable the City to preserve, improve and develop housing for all incoming segments of the community and show how the City intends to meet the RHNA numbers assigned by SACOG.

The proposed project includes the adoption of the City’s 2013–2021 Housing Element Update and does not include the development of multi-family housing identified in the Update. Therefore, physical changes to the environment would not occur and this IS/MND analyzes the policy-level impacts of adopting the City’s 2013–2021 Housing Element Update, not project-level impacts of specific improvements outlined in the Update.

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

- City of Wheatland City Council.

The California Department of Housing and Community Development (HCD) reviews the Housing Element and determines whether it complies with State law; however, HCD approval is not required for the City’s adoption of the Housing Element.

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 checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards | <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. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 Wheatland is located in Northern California’s Central Valley along SR 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. The City is surrounded on all sides by agricultural parcels. The City of Wheatland’s 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California, and would not cause development or redevelopment of specific projects within the City. As such, the Housing Element Update would not have a substantial adverse effect on a scenic vista, and is not located within a scenic highway nor would the Housing Element degrade the existing visual quality or add new light or glare.

The 2013–2021 Housing Element Update is consistent with the City’s General Plan and therefore, specific goals and policies that have been identified in the Housing Element Update would be consistent with General Plan policies related to scenic vistas, scenic resources, historic buildings, and the visual character of the City. Furthermore, because the Housing Element Update is a policy-level document, site-specific designs or proposals are not included; therefore, an assessment of potential site-specific visual impacts resulting from future development proposals is not possible at this time. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. As a result, impacts related to aesthetics and visual character of the area would be *less than significant*.

II. AGRICULTURE AND FOREST RESOURCES. <i>Would the project:</i>	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 checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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. The 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California; therefore, the Housing Element Update would not convert any of the existing agricultural lands within the City of Wheatland to non-agricultural uses. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation has been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR, and would be subject to additional environmental review when Stage Two Zoning occurs. Therefore, the 2013–2021 Housing Element Update would not result in any new impacts related to the conversion of Farmland, and a *less-than-significant* impact would occur.

- b The City of Wheatland is surrounded by agricultural uses; however, the City does not contain any land under a Williamson Act contract. The 2013–2021 Housing Element Update would not involve changes to agricultural zoning districts. As such, the Housing Element Update 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 2013–2021 Housing Element Update would have *no impact* on forest land or timberland resources.

- e The Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. As such, the 2013–2021 Housing Element Update 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 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. Although implementation of a successful Housing Element could be expected to assist residential development in the City, the lack of site-specific development applications, including the design and location of specific improvements, makes evaluation of the project’s air quality impacts highly speculative. In addition, future residential 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. Furthermore, future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. Therefore, because the proposed project is a policy-level document, a *less-than-significant* impact would result.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-d The 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. Although implementation of a successful Housing Element could be expected to assist residential development in the City, new residential development would not impact local rivers or streams. Principles from the City of Wheatland’s Community Vision document establishes controls on creekside development which seek to preserve and enhance riparian vegetation and habitat. Residential development proposed near local rivers or streams, would be subject to Policies 8.C.2 and 8.D.3 from the General Plan establish controls on creekside development to preserve and enhance riparian vegetation and habitat. Consequently, the Housing Element Update would not interfere with fish or wildlife movement or adversely affect wildlife corridors.

Successful implementation of the City of Wheatland Housing Element Update would require improvements in the area, which could adversely impact known and unknown biological resources in the area. Future residential development identified within the Johnson Rancho and Hop Farm Annexation and Site C have been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR and the Heritage Oaks Estates Project EIR respectively. 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. However, future residential development of Sites A and B could impact special-status species found on-site. Therefore, a *potentially significant* impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the construction-related impacts to a *less-than-significant* level.

Sites A and B

IV-1. Prior to any ground disturbance related activities, a USFWS/CDFW-approved biologist shall conduct a preconstruction survey of Site A and Site B, as identified in the City of Wheatland 2013-2021 Housing Element. The surveys shall establish the presence or absence of on-site special status-species. Preconstruction surveys shall be conducted within 30 days of ground disturbance. The survey results shall be submitted to CDFW and the City of Wheatland Community Development Department.

e-f Improvements associated with the City of Wheatland 2013–2021 Housing Element would comply with all applicable ordinances of the City related to the preservation of sensitive environmental areas. 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 Housing Element Update would comply with the Community Vision, General Plan, and applicable City ordinances. The City of Wheatland’s Housing Element Update is a policy-level document and would not cause physical development of specific projects within the City. Furthermore, future residential development within the City would be required to comply with the City’s development standards. As a result, the impact would be *less than significant*.

V. CULTURAL RESOURCES. <i>Would the project:</i>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.

The City of Wheatland Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation has been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR, and would be subject to additional environmental review when Stage Two Zoning occurs, including analysis for impacts to historic resources. Furthermore, future projects would need to be consistent with the General Plan goals and policies related

to cultural and historic resources, which include, but are not limited to, goals and policies found in the Cultural Resources, Land Use and Planning, and Public Service chapters as well as, federal, State, and local polices regarding preservation of historic resources. Therefore, the proposed project would result in a *less-than-significant* impact to cultural and historical resources.

- 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. Future residential development identified within the Johnson Rancho and Hop Farm Annexation and Site C have been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR and the Heritage Oaks Estates Project EIR respectively. In addition, future 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. However, ground disturbing activities may have the potential to uncover buried cultural deposits for Sites A and B. As a result, during construction and excavation activities, unknown archaeological resources, including human bone, may be uncovered, resulting in a *potentially significant* impact.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the construction-related impacts to a *less-than-significant* level.

Sites A and B

- V-1. *Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yuba County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work is not to take place within the immediate vicinity of the find until the identified appropriate actions have been implemented.*

- 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. The Native American Heritage Commission (NAHC) was contacted on December 9, 2016, and in compliance with Senate Bill (SB) 18, project notification letters were distributed on December 13, 2016 to the United Auburn Indian Community of the Auburn Rancheria, the Tsi Akim Maidu, the Strawberry Rancheria, and the Esttom Yumeka Maidu tribe of the Enterprise Rancheria. In addition, 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 9, 2016. The mandatory 30-day response period closed on

January 16, 2017 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, the proposed project area 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 City of Wheatland Housing Element is a policy-level document that does not include site-specific development proposals. Future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. 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. 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 Housing Element Update is a policy-level document that does not include site-specific development proposals. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. Therefore, 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 Housing Element Update is a policy-level document that does not include site-specific development proposals. Future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to

additional environmental review when Stage Two Zoning occurs. Furthermore, future projects 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 Future improvements related to the City of Wheatland Housing Element Update would not include the use of septic tanks or alternative wastewater disposal systems, and would not require sewer services. 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 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 type="checkbox"/>

Discussion

- a,b The City of Wheatland Housing Element Update has been prepared consistent with the City of Wheatland’s Community Vision document, and the City’s General Plan. The Housing Element Update is a policy-level document that does not include site-specific development plans. In addition, future residential development identified within the Johnson Rancho and Hop Farm Annexation has been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR, and would be subject to additional environmental review when Stage Two Zoning occurs. Furthermore, future projects would adhere to federal, State, and regional goals and regulations.

Because the Housing Element Update 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 GHG emissions. Due to the lack of site-specific development proposals, a *less-than-significant* impact would result.

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. Although paints, solvents, cleansers, gasoline, diesel fuel, tar and other hazardous materials may be used during construction of the projects, the quantities of such products are not expected to be large enough to create a potential health hazard. Any hazardous substances would be used in small amounts and would have to be handled in accord with OSHA standards. In addition, future residential development identified within

the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs.

None of the sites identified for residential development in the Housing Element Update are known to be designated hazardous materials sites. In the event that hazardous materials are discovered during construction, construction would cease until such materials have been remediated in accordance with State and local requirements. Such standards have been designed to eliminate or minimize to an acceptable level the potential health impacts associated with human exposure to hazardous materials. 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 City of Wheatland Housing Element Update 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 Wheatland study area is located at the edge of the Beale Air Force Base Overflight Zone; therefore, the study area 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 amphitheaters; fairgrounds and expositions; racetracks; and theme parks. Adoption of the proposed Housing Element Update does not include any physical development.

Future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. In addition, future projects 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 City of Wheatland Housing Element Update is a policy-level document that does not include site-specific development proposals, and any future residential 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. 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. According to the Wheatland General Plan EIR, the relatively flat terrain of the General Plan Study Area also makes the danger of wildland fires less hazardous. In addition, the Housing Element Update is a policy-level document that does not include site-specific development, and any future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a,f Construction of future residential development would consist of grading and vegetation removal activities that may increase soil erosion rates on the areas proposed for development. Grading operations may impact the surface runoff by increasing the amount of silt and debris carried by runoff. In addition, refueling and parking of construction equipment and other

vehicles on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the City's storm drains. Improper handling, storage, or disposal of fuels and materials or improper cleaning of machinery close to area waterways could cause water quality degradation. Measures included in subsequent grading plans for future residential development projects requiring grading would be required to comply with the City's Site Development Code, drainage requirements, and Stormwater Pollution Prevention Program, as well as employ best management practices for the prevention of erosion and the control of loose soil and sediment, to ensure that construction does not result in the movement of unwanted material into waters within or outside that particular project site. Implementation of Policy 5.E.5 would ensure that future drainage system requirements would comply with applicable State and federal pollutant discharge requirements.

Although construction of the future residential development associated with implementation of the Housing Element Update could result in impacts associated with water quality, the proposed project does not involve any physical development. The Housing Element Update is a policy-level document and future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. In addition, future projects would be required to implement General Plan goals and policies related to hydrology, water quality, and drainage, as well as comply with all applicable federal, State, and local water quality regulations. Therefore, impacts related to the City's drainage systems would be *less than significant*.

- 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 Housing Element Update 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 Housing Element 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 residential development associated with the Housing Element Update 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 Housing Element Update 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. Future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. In addition, future projects would be required to implement General Plan goals and policies related to substantial erosion or siltation on- or off-site projects, an increase in the amount of surface runoff resulting in flooding, or stormwater drainage systems they could exceed the capacity of existing or planned stormwater systems. Therefore, the project would result in a *less-than-significant* impact.

- g-i The City of Wheatland Housing Element Update does not propose the development of housing within a 100-year flood hazard area. All future residential development associated with implementation of the Housing Element Update 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

As a planning document, the policies and programs of the Wheatland General Plan are intended to assure that future development mitigate potential impacts regarding flooding. Flood control policies and programs would be implemented by development projects within the City of Wheatland. The Housing Element Update is a policy-level document and does not involve any physical change to the environment. All future residential development identified within the Johnson Rancho and Hop Farm Annexation area would be subject to additional environmental review when Stage Two Zoning occurs. In addition, future projects 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 Future residential development associated with the Housing Element Update would not divide an established community. In addition, the proposed project is a policy-level document that does not include physical development, and future residential development of associated with the Housing Element Update within the City of Wheatland would be required to adhere to local policies and regulations. Therefore, ***no impact*** would occur.
- b As stated in the City of Wheatland Housing Element Update, the Update would be consistent with the City of Wheatland General Plan and Community Vision. As a result, the proposed project would not conflict with any adopted plans. Future residential development associated with the Housing Element Update would be required to be consistent with the goals, policies, and regulations set forth in the General Plan regarding land use. 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. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
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 Housing Element Update 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 Housing Element Update encourages the provision of a range of housing types and affordability levels. Housing is not considered a major source of noise in the City, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of acceptable standard. However, 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. Future residential development projects would require compliance with General Plan policies related to noise standards and compliance with the City’s Municipal Code. While the Housing Element Update does propose changes to the existing Zoning Ordinance to comply with State law, the project does not involve the construction or expansion of any residential land uses, nor does the project change land use designations. All future residential development identified within the Johnson Rancho and Hop Farm Annexation has been previously analyzed in the Johnson Rancho and Hop Farm Annexation EIR, and would be subject to additional environmental review when Stage Two Zoning occurs. Furthermore, future projects occurring in the City would be required to comply with local regulations. 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 p.m.) weighted by a factor of three and nighttime hours (10 p.m. - 7 a.m.) 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 Housing Element Update 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 Housing Element Update 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.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (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 Housing Element Update contains housing goals intended to encourage housing to meet Wheatland’s affordable housing needs and would therefore accommodate growth rather than induce growth. Furthermore, the proposed Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels, and does not include any specific development proposals, nor does the project grant any entitlements for development that would induce population growth. The RHNA for the 2013–2021 Housing Element planning period is 483 units. Based on the average household size in the City of 2.8 persons per household¹ and the RHNA of 483 dwellings, implementation of the 2013–2021 Housing Element has the potential to increase the City’s population by approximately 1,352. However, as stated previously, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. All future residential development in the City is required to be developed in compliance with local regulations, including the General Plan and Zoning Ordinance. Therefore, growth-inducing impacts would be *less than significant*.

¹ State of California Department of Finance. *Population and Housing Estimates for Cities, Counties, and the State*. Available at: <http://www.dof.ca.gov/>. Accessed on February 22, 2017.

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 type="checkbox"/>	✘
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a.e The proposed Housing Element Update includes policies and programs designed to facilitate the construction and conservation of housing to meet Wheatland’s affordable housing needs. Subsequent residential development projects could result in an increase in demand for public services. However, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. While the Housing Element proposes changes to the Zoning Ordinance, the project does not involve the construction or expansion of any residential land uses and would not result in the need for expanded public services.

All potential housing sites in the 2013–2021 Housing Element Update are located on parcels that have been identified as allowing residential uses in the Wheatland General Plan, the Heritage Oaks Estates Project EIR, and the Johnson Rancho EIR; therefore, would not create development beyond what has been anticipated. In addition, future residential development projects would require compliance with General Plan policies related to the provision of public services. Therefore, implementation of the 2013–2021 Housing Element Update would have *no impact* regarding public services.

XV. RECREATION. <i>Would the project:</i>	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 Future residential development consistent with the 2013–2021 Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. However, the proposed Housing Element Update does not change General Plan land use designations or zoning districts in the City. As such, the project does not result in growth not already anticipated in the General Plan. The Housing Element is a policy-level document, which encourages the provision of a range of housing types and affordability levels, but does not include any specific development proposals, nor does the project grant any entitlements for development that would result in an increased demand for parks and recreational facilities.

Future residential development projects would require compliance with General Plan policies related to parks. City General Plan Recreational, Educational, and Community Services Element includes standards for park facilities in the City. According to Policy 6.A.3, the City requires two acres of neighborhood parks per 1,000 residents, one acre of community park per 1,000 residents, and two acres of regional park per 1,000 residents, resulting in a total of 10 acres of developed active open space per 1,000 residents.

All future residential development occurring in the City would be required to comply with local regulations, including General Plan park standards. Therefore, implementation of the 2013–2021 Housing Element Update would have ***no impact*** regarding park and recreational services.

XVI. TRANSPORTATION/CIRCULATION. <i>Would the project:</i>	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 Housing Element Update includes policies and programs designed to facilitate the construction and conservation of housing to meet Wheatland’s affordable housing needs. Subsequent residential development projects could result in an increase in traffic on City roadways and a decrease in level of service on those roadways. However, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. All future residential development occurring in the City would be required to comply with 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 2013–2021 Housing Element Update would have **no impact** regarding traffic levels of service.
- c The RHNA for Wheatland is 483 dwelling units. Future residential development under the proposed Housing Element Update 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 Housing Element Update 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. Future residential development projects would require compliance with General Plan policies related to traffic and circulation. Therefore, implementation of the 2013–2021 Housing Element would have ***no impact*** regarding roadway hazards or emergency services.

- f As discussed previously, the proposed Housing Element Update does not include any specific development proposals, nor does the project grant any entitlements for development. Future residential 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 Housing Element Update would not conflict with any local policies or ordinances supporting alternative transportation and ***no impact*** would occur.

XVII. 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,b,d,e Future residential development in the City would require adequate municipal wastewater service and adequate domestic water service, including water supplies and wastewater treatment capacity or individual wells and septic systems. Increased demand for wastewater and water service could also result in the exceedance of wastewater treatment requirements and the need for new water or wastewater treatment facilities or the expansion of existing facilities. As stated previously, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. All future residential development occurring in the City would be required to comply with local regulations.

Future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all utilities would be available on time to maintain desired service levels. Therefore, implementation of the 2013–2021 Housing Element Update would have a *less-than-*

significant impact regarding a significant increase in demand for wastewater and water services.

- c The future development of housing consistent with the 2013–2021 Housing Element Update could increase runoff and alter normal drainage patterns on project sites. Any potential residential site identified in the proposed Housing Element Update that is located in a developed area of the City where stormwater drainage facilities already exist would be required to comply with the storm drainage standards for that area. As discussed above, the Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development. Any future residential development in the City would be subject to further CEQA review. Therefore, a *less-than-significant* impact would occur.

- f,g As discussed previously, the proposed Housing Element Update includes policies and programs designed to facilitate the construction and conservation of housing to meet Wheatland’s affordable housing needs, but the project does not include any specific development proposals, nor does the project grant any entitlements for development. Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. The landfill serving Wheatland includes the Recology Ostrom Road Landfill. The Recology Ostrom Road Landfill has a maximum permitted daily throughput of 3,000 tons, and an anticipated closure date of 2066.² The estimated addition of population residing in the RHNA 483 dwelling units is approximately 1,352 persons, which was previously anticipated in the General Plan EIR, Johnson Rancho and Hop Farm Annexation EIR, and the Heritage Oaks Estates Project EIR. In addition, all new development in the City is subject to Wheatland Municipal Code Chapter 8.4, which regulates refuse collection. Therefore, implementation of the 2013–2021 Housing Element Update would have a *less-than-significant* impact regarding solid waste.

² City of Wheatland. *City of Wheatland General Plan Draft and Final Environmental Impact Report*. July 11, 2006.

XVIII. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a,c The Housing Element Update is a policy-level document, which encourages the provision of a range of housing types and affordability levels, 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. The Housing Element Update proposes changes to the existing Zoning Ordinance; however, the changes are procedural or designed to comply with State law and do not involve the construction or expansion of any residential land uses, nor does the Housing Element Update propose any land use designation changes. All future residential development occurring in the City would be required to comply with local regulations, including the General Plan and Zoning Ordinance. Future residential development projects would require compliance with General Plan policies and other City codes and ordinances intended to protect the environment. Therefore, the proposed Housing Element Update would result in <i>less-than-significant</i> adverse impacts to the environment or to human beings as a result of environmental degradation.</p>				
<p>b As discussed above, the proposed Housing Element Update is a policy-level document that does not propose any specific development. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to environmental review, including a review of cumulative impacts. Therefore, impacts would be <i>less than significant</i>.</p>				

APPENDIX A

**City of Wheatland 2013-2021 Housing Element Update
Initial Study/Mitigated Negative Declaration**

**Errata Sheet
June 27, 2017**

Introduction

This Errata presents, in ~~strike-through~~ and double-underline format, the revisions to the City of Wheatland 2013-2021 Housing Element Update IS/MND needed for clarification in response to comment received from the California Department of Fish and Wildlife (CDFW). The revisions to the IS/MND reflected in this Errata do not affect the adequacy of the previous environmental analysis contained in the City of Wheatland 2013-2021 Housing Element Update IS/MND. Specifically, the changes provide clarification in the Biological Resources section with regard to the vacant sites identified as Site A and Site B in the IS/MND. Because the changes presented below would not result in any new significant impacts from what was identified in the IS/MND, recirculation of the City of Wheatland 2013-2021 Housing Element Update IS/MND is not required.

Changes to IS/MND

The Introduction section on page 3 of the City of Wheatland 2013-2021 Housing Element Update IS/MND is hereby revised as follows:

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 ~~the California Department of Finance (DOF) SACOG~~, the City has a an approximate 2014 population of ~~41,200~~ 3,500 with ~~4,111~~ 1,320 housing units. The individual setting for each impact analysis area is described in the respective analysis section.

The above revisions do not alter the conclusions of the IS/MND.

The Biological Resources section on page 16 of the City of Wheatland 2013-2021 Housing Element Update IS/MND is hereby revised as follows:

- a-d The 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. The Housing Element Update does not include any specific development proposals, nor does the project grant any entitlements for development. Although implementation of a successful Housing Element could be expected to assist residential development in the City, new residential development would not impact local rivers or streams. Principles from the City of Wheatland's Community Vision document establishes controls on creekside development which seek to preserve and enhance riparian vegetation and habitat. Residential development proposed near local rivers or streams, would be subject to Policies 8.C.2 and 8.D.3 from the General Plan which

establish controls on creekside development to preserve and enhance riparian vegetation and habitat. Consequently, the Housing Element Update would not interfere with fish or wildlife movement or adversely affect wildlife corridors.

However, successful implementation of the City of Wheatland Housing Element Update would require improvements in the area, which could adversely impact known and unknown biological resources in the area. Therefore, the potential biological resources impacts to the vacant multi-family sites identified in the 2013-2021 City of Wheatland Housing Element Update are discussed separately below.

Site A

A search of the California Department of Fish and Wildlife's (CDFW) Natural Diversity Database (CNDDDB) was performed for the 2.24-acre vacant site, identified as Site A in the City of Wheatland 2013-2021 Housing Element Update, to determine the records of sensitive plant and wildlife species within the general vicinity of the site (see Appendix B). A total of 34 federally listed, State listed, or special-status plant and wildlife species were identified for Site A's quadrangle and the site's surrounding eight quadrangles (i.e., Wheatland, Camp Far West, Lincoln, Sheridan, Nicolaus, Olivehurst, Yuba City, Browns Valley, and Smartsville).¹

Many of the plant and wildlife species occur in specialized habitats, such as riparian, wetlands, marshes, ponds, and other aquatic habitats, as well as valley and foothill grasslands, none of which occur on-site. Site A is currently vacant and consists of ruderal vegetation and bare soil on flat topography. The absence of suitable habitat and previous site disturbance precludes special-status species from occurring on-site with the possible exception of Swainson's hawks (*Buteo swainsoni*).

The Swainson's hawk is a raptor species currently listed as Threatened in California by the CDFW. The hawk typically nests in tall cottonwoods, valley oaks, or willows associated with riparian corridors, grassland, irrigated pasture, and other cropland with a high density of rodents. The Central Valley population of Swainson's hawk breeds and nests in late spring through early summer before migrating for the winter. Conservation efforts are focused on preserving existing nesting and foraging habitat and on re-vegetating levees to establish suitable nesting habitat.

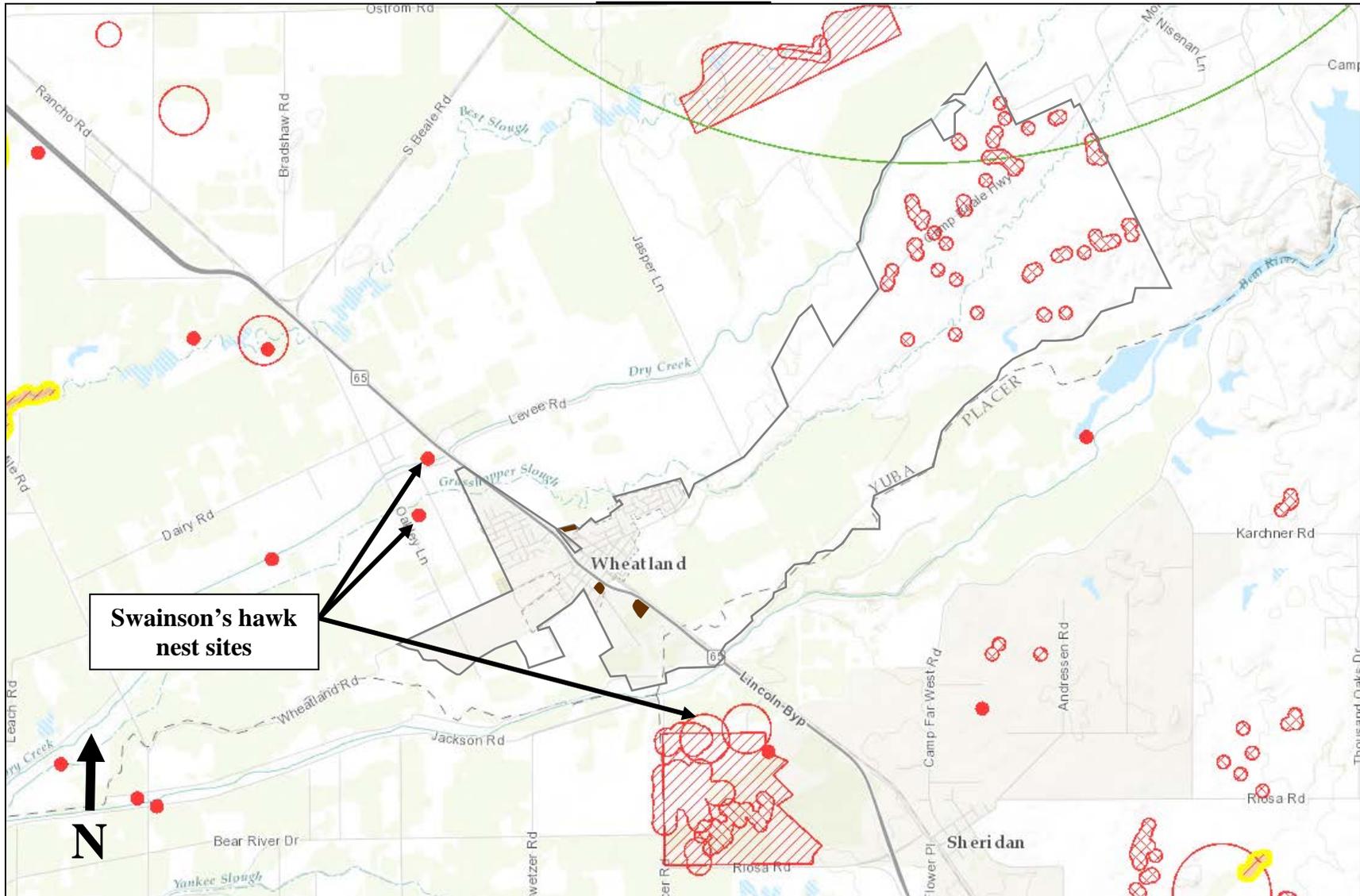
Alfalfa, row crops, grain fields, and irrigated pastures are the Swainson's hawk's preferred foraging habitats, where they take advantage of the opportunities that harvesting and irrigating practices provide for the easy capture of small rodents. Swainson's hawks do not typically forage in vineyards, orchards, or flooded rice fields.

According to CNDDDB, in 2004 a Swainson's hawk nest structure was observed in a willow tree with adults foraging for food north of Dry Creek, approximately 1.10 miles northwest of Site A (see Figure 3). The project site provides marginal foraging habitat for Swainson's hawks nesting within 10 miles of the property.

In addition, the few trees on-site could support nesting birds, protected under the Federal Migratory Bird Treaty Act. Therefore, any future affordable housing development could impact migratory birds if the on-site trees are removed.

¹ California Department of Wildlife. *RareFind 5*. Available at: <https://map.dfg.ca.gov/rarefind/view/RareFind.aspx>. Accessed on March 15, 2017.

Figure 3
CNDDDB Results



Source: California Department of Fish Wildlife, RareFind 5, March 2017.

Site B

The 1.85-acre vacant site, identified as Site B in the City of Wheatland 2013-2021 Housing Element Update, has been previously analyzed by the City in the adopted Webb Self-Storage Development IS/MND. The Webb Self-Storage Development IS/MND identified the potential for migratory birds protected under the Migratory Bird Treaty Act to nest within the single Valley oak (*Quercus lobata*) tree located on the southwest corner of the project site. In addition, the Webb Self-Storage Development IS/MND identified a portion of the open, dirt-lined seasonal drainage ditch south of Site B, as being within the site, and subject to impact during stormwater outfall installation. As a result, the Webb Self-Storage Development IS/MND requires the implementation of mitigation measures IV-4, IV-5(a), and IV-5(b) which would ensure biological resources impacts would be reduced to a less-than-significant level. The City would require any future affordable housing projects at Site A to comply with these mitigation measures.

Site C

The 6.3-acre vacant site, identified as Site C in the City of Wheatland 2013-2021 Housing Element Update, has been previously analyzed by the City in the certified Heritage Oaks Estates Project EIR. Detailed biological resources analyses conducted for the site, as part of the EIR, identified mitigation to ensure biological resources impacts would be reduced to a less-than-significant level. Implementation of the mitigation identified in the Heritage Oaks Estates Project EIR would be required for any future affordable housing development within Site C.

Johnson Rancho and Hop Farm Annexation Area

Future residential development identified within the Johnson Rancho and Hop Farm Annexation ~~have~~ area has been previously analyzed by the City in the certified Johnson Rancho and Hop Farm Annexation EIR. Detailed biological resources analyses conducted for the Johnson Rancho and Hop Farm Annexation area as part of the EIR, identified mitigation to ensure biological resources impacts would be reduced to a less-than-significant level. Implementation of the mitigation identified in the Johnson Rancho and Hop Farm Annexation EIR would be required for any future affordable housing development within the Johnson Rancho and Hop Farm Annexation area.

Conclusion

As described above, foraging habitat for Swainson's hawk is marginal within Site A, but on-site trees could support nesting migratory birds. Future development projects within Site B, Site C, and the Johnson Rancho and Hop Farm Annexation area would be subject to the mitigation measures previously imposed by the City for said sites as a result of the detailed biological resources analyses previously prepared for Site B, Site C, and the Johnson Rancho and Hop Farm Annexation area. 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 City of Wheatland General Plan. Nonetheless, ~~However, future residential development of Sites A and B could impact special-status species found on-site. Therefore, a~~ **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the construction-related impacts to a *less-than-significant* level.

Sites A and B

~~IV-1. Prior to any ground disturbance related activities, a USFWS/CDFW approved biologist shall conduct a preconstruction survey of Site A and Site B, as identified in the City of Wheatland 2013-2021 Housing Element. The surveys shall establish the presence or absence of on-site special status species. Preconstruction surveys shall be conducted within 30 days of ground disturbance. The survey results shall be submitted to CDFW and the City of Wheatland Community Development Department.~~

IV-1(a) If construction activity would commence between March 1st and September 15th, a qualified biologist shall be retained by the applicant to conduct a preconstruction survey for active nests in suitable habitat on and within 0.25-mile of the project site no more than 14 days and no less than seven days before commencement of construction. If this survey does not identify any nesting raptors within the project site that would be disturbed, and for Swainson's hawks only, within the 0.25-mile radius surrounding the project site, further mitigation would not be required.

IV-1(b) If an occupied nest is present, CDFW guidelines recommend implementation of a 0.25-mile buffer for Swainson's hawk (CDFG 1994) and 500 feet for other tree-nesting raptors, but the size of the buffer may be adjusted if a qualified biologist and CDFW determine that it would not be likely to adversely affect the nest. Project activity shall not commence within the buffer area until a qualified biologist confirms that the nest is no longer active or that the young have fully fledged. Monitoring of the nest by a qualified biologist shall be required if the activity has potential to adversely affect the nest. For Swainson's hawks, intensive new disturbances or other project-related activities that could cause nest abandonment or forced fledging, shall not be initiated within the 1/4-mile (buffer zone) of an active nest between March 1 - September 15 (CDFG 1994).

The above revisions do not alter the conclusions of the IS/MND.